

Basement Remodeling



*This handout is for informational purposes only it should not be viewed as comprehensive.
The provisions of the City's adopted codes prevail.*

Document Submittal List

- Permit Application.
- One set of PDF plans drawn to scale, including a plan view, elevation details, and materials list. Label all rooms on the drawings and include the size and locations of windows, doors, furnaces, water heaters, electrical service panels, receptacle outlets, switches, light fixtures, smoke/CO detectors, sewer clean out, water meter, plumbing fixtures, supply air vents and return air vents.
- Copy of signed contract. (not required if work performed by homeowner)
- Detailed scope of work
- Copy of plumber's license and letter of intent from plumber. (not required if work performed by homeowner)
- Copy of electrician's license. (not required if work performed by homeowner)

Failure to provide any of the above documents may result in processing delays.

General Information and Fees

- A permit is required for the conversion, remodeling, or alteration of basements.
- The application review period averages 3 weeks. Applicants are contacted via email when the permit is ready for payment and issuance.
- If work commences prior to permit issuance, the permit fee shall be doubled.
- A list of required inspections is provided at the time of permit issuance. Inspections must be scheduled at least one day prior to the desired inspection date by calling the Warrenville Community Development Department (630-393-9050) or online [here](#).
- A permit may become invalid if work does not begin within 180 days of approval, or if construction has been halted and not resumed for a period of 180 consecutive days.
- Fees: \$450 plus plumbing permit fees if applicable.
- All work performed shall comply with the 2021 International Residential Code, 2021 Illinois Energy Conservation Code, 2014 Illinois State Plumbing Code, 2020 National Electrical Code, and all local amendments.
- Approved construction documents shall be available on site.
- Alterations to the approved plans must be submitted to the Building Department in writing for review.

Minimum Room Requirements (dimensions must be indicated on the drawings)

- *Habitable rooms** may not be less than seven feet in any direction and not less than 70 square feet of floor area. A minimum of seven-foot ceiling height is required.
- Hallways and stairways must be provided with a clear width of not less than 36 inches.
- In bathrooms, shower stalls require no less than 32-inch clear floor space in any direction; center line of toilet shall not be closer than 15 inches to the wall; sinks and toilets shall be provided with a clear access approach of at least 21 inches.
- In utility and mechanical rooms, the furnace and water heater must be provided with sufficient combustion air. Louvered doors or air intake grills may be required.
- Sufficient space on all sides of appliances is necessary for servicing and clearance from combustible materials (check with the appliance label or manufacturer's specifications for clearance requirements). Code requires an access opening not less than the width of the appliance.

**Habitable rooms* are rooms or spaces for sleeping, eating, cooking, office, recreation, dens, and similar uses.

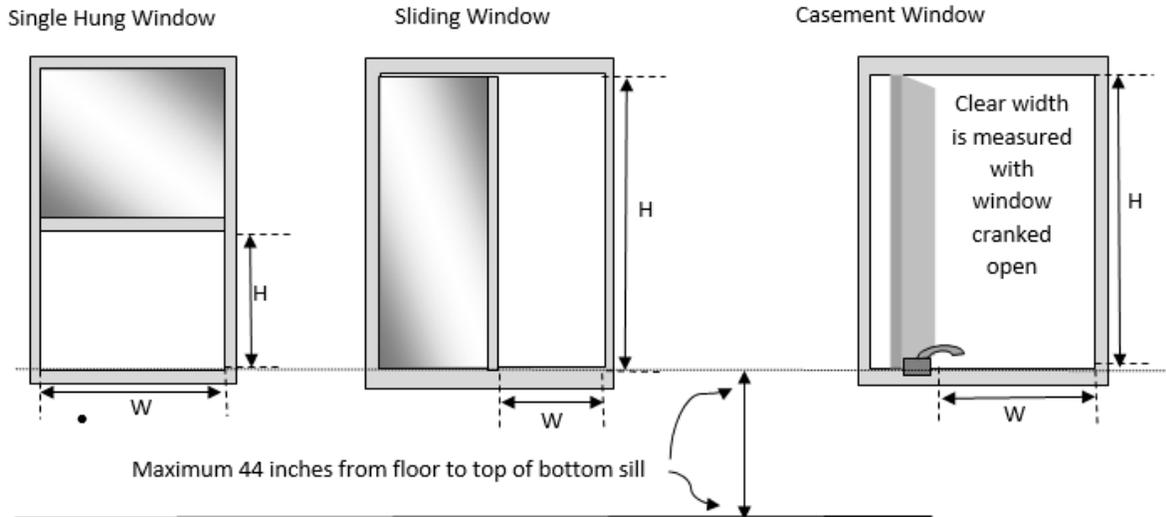
Emergency Escape Openings

- At least one emergency egress window or door providing escape directly outdoors is required in every basement and in every sleeping room. This is a requirement for all houses regardless of when they were constructed.
- The egress window or door is required to operate from the inside of the dwelling without the need for a key, tool, or special knowledge.
- If the basement build-out project requires new or additional emergency escape windows, a detailed drawing provided by a registered design professional will be required.

