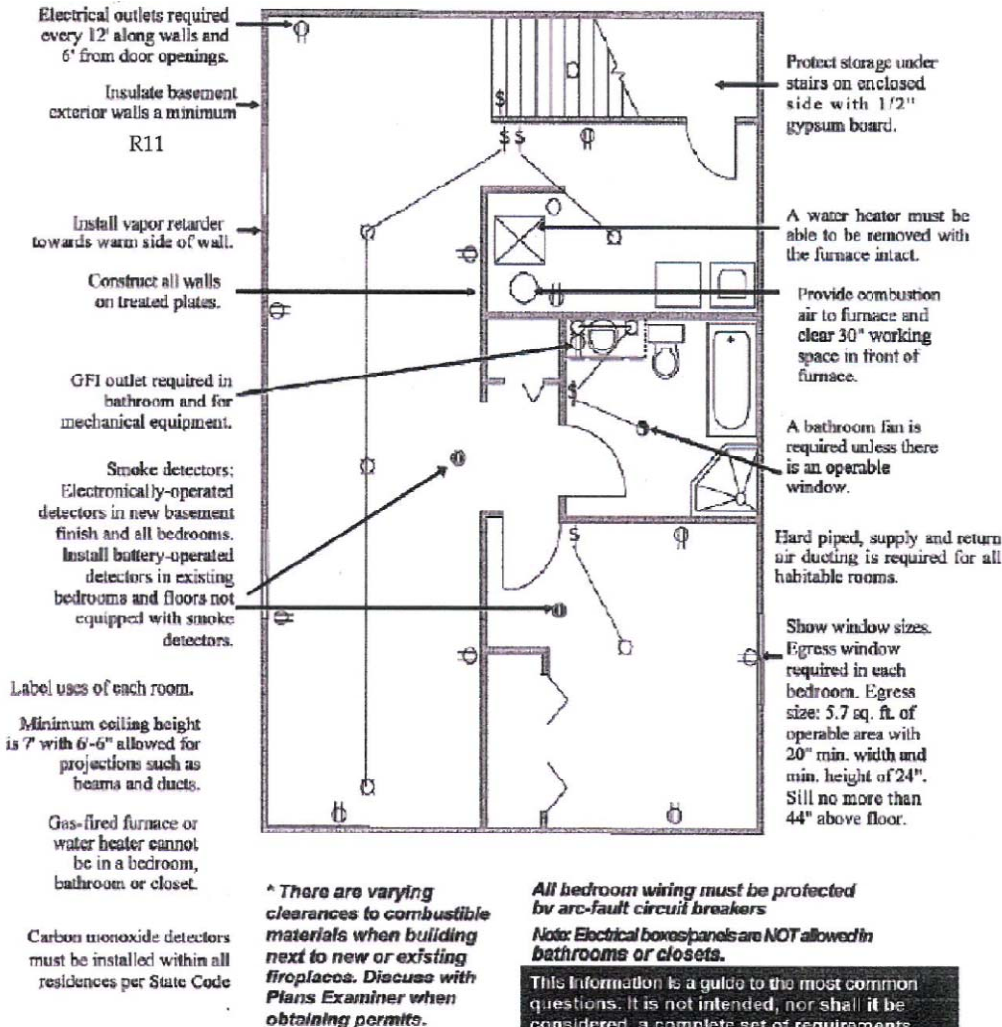


Basement Alterations & Build-Outs

Typical Drawing:



Basement Design & Construction Notes:

- ▶ It is the contractor's, and ultimately the owner's responsibility, to know and comply with all Village code provisions. Failure to identify any aspect of the proposed design not in compliance with the Village code during plan review does not relieve the owner of their obligation to achieve full Village code compliance.
- ▶ The applicant of a permit agrees to pay all plan review fees, whether or not they receive a permit.
- ▶ Building permits are valid for 6-months from the date of issuance and all inspections must be completed within this time frame. If needed, a 6-month extension may be granted for an additional fee.

Include the following in your packet for plan review:

- ✓ Three sets of plans must accompany each application showing the nature of the work to be performed, the use of each room, elevation view with sufficient clarity and detailed dimensions, including the height from finished floor to finished ceiling,
- ✓ Materials list indicating the size and type of materials to be used, including but not limited to the type and size of the plates, studs, insulation R-value in wall against the exterior wall.
- ✓ Manufacturer's instructions for recommended installation. All engineered products / systems to be installed / utilized in accordance with manufacturers and architect spec and instructions. (Examples – Fireplace, Dri-vit, Skylights, Trusses, Heating Systems, Spas, etc.)
- ✓ Location of existing and proposed utilities, plumbing, electrical fixtures, exterior windows and/or doors, receptacles, smoke detectors, walls, stairs and all other pertinent information as concisely and clearly as possible.

The following adopted codes shall establish minimum regulations for design and construction:

- International Building Code/2003 & International Residential Code/2003 Edition
- International Property Maintenance Code/2003 & International Mechanical Code/2003
- National Electric Code 2005 NFPA 70 & Illinois State Plumbing Code of 2004
- International Fire Code/2003 & International Fuel Gas Code/2003
- International Energy Conservation Code/2012

All codes shall include all Village of Wauconda amendments, including but not limited to:

§ 150.09 Amendments to Electrical Code.

