

FINISHED BASEMENTS, BATHROOMS & GENERAL HOME REMODELING

General Provisions:

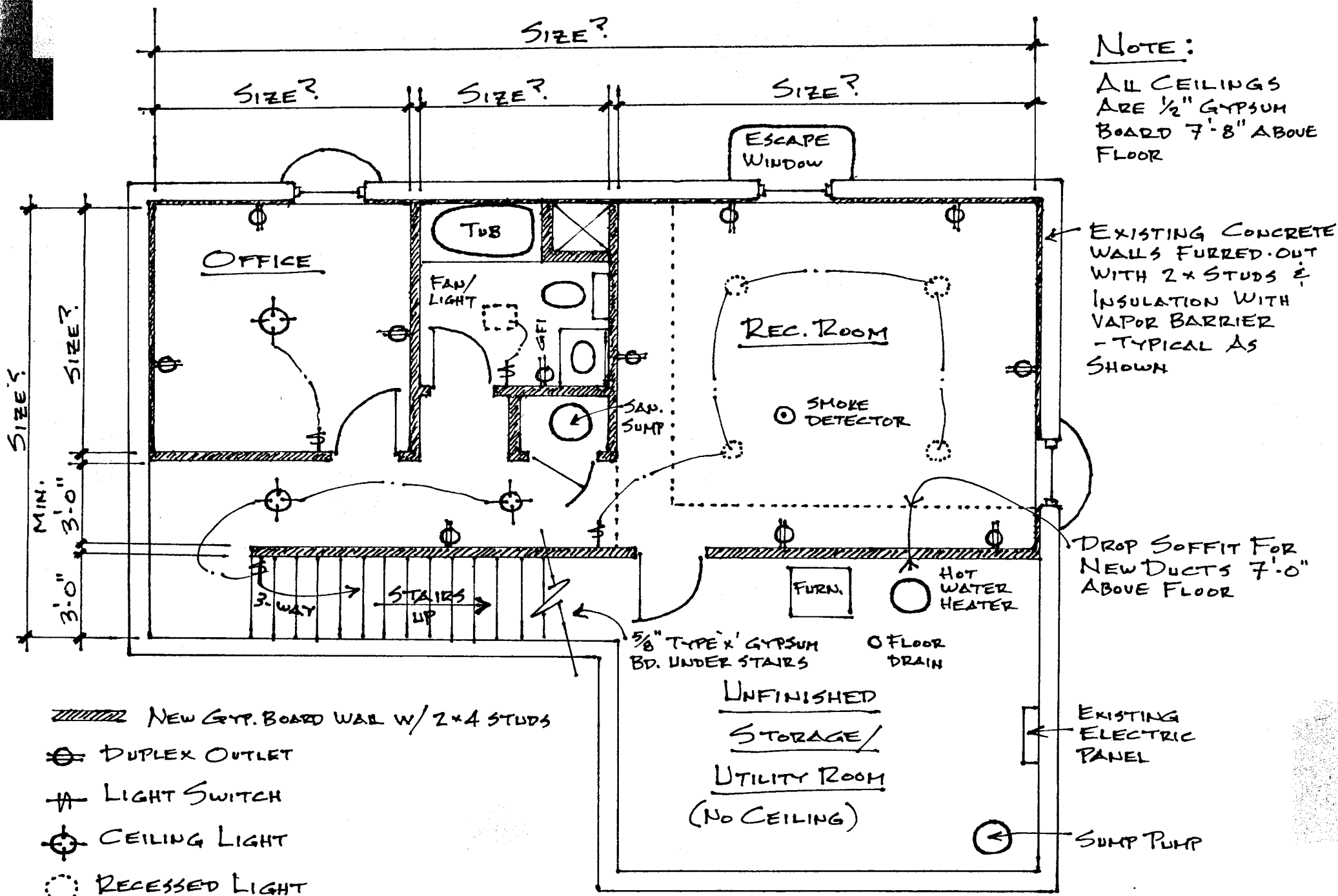
1. Finishing a basement or a portion of a basement or space means that the space is viewed as an area for habitation, i.e. added living space. As such it is required that new finished spaces comply with all aspects of the current building codes including, but not limited to, electrical, plumbing, mechanical and structural systems.

Items To Consider:

1. Ensure the general layout does not restrict access to escape windows, stairways and means of egress.
2. Provide sufficient access and clearances for maintenance and replacement of plumbing, mechanical, electric and other system components such as furnaces, hot water heaters, sump pumps, flues, electric panels, water meters, etc.
3. Provide adequate electric outlets. Spacing is 12-feet maximum as measured along walls.
4. Provide proper lighting at stairs and hallways. A 3-way switch is required at the top and bottom of the stairs for stairway lighting control at both levels.
5. All electric wiring must be in metal conduit. Sheathed cable is not permitted.
6. Outlets within 6-feet of sinks and in bathrooms must be ground-fault type (GFI).
7. Smoke detectors are required in living and bedroom areas wired in series.
8. All plumbing must conform to the Illinois State Plumbing Code including, but not limited to, pipe sizes, vents, joints, cleanouts, etc. Fixtures cannot be used as cleanouts.
9. All underslab plumbing must be cast iron with leaded joints to above slab piping. PVC schedule 40 pipe is acceptable for above slab applications.
10. Firestopping and fireblocking must be provided at all penetrations and holes through top plates, floors, walls, soffits and elsewhere per code requirements.
11. Provide proper combustion air for the furnace and hot water heater with a minimum volume of 50 cubic feet per 1000 Btu/hour of combined gas utilization fixtures.
12. Provide proper supply and return air ducts to all spaces as required, all balanced per code regulations. Bathrooms must have exhaust to the outside (1 cfm/ft²) or have an operable window of sufficient size.
13. Doors and openings must be min. 2'-8" wide. Bath & storage doors can be 2'-6".
14. A 3-foot square area must be maintained in front of the electric panel and at the base of the stairs. Electric panels cannot be located in bathrooms.
15. The underside of stairways must generally be protected with 1-layer of drywall.
16. Ceiling height should be minimum 7'-6". 50% of the ceiling can be as low as 7'-0". Contact the Building Department if your existing basement or space cannot maintain these heights.
17. All structural items should be properly sized for all loads with maximum deflections of L/360 for floors at 40 PSF live load & L/240 for roofs at 30 PSF live load.

Required Submissions:

1. Two (2) sets of construction plans showing rooms, equipment and fixture locations, stairs, escape windows, structural items and relevant notes, etc., properly scaled and labeled as on the sample diagram on the reverse of this sheet. A plan review fee of \$65. is required at time of submission.



NOTE:
 ALL CEILINGS ARE 1/2" GYPSUM BOARD 7'-8" ABOVE FLOOR

EXISTING CONCRETE WALLS FURRED OUT WITH 2x STUDS & INSULATION WITH VAPOR BARRIER - TYPICAL AS SHOWN

DROP SOFFIT FOR NEW DUCTS 7'-0" ABOVE FLOOR

5/8" TYPE X GYPSUM BD. UNDER STAIRS
 FLOOR DRAIN

EXISTING ELECTRIC PANEL

SUMP PUMP

NEW GYP. BOARD WALL W/ 2x4 STUDS

DUPLEX OUTLET

LIGHT SWITCH

CEILING LIGHT

RECESSED LIGHT

* ALL ELECTRIC WIRING WILL BE IN METAL CONDUIT

* DOORS ARE 2'-8" x 6'-8"

SAMPLE PLAN
 SCALE 3/16" = 1' - 0"