Egress Window Requirements

- The bottom edge of the egress window opening cannot be greater than 44 inches from the floor.
- The minimum opening area of the egress window is 5.7 square feet.
- The minimum egress window opening height is 24 inches high (H).
- The minimum egress window opening is 20 inches wide (W).

Note that a 24-inch by 20-inch window will not provide the minimum required 5.7-square foot opening.

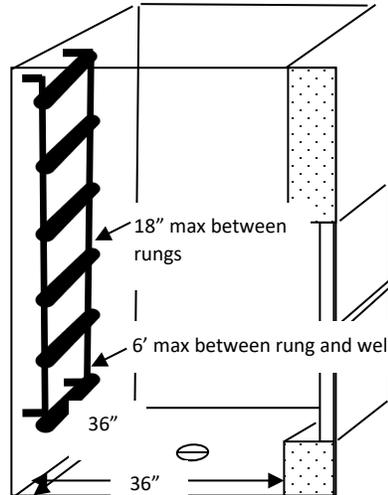


Egress Window Wells

- Egress window wells are required where the bottom of the egress window is below ground level.
- The egress well must not interfere with the ability of the egress window to fully open. The distance from the egress window to the back of the egress well must be at least 36 inches. The minimum area of the egress well must be nine square feet (width x projection= not less than 9 sf). A clear path of not less than 36 inches in height and width must be provided where a deck is located over the escape window.

Egress Ladders and/or Steps

- Permanently affixed egress ladders and/or steps are required on window wells deeper than 44 inches.
- An egress ladder may encroach up to six inches into the well.
- The distance between rungs of the ladder cannot exceed 18 inches.
- The rungs of the ladder must be 12 inches wide or greater and must project a minimum of three inches from the well but cannot exceed 6 inches into the window well.



Egress Well Cover and/or Well Grates

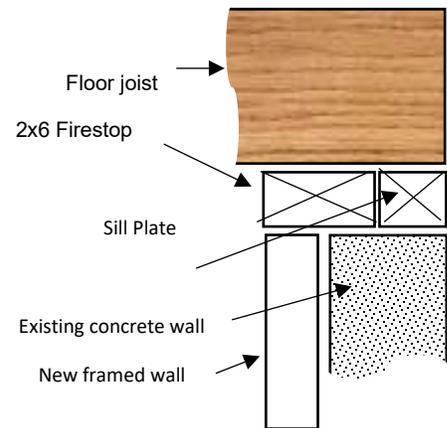
- Egress window wells require fall protection whenever the difference between the adjoining ground and the bottom of the window well is greater than 30 inches. This can be accomplished with a removable cover and/or protective grate.
- When covers or grates are installed, they are required to be easily opened or removed from the inside of the egress window well without the use of keys, tools, or special knowledge.

Basement Build-out Construction Requirements

- The bottom plate (bottom 2x4) of a framed wall is required to be pressure treated.
- Notching of solid floor joists (the ceiling) is restricted to only the outer third of the overall joists and only allowed to be notched one-sixth the depth of the joist (example: 1/6 of nominal 2x8 would be 1.2 inches).



- Drilled holes shall not exceed one-fourth the depth of the joist and not be closer than two inches from any edge.
- Fire blocking is required wherever the wall joins the ceiling.
- Draft stopping is required between the framed wall and the concrete foundation wall every ten feet measured horizontally.



Insulation

- The 2021 Illinois Energy Conservation Code requires habitable basements to be insulated. Methods commonly used are:
 1. Attach continuous R-15 polystyrene sheathing directly to the concrete foundation wall and seal all joints. Then frame the wall in front of the insulation sheathing.
 2. Frame the wall and fill the cavities with R-19 fiber insulation. A minimum half-inch air gap should be provided to prevent moisture from wicking from concrete to the insulation.
 3. Attach continuous R-5 polystyrene sheathing directly to the concrete foundation wall and seal all joints. Then frame the wall in front of the insulation sheathing and insulate with R-13 fiber insulation.
 4. Spray foam walls to achieve proper R-rating.

Wall and Ceiling Coverings

- All framed walls are required to be covered with a minimum of half-inch thick gypsum wallboard.

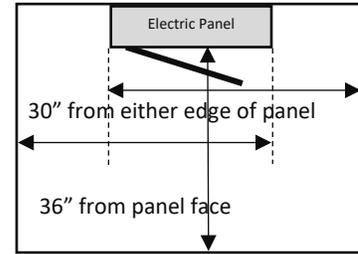
Mechanical Systems

- Habitable spaces are required to be provided with a means to supply and circulate fresh air. The ventilation system shall include supply and return air capable of heating habitable spaces to a temperature of not less than 68 degrees.
- Return air vents are not permitted to be installed in bathrooms.
- Bathrooms are required to be equipped with a ventilation fan capable of removing at least 50 cubic feet per minute vented directly to the exterior.

