

Kitchen/Bathroom Remodeling

*This handout is for informational purposes only.
The provisions of the City's adopted codes prevail.*



Document Submittal List

- [Permit Application for Construction or Use.](#)
- One set of plans, drawn to scale, including a plan view, elevation details, and materials list. Label all rooms on the drawings and include the locations of windows, doors, appliances, 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 plumber's license and letter of intent from the plumber.
- Copy of electrician's license.
- Written scope of work and signed contract

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

General Information and Fees

- A permit is required for the remodeling or alteration of a kitchen or bathroom.
- The application review period averages two weeks. Applicants are contacted 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 can be scheduled at least one day prior to the desired inspection date by calling the Warrenville Community Development Department (630-393-9050).
- A permit may become invalid if work does not begin within 180 days of issuance, or if construction has been halted and not resumed for a period of 180 consecutive days.

- Fees:

Plan review fee	\$30 up to 400 square feet, \$40 up to 1000 square feet, \$50 up to 1,600 square feet
Building permit fee	\$6.00 per \$1,000 valuation, minimum \$30.00
Electrical permit fee	\$22.00 + \$1.00 per first 20 lighting fixtures and \$.65 thereafter + \$1.00 per first 20 receptacles/switches and \$.65 each thereafter
Mechanical permit fee	Included in building permit fee
Plumbing fee	\$22.00 + \$8.75 per each fixture

- Bond requirements: A \$100.00 refundable building bond must be paid at the time of building permit issuance for single family residential properties. A \$200.00 refundable building bond must be paid at the time of the building permit issuance for multi-family/commercial properties. This bond is refundable upon completion and approval of the project in accordance with all applicable City Ordinances. The bond will be returned in the manner in which it was initially submitted at permit issuance, i.e., check, cash or credit card, after approval of final inspection.
- The fees listed in this document are for general guidance and not necessarily comprehensive. Required utility upgrades, changes made to the approved permit, or items not mentioned will be assessed accordingly.
- All work performed shall comply with the 2015 International Residential Code, 2018 Illinois Energy Conservation Code, 2014 Illinois State Plumbing Code, 2014 National Electrical Code, and all local amendments.
- Approved construction documents shall be available on site at all times.
- Alterations to the approved plans must be submitted to the Chief Code Official in writing for review and approval prior to construction.

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.
- 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. The center line of toilets 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.
- *Habitable rooms** shall have a minimum seven-foot ceiling height.
- Sufficient space on all sides of the 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, office, recreation, dens, and similar uses.

Construction Requirements

- Fire blocking and draft stopping are required.
- Insulation shall comply with the 2018 Illinois Energy Conservation Code
- All framed walls are required to be covered with a minimum of half-inch thick gypsum wallboard.
- Gypsum board installed on walls is required to be fastened to the walls with nails spaced every eight inches or with drywall screws spaced every 16 inches.
- Gypsum board installed on ceilings is required to be fastened every seven inches with nails or with screws spaced every 12 inches.
- Where domestic range hoods and domestic appliances equipped with exhaust are provided, such hoods and appliances shall discharge to the outdoors through sheet metal ducts constructed of galvanized steel, stainless steel, aluminum or copper. Such ducts shall have smooth inner walls, shall be air tight, shall be equipped with a backdraft damper, and shall be independent of all other exhaust systems.
- Ductless range hoods are not required to discharge to the outdoors.
- Exhaust hood systems capable of exhausting in excess of 400 cfm (0.19 m³/s) shall be provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.

Electrical Requirements

- All wiring is to be run in conduit or EMT. Cable wiring methods such as non-metallic cable, Romex™, BX, or armor cable are not permitted.
- Bracketed boxes shall be used in new construction and remodeling if the wall cavity has been made accessible.
- Abandoned electrical equipment, wiring methods, raceways, low voltage cabling, cables, conductors, boxes, etc. shall be removed.
- All two hundred twenty (220) volt electric ranges shall be installed with a minimum of three-fourths inch (3/4") conduit and wired with two (2) #6s, one (1) #8 white and one (1) #10 green.
- All island and peninsula outlets shall be hard piped into place.
- 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.
- Wires terminated on receptacles or switches shall be under the screw of the device.
- Smoke and carbon monoxide alarms shall be installed per code or will need to be installed per code. Wireless interconnected systems are allowed.

- 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 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.
- In general, at least one 15-amp circuit for every 600 square feet of floor space is required for lighting and general-purpose outlet receptacles.
- 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.
- There shall be a minimum of two (2) kitchen appliance circuits that are required to be for countertop use only. Both circuits shall be available on all countertops if there is more than one outlet present.
- The microwave shall be on its own circuit (20 amps)

Electrical Receptacles/Outlets

- Receptacles/outlets shall be provided along all walls that are two feet or wider. The receptacles shall be spaced so that no plug connection point along the wall will be greater than six feet from a receptacle.
- Receptacles/outlets in the bathroom shall be located within 36 inches of the outside edge of the sink.
- All dishwashers shall have a means of disconnect within six feet (6') of the unit.
- All kitchen receptacles shall be 20 amp GFCI protected and located so that no point is more than 24 inches from a receptacle outlet.
- Receptacles/outlets are required to be three-prong and tamper-resistant type.
- Ground Fault Circuit Interrupter (GFCI) devices are required in all bathrooms, bar and kitchenette countertop areas, and in all unfinished basement areas.
- Arc Fault Circuit Interrupters (AFCI) are required for all other general purpose circuits.
- A switched lighting outlet is required for every room. Lighting outlets may be ceiling luminaires or one side of a duplex receptacle.
- 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 ¼ 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

