



BUILDING DEPARTMENT
(847) 395 -1000
FAX: (847) 395-1920
Hours: 8:00am – 4:30pm

BASEMENT REMODELING

Below you will find a summary of code requirements for remodeling within the Village of Antioch, based upon the 2012 International Residential Code.

GENERAL CONDITIONS

- Work must begin within 6 months of issuance of the building permit.
- The permit is valid for 1 year from the date of issuance.

SPECIFIC REQUIREMENTS TO BE NOTED IN YOUR DRAWING

Note: All work must comply with the 2012 International Building Codes and the 2011 National Electrical Code.

- Indicate the location of the existing electric service panel.
- Bottom wall plates/sill plates on concrete must be of treated lumber.
- GFCI's (Ground Fault Circuit Interrupter) must be provided if within 6' of water. Outlets in unfinished areas shall be GFCI protected.
- Provide electrical receptacles as per the National Electric Code.
- Electrical wiring shall be run in conduit only. Non-metallic sheathed or armored cable is not permitted.
- Closet lights shall be installed according to National Electric Code.
- Note the location of smoke detectors. Smoke detectors shall be 110-volt battery backup type that is interconnected to the existing system, so that when one detector is activated, all detectors are activated.
- Note the framing details, i.e. type, size, spacing, ceiling height, etc.
- Indicate the installation of fire stopping per Building Code – 2012 International Residential Code.
- Enclosed rooms containing a furnace, water heater or clothes drier must have adequate combustible air.
- Submit a plumbing drawing, if applicable.
- Stairs must be fire protected with ½ inch gypsum board.
- The egress window has to be a minimum of 5.7 sq. ft. in the most open position without disassembling it. If the window well is higher than 44" install an escape ladder. Window wells are required to have a horizontal projection of 9 sq. ft. The minimum projection and width shall be 36". Egress could also be a door to the exterior.
- Underground plumbing must be schedule 40 PVC or cast iron.
- Provide access to plumbing cleanout, electric service panel and water meter.
- Exhaust fan is to be vented outside (if applicable).
- Install a Carbon Monoxide Alarm Detector within 15' of any sleeping rooms.
- Walls require R-11 insulation.

WHAT INFORMATION DO I NEED TO SUBMIT FOR A PERMIT

- Completed Application.
- Proposal from Contractor; if applicable.
- A floor plan drawn to scale (noting what is existing and what is proposed).
- Heating and Ventilation Plan.
- Copy of Electrician License and Original Insurance Certificate (\$1 Million Liability), or an Affidavit from the homeowner accepting responsibility for electrical work not performed by a licensed electrician.
- Copy of Plumber's Illinois License (055 and 058).
- If installing a backflow preventor, include the Cross-Connection Control Device Inspector's (C.C.C.D.I.) name, address, telephone number and copy of current C.C.C.D.I. license.

WHAT HAPPENS NEXT?

We will contact you by phone or fax within 5 – 10 business days to inform you when your permit is ready to be picked up. Work cannot be started until the permit is paid for and picked up. The permit must be picked up in person. We accept cash, credit cards or checks. If there are additional items needed before permit issuance we will contact you as soon as possible.

HOW MUCH WILL MY PERMIT COST?

- Permit fees are determined by the estimated cost of construction, 2% plus a \$12 filing fee. This includes review and inspections.

INSPECTIONS

1. Rough framing, plumbing, electrical and HVAC.
2. Insulation.
3. Completion.

Inspections are scheduled Monday through Friday calling the building department before 2:00 pm the day before the inspection is needed. Provide permit number and address when calling.

IF THE INSPECTOR NEEDS TO RETURN FOR A FAILED INSPECTION, A \$150.00 REINSPECTION FEE IS REQUIRED TO BE PAID BEFORE A RE-INSPECTION CAN BE SCHEDULED.