



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

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www.villageofglencoe.org

Final Occupancy Inspection Checklist

Revised Per 2015 International Residential Code
State of Illinois Adopted 2015 IECC Code

Coded C: Conditional occupancy can be issued based on increased \$10,000 C.O. deposit, 2-month completion extension to be provided; deposit is not refundable if work is not completed by time of extension deadline.

Job Location: _____ Date: _____

- All new house permits dated January 1, 2014 or later to provide 3RD party documentation of whole house blower door testing demonstrating 3 ACH or less air exchanges per hour compliance and provide a whole house mechanical ventilation system.
- There must be 3 foot by 3 foot inside dimension window well with steel ladder and 36 inch iron rail above grade with gate at ladder location (alternate - ladder extended to top of rail, gate not required) at each new house designated bedroom window well drain complete and minimum of 6" below concrete window sill.
- C For rail, gate and ladder only.
- Furnace and water heater gas line valves accessibility.
- Furnace and water heater flue clearance to combustibles (typically 1" for "B" label and 6" for single wall flue).
- Furnace and water heater flues proper connection and pitch minimum angle of ¼" per foot and securely fastened.
- Seal a/c refrigeration lines entering furnace.
- Joist space/crawl space insulation.
- Junction box covers and all switch and outlet covers.
- Light in crawl space fluorescent only, controlled by wall switch.
- Crawl space venting by mechanical means or exterior venting.
- Access to all crawl spaces minimum opening 18" x 24".

- C.B. Box - wire sizes correct (# 14 for 5 amp, #12 for 20 amp)
 - GFI breaker for whirlpools at panel
 - grounding to water line
 - no doubling of wires at circuit breakers
 - all circuits identified and labeled
 - arc fault breakers per code
- Tamper resistant outlets in all areas of house except those not required by 2015 NEC.
- All new houses to provide on circuit breaker panel door 2015 IECC Energy Efficiency Certification completed form.
- Sewer ejector and sump pump pit covers in place.

FIRST FLOOR - 1ST FLOOR

- Arc-fault circuits for all rooms/halls except kitchens and bathrooms.
- C For final kitchen completion.
- One operational kitchen: sink, range and refrigerator
- All electrical switch and outlet plates installed.
- All smoke detectors operational and temporary covers removed on all floors.
- Accessible gas line valve range at fixture location.
- GFI outlets for all areas in kitchen spaced at a maximum of four feet and wall counter space for 12" or more (review NEC).
- GFI outlets in laundry work counter with sink nearby.
- Powder room ventilation fan (with no windows).
- Masonry fireplace grouting and proper size hearth (most hearths need to be 20 inches deep and extend 1 foot on each side of the opening stepped hearth and/or barrier of 2" by 2" if hearth is not of proper size but is within dimension as measured from fire brick.
- C For 2nd or extra bathrooms.

ATTACHED GARAGE OR GARAGES WITH BREEZEWAY

- 1 ¾" solid core wood door, steel door, or 20 minute fire rated door between garage and house.
- All attached garage walls and ceiling covered with ½" drywall when attached and joints sealed; if no second floor then ½" drywall okay on all walls and ceiling.
- Heater location minimum 6 feet above floor or wall furnace with sealed combustion chamber and steel guard post if cars can hit it.
- One GFI receptacle required in garage; additional receptacles can be in series and must be marked "GFI."

SECOND FLOOR - 2nd FLOOR

- Continuous soffit vents for ceilings finished against roof rafters (spray foam areas do not require these).

- Stair 6'-8' headroom and 36" width and railing.
- All lights in closets to be surface mounted or recessed with a completely enclosed lamp or fluorescent luminaire.
- Bedroom egress window size 20" wide, 24" high, 5.7 sq. ft./ 44" above floor max.
- Bedroom window sill less than 24" above floor to have special hardware to prevent full opening of window.
- Outlets on each wall of 2 feet or more reachable with 6 foot cord not crossing any doorways.
- Whirlpool tub access panel for motor easy to use and plugged into regular outlet. GFI for whirlpool at circuit breaker panel. Access opening 12" x 12" minimum unless motor is more than 2 feet from opening, then opening is 18" x 18".
- Wired smoke detector for each bedroom and other areas per code.
- Carbon monoxide detectors to be provided outside of each separate sleeping area.
- C Exterior door, balcony, deck, etc., 30" or more above grade must have guard rail of 42" high minimum; spindles 4" o.c. or less (divider openings less than 4" wide); 36" guardrail if 8" to 30" high.
- Interior balcony guard rails minimum 36" high - spindles 4" o.c. or less (divider openings less than 4 inches wide).
- 22" x 30" access panel to attic.
- Switched light in attic.
- Attic air handler or furnace must be accessible with drop-down stair - not a scuttle panel.
- Completed exterior siding/brick/stone.
- Entry columns 4 foot maximum height - all other fence heights per code.
- Driveway apron maximum 16 feet at sidewalk.
- C Driveway paved.
- C Window wells steel safety grills (except for egress 3' x 3' egress wells that have 36" guard rails divided per code and ladders).
- C Downspouts to storm sewer (unless otherwise approved).
- Grading according to grade plan, call for engineer review prior to sodding.
- Driveway graded according to grade plan, call for engineer review prior to paving. Note: b-box should be located and keyed before driveway paving proceeds.
- Air conditioning condensers and generators installed to follow zoning setbacks; receptacle to be within 25 feet for servicing.
- Wood siding 6" above grade.
- Brick work above grade (weep holes above finished grade).

- Grout/caulk opening around a/c lines, gas meter lines, etc.
- Address numbers to be a minimum of 6" high, positioned minimum of 6 feet above grade - colors contrasting to background.
- Outside ground rod at electric meter.
- Restoration of parkway openings for water, sewer, gas or electric utilities on both sides of street and associated properties.
- Verify condition of sidewalk/street.
- Check wood deck per approved plans, no vapor barrier under deck.
- C Guard rail height for decks, balconies, etc. is 8" to 30" above grade require a minimum of 36". Surfaces above 30" require a minimum of 42." Maximum spindle distance of 4"o.c. which result in openings less than 4 inches wide.
- Review of grading and storm water drainage by Village's engineer prior to sodding.
- C All steps with 4 or more risers provided with handrail per code.