



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 2003 International Residential Code. **THIS IS ONLY A SUMMARY.** You may find it helpful to become more familiar with the Building Code, as you are designing and remodeling your basement. Please feel free to call the Plans Examiner at (847) 395-1000 if you have any questions.

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 2003 International Residential Codes, the current Village of Antioch Building Ordinances, 2002 National Electrical Code and 2004 IL State Plumbing 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 sprinkler head locations (if applicable).
 - 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 – 2003 International Residential Code.
 - Enclosed rooms containing a furnace, water heater or clothes drier must have adequate combustible air.
 - Submit a plumbing line drawing, if applicable.
 - Under stair protection. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side 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, and 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.
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- Provide safe access to plumbing cleanout and electric service panel as well as the water meter.
 - Exhaust fan is to be vented outside.

- Install a Carbon Monoxide Alarm Detector with in 15' of any sleeping rooms (Public Act 094-0741).
- 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 and Bond (055-#/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 or checks. If there are additional items needed before permit issuance we will try to contact you as soon as possible.

HOW MUCH WILL MY PERMIT COST?

- Permit fees are determined by the estimated cost of construction, which shall be based upon the per square foot cost data published by the International Code Council. The cost also includes plan review fees and all inspections. The new Village Code Section 13-3-1-B indicates:
 - B. Estimates of Construction Costs: The costs for new construction and additions shall be based upon the lesser per square-foot value for each use group as most recently published by the International Code Council (www.iccsafe.org/cs/techservices/ "Building Valuation Data") and available at the Office of Village Clerk and the Department of Planning, Zoning and Building.
 - C. Per Village Ordinance 09-11-32 50% of the fee shall be collected at the time of permit submission (application).
- Per Village Ordinance 09-08-23 an electronic filing fee will be assessed. If electronic documents are not provided by the applicant, each application for a site development or building permit fee shall be accompanied by a 10 dollar flat fee plus, 8 dollars for each 24" by 36" full sized plan sheet and 1 dollar per 11" by 17" or smaller sheet.

INSPECTIONS

1. Rough Framing and Mechanics after walls, Plumbing (if applicable), Electrical and HVAC (if applicable) are roughed in.
2. Insulation (if applicable)
3. Drywall (prior to taping)
4. Completion Inspection

INSPECTIONS ARE SCHEDULED MONDAY THROUGH FRIDAY BY CONTACTING THE BUILDING DEPARTMENT AT (847) 395-1000 BEFORE 2:00 P.M. THE PREVIOUS DAY BEFORE THE INSPECTION IS NEEDED. THIS IS A MINIMUM, DEPENDING ON THE WORKLOAD; IT MAY NOT ALWAYS BE POSSIBLE TO SCHEDULE AN INSPECTION FOR THE FOLLOWING DAY.

PROVIDE PERMIT NUMBER AND ADDRESS WHEN CALLING IN FOR INSPECTIONS.

IF THE INSPECTOR NEEDS TO RETURN FOR THE SAME INSPECTION, A \$150.00 REINSPECTION FEE IS REQUIRED TO BE PAID BEFORE A RE-INSPECTION CAN BE SCHEDULED. NO REINSPECTION ON THE SAME PHASE OF CONSTRUCTION SHALL BE DONE IN THE SAME 24-HOUR PERIOD.

CERTIFICATE OF COMPLETION

A CERTIFICATE OF COMPLETION MAY BE REQUIRED PRIOR TO FINISHED SPACE BEING OCCUPIED OR USED FOR STORAGE, AND WILL BE AVAILABLE TO THE HOMEOWNER UPON SUCCESSFUL COMPLETION OF ALL NECESSARY INSPECTIONS.

THIS IS TO SERVE AS WRITTEN DOCUMENTATION THAT I WILL COMPLY WITH ANY/ALL REVIEW COMMENTS RECEIVED FROM THE INSPECTORS OF THE VILLAGE OF ANTIOCH AS THEY PERTAIN TO THE ISSUANCE OF PERMIT NUMBER _____.

Further, this is to serve as written notice that NO ADDITIONAL OPTIONS will be incorporated into Construction Permit “after-the-fact”. Should any additional options/revisions be required/desired after this permit has been issued and construction has begun, the work on said options/revisions will NOT begin until such time that the Permits Coordinator or the Chief Building Inspector has been contacted and informed of any/all revisions/options. This will allow for appropriate revisions to be added to the plan submitted and for file to be maintained appropriately, allowing for proper authorization of same. It will also allow for proper fee structure to be applied and for all necessary paperwork to be completed and reviewed by our Inspectors prior to the additional options/revisions being incorporated into this particular permit application.

This permit (once issued) will cover only the work specified on the plan submitted. I understand that a signed/notarized Contractor’s Statement may be required at the time that the construction is ready for a Final Inspection.

If any changes occur with regards to the sub-contractors reflected on the permit, notice will be given to the Village (in writing) so that all appropriate insurance and bonding requirements will be met PRIOR to that portion of the work beginning.

I am aware of the review comments made by the Inspectors and will adhere to their findings. All concerns regarding this application for permit have been addressed. Signing of this is an acknowledgment of that fact and also the understanding that I will also comply with/adhere to any/all comments, concerns, adjustments or determinations of the Village Inspectors which may result at the site, once work is in progress.

The property-in-question may be subject to Covenants, Conditions, and Restrictions (CCR’s), which are private restrictions subject to enforcement by a Homeowners’ Association. In issuing any construction permit, the Village of Antioch makes no representation that the approved plans comply with the provisions of the CCR’s.

NOTE: Building Plans are to be kept on site as per Building Code

THE APPLICANT ACKNOWLEDGES TO HAVE READ THE ABOVE, AND AGREES TO SAME.

Signature

Date