



BASEMENT REMODEL

I CERTIFY THAT I HAVE READ AND RECEIVED A COPY OF THESE REGULATIONS AND WILL COMPLY WITH THESE REQUIREMENTS AND ALL OTHER APPLICABLE BUILDING CODES AND VILLAGE AMENDMENTS. I ACKNOWLEDGE THAT COPIES OF APPROVED PLANS, PLAN REVIEW COMMENTS AND COPIES OF THIS HANDOUT WILL BE PROVIDED TO THE PROPERTY OWNER, ALL CONTRACTORS AND ALL OTHER RELEVANT PARTIES.

SIGNATURE

DATE

INSPECTION REQUIREMENTS

- Rough frame and electrical inspections are required. A rough plumbing and/or a rough fire sprinkler inspection will also be performed if applicable.
- Insulation inspection if applicable.
- Final frame and electrical inspections upon completion are required. A final plumbing and/or a final fire sprinkler inspection will also be performed if applicable.

INSPECTION SCHEDULING

The permit number is required in order to schedule an inspection. All inspections must be called to (847) 515-5252 or faxed (847) 515-5241 by **12:00 PM noon** the business day prior to the intended inspection. Do NOT leave a voice mail for your inspection requests.

PERMIT REQUIREMENTS - SUBMIT TWO COPIES OF THE PLAN INDICATING THE FOLLOWING ITEMS:

- a. A layout of the *entire* basement with the total square footage of the area to be remodeled and the size and use of each space detailed.
- b. The location of the water meter, sump pump, electrical panel, ejector pit, furnace etc. Indicate the size of all access openings.
- c. A section detail or drawing showing the type of construction, heights of the ceiling, location of fire blocking, insulation R values, type of finished ceiling, etc.
- d. If fire sprinklers are installed in the home, a plan showing the location of all sprinkler heads shall be provided. The plans shall include the distance of the sprinkler heads to all finished walls.
- e. **Indicate on the plans the location of the smoke and carbon monoxide detectors.**
- f. As of January 1, 2007 Illinois State law requires that carbon monoxide detectors be installed within 15 feet of all bedrooms. If a bedroom is being created in the basement, indicate the location of the carbon monoxide detector.

- g. An electrical plan shall be submitted showing the location of all switches, receptacles and lights.
- h. Indicate on the plan the source for combustion air for the furnace and water heater. If required, indicate how the combustion air requirements will be met.

GENERAL REQUIREMENTS

- Bottom wall plates shall be pressure treated lumber.
- Emergency egress windows will be required in all bedrooms.
- A minimum R19 insulation will be required on any exterior wall per the State of Illinois Energy Conservation Code.
- Any basement area larger than 1,000 square feet may require additional emergency egress openings.
- The ceiling and walls beneath the stairs must be protected with a minimum of 5/8" fire rated gypsum board. A sprinkler head will be required if an enclosed storage area is created under the stairs and the basement is being protected by a NFPA listed system.
- If there is an existing fire sprinkler system, sprinkler heads must be at least four inches (4") from any finished wall. The sprinkler heads cannot be blocked or covered. If a dropped ceiling is installed the sprinkler heads must be lowered.

ELECTRICAL REQUIREMENTS

- All electrical wiring shall be in conduit.
- Smoke detectors are required in all bedrooms, within 15 feet of the bedroom, in the room containing the furnace and in the open areas of finished basements and closed off storage areas. Smoke detectors are required to be interconnected, 120V with battery backup.
- A switched light is required in all habitable rooms and other areas such as closets that are more than 6 square feet.
- A separate wall switch shall be provided for bathroom exhaust fans.
- Outlets in bedrooms shall be arc-fault protected.
- No point along the wall shall be more than 6 feet away from an electrical outlet and all wall sections 2 feet or larger shall have at least one outlet.

HVAC REQUIREMENTS

- Every habitable space shall have a return air connection.
- All return air and supply duct shall be of metal construction.
- The bathroom exhaust fan shall terminate at the exterior of the building.
- All exhaust, return and supply ducts located within concealed spaces must be of metal construction.

PLUMBING REQUIREMENTS

- The plumber is required to submit a letter of intent.
- A ½ inch sprinkler head will be required at the fuel burning side of any furnace and water heater.
- Additional requirements may apply and will be determined by the Building Official and/or the Plan Review Technician. **Permits are valid for 6 month from the date of issue.** Written requests for extensions will be required after 6 months.