Electrical Requirements

- Smoke and carbon monoxide alarms shall be added/installed per code for entire house. Wireless interconnected systems are allowed.

- A working space of not less than 30 inches wide and 36 inches deep is required in front of the electrical service panel.
- Electrical panels and junction boxes are required to be accessible.
- Electrical service panels are not to be located within any bathroom or closet.
- Only one circuit conductor is permitted to be attached to a circuit breaker or fuse.
- All wiring is to be run in EMT conduit. Flexible metallic conduit or Greenfield™ may be used only for light fixtures in suspended ceilings. Cable wiring methods such as non-metallic cable, Romex™, BX, or armor cable are not permitted.
- Plaster rings must be flush with the finished wall or ceiling surface.
- The gap between the edge of the plaster ring and the gypsum board shall not exceed 1/8 of an inch.
- All electrical connections must be accessible by means of an approved electrical junction box cover, fixture, or outlet cover.
- All electrical conductors shall be color coded as follows:
 - Green or bare copper conductor for grounding and bonding.
 - White or grey for the grounded conductor, generally referred to as the neutral wire.
 - All other colors for the ungrounded conductor, often referred to as the hot leg or hot wire.



Required Circuits

- 14 AWG-size conductors shall be protected with a 15-amp circuit breaker, 12 AWG-size conductors with a 20-amp circuit breaker, and 10-AWG size conductors with a 30-amp circuit breaker.
- Each bathroom shall be provided with at least one 20-amp circuit.
- Laundry rooms shall be provided with a 20-amp circuit plus an additional circuit if an electric dryer is installed. Laundry receptacles shall be GFCI protected.
- Kitchenette and bar counters shall be provided with a 20-amp circuit.

Electrical Receptacles/Outlets

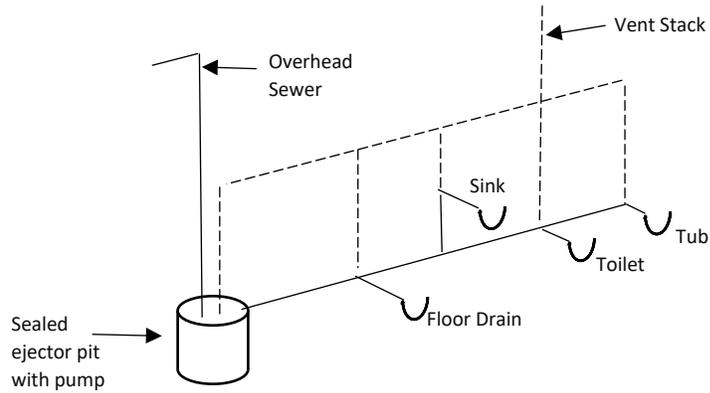
- Receptacles shall be provided along all walls that are two feet or wider. The receptacles shall be located so that no point measured horizontally along the floor line of any wall space is more than (6 ft.) six feet from a receptacle.
- Receptacles in the bathroom shall be located within 36 inches of the outside edge of the sink.
- Receptacles are required to be three-prong and tamper-resistant type.

- Ground Fault Circuit Interrupter (GFCI) devices are required in all unfinished and finished basement areas.
- Arc Fault Circuit Interrupters (AFCI) are required for all general-purpose circuits.
- A switched lighting outlet is required for every room. Lighting outlets may be ceiling lights or one side of a duplex receptacle.
- Stairways must be illuminated and controlled with a three-way switch at the top and bottom of the stairway where there are 6 or more risers.
- Electrical boxes for ceiling mounted fixtures (except those in closets and hallways) are required to be rated for use with ceiling fans.
- Closet fixtures must be rated for use in closets and positioned not closer than 12 inches to the nearest storage shelf or hanger.
- Light fixtures installed in or within three feet of a tub or shower shall be rated for such use. In no case shall a pendent lighting fixture be located within this space.

Plumbing

- Chlorinated polyvinyl chloride (CPVC), Poly butylene (PB), and cross-linked Polyethylene (PE), are not permitted for water distribution.
- Shut-off valves are required on the fixture supply lines to each plumbing fixture except for tubs and shower supply lines.
- All shower control valves require an anti-scalding mixer set at a maximum temperature of 115 degrees.
- Drainage pipes three inches or less in diameter require a slope of at least $\frac{1}{4}$ inch per foot of horizontal length. Drainage pipes larger than three inches in diameter require a slope of at least one inch per foot of horizontal length. Be sure to calculate the distance and slope of the drain pipe from the fixture to the existing building drain or sewage ejector pit when planning the location of the plumbing fixtures.
- All plumbing fixtures, except toilets, require a p-trap.
- All PVC pipe must be coated with a primer prior to cementing joints.
- All gas valves, plumbing valves, clean-out fittings, and water meters must remain accessible. Access panels are required when this accessibility is behind a wall.
- A riser diagram must be submitted for any proposed plumbing installations (see illustration below). Please indicate if any portion of the plumbing was installed as a rough-in when the house was originally built.

Example Riser Diagram



Example Floor Plan