The following provisions shall further apply and shall supersede any and all references listed within the adopted Edition of the National Electrical Code, 2005 Edition, N.F.P.A. No. 70 and shall prevail in case of conflict with the National Electrical code or with any other provisions of the articles or any other ordinance of the village. Additions, insertions and changes:

- (A) All wiring systems which carry 110 volt or larger shall be installed in rigid pipe, Intermediate metallic conduit (IMC) or Electric metallic tubing (EMT).
- (B) In all cases of new residential construction or remodeling or a residential building, all wiring in such buildings shall be of copper and shall be enclosed in one of the following conduits:
 - Rigid pipe, Intermediate metal conduit (IMC), Electrical Metal Tubing (EMT).
 - All conduit exposed to outside environment must be rigid metal conduit.
 - Flexible metal conduit (greenfield) (FMC limited to 18" exposed unless with installation of dropped ceiling 6 feet is permitted, all other scenarios must be approved by the Electrical Inspector).
 - Service entrance ground: The service entrance ground shall be in conduit from the panel to the ground rod. It shall extend to the street side of the meter with a strap across the meter. The ground and connection shall be tagged.
 - There shall be a ground bushing on each side of a concentric knock out.
- (C) Article 310.2(B) - Delete "aluminum, copper-clad aluminum, or."
- (D) Article 314-3 shall be deleted and prohibited.
- (E) Article 320 Armored Cable: Type AC shall be deleted and prohibited.
- (F) Article 330 Metal-clad Cable: Type MC shall be deleted and prohibited.
- (G) Article 334 Non-metallic-sheathed Cable: Type NM, NMC and NMS shall be deleted and prohibited.
- (H) Article 394 - "Concealed knob-and-tube wiring" shall be deleted and prohibited.

§ 150.12 Amendments to Illinois Plumbing Code

The following provisions shall further apply and shall supersede any and all references listed within the adopted edition of the Illinois Plumbing Code 2004 Edition: The use of foam core drain, waste and vent piping is not allowed.

2003 IPM 404.3 Minimum Ceiling Heights

Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms & habitable basement areas shall have a clear ceiling height of not less than 7 ft.

Exceptions:

1. In one- and two- family dwellings, beams or girders spaced not less than 4 feet (1219mm) on center and projecting not more than 6 inches (152mm) below the required ceiling height.
2. Basement rooms in one- and two-family dwellings occupied exclusively for laundry, study or recreation having a ceiling height of not less than 6 feet 8 inches (2033 mm) with not less that 6 feet 4 inches (1932 mm) of clear height under beans, girders, ducts and similar obstructions.
3. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a clear ceiling height of at least 7 foot (2134 mm) over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a clear ceiling height of 5 feet (1524 mm) or more shall be included.

In addition to the above the following requirements must be met:

- AFCI's are required in all bedroom circuits
- Smoke detectors are to be located within all sleeping quarters and each level and within 3' of ceiling at highest point.
- Carbon Monoxide Detectors required within 15 feet of all sleeping quarters
- Proper Means of Egress

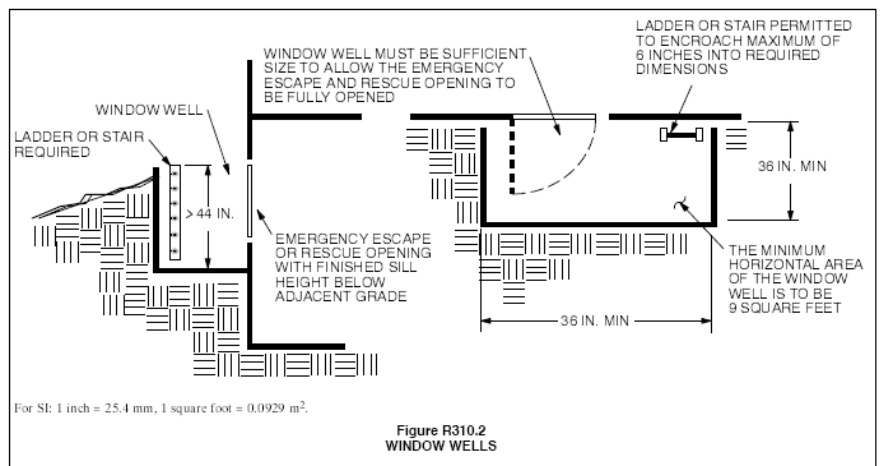
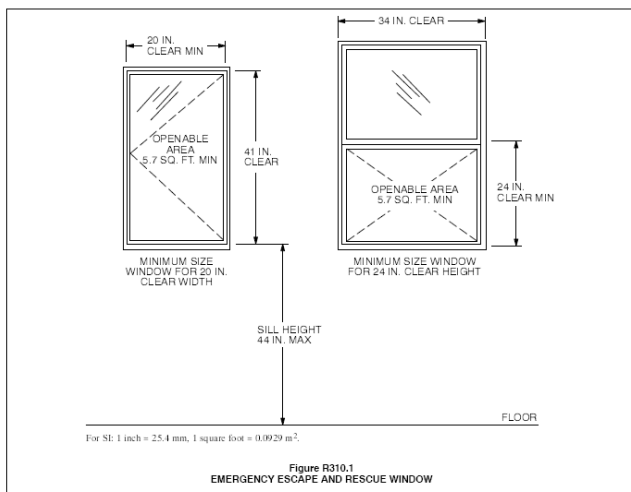
After the permit is issued, contact the Building Department at 847-526-9609 to schedule the required inspections:

- Plumbing and Electrical Rough-In
- Framing
- Mechanical
- Insulation
- Finals

2003 International Residential Code Commentary

Section R310, Emergency and Escape Openings

#310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one openable emergency escape and rescue opening.



Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more that 44 inches (1118mm) above the floor.