

## Hidden Major Costs in Residential Remodeling and Additions

Making major interior renovations to your home or adding an addition is a cost effective way providing an updated living environment and more room. These changes to a home must meet the requirements of codes that have been adopted by the Village to protect public health and safety. There are also state codes that must be met. These codes often require that when significant interior renovation or expansion work is performed that major building systems be upgraded. The primary systems affected by such work are the electrical and plumbing systems which can be expensive to upgrade and are often not given adequate consideration when planning a project.

The addition of more electrical outlets, fixtures and circuits could require that the electrical service box be enlarged and that a larger electrical service be brought to your home. The number of circuits needed to serve your home is based on the number of electrical outlets and the type of equipment being used. The National Electric Code, which has been adopted by the Village, provides requirements for the number of circuits need to adequately and safely serve you household needs. The code also has requirements for the size of electrical service that your home will require based on the number of circuits and the amount of power that is used. Your architectural drawings should specify the number of electrical circuits and the size of the electric service. Failure to have detailed drawings will cause the Village to reject the plans. The replacement of the electrical service panel and the provision of new electrical service to you home are expensive items that must be considered in the design of your project.

Extensive renovation or expansion of your home may also require the addition of a fire suppression system and/or the provision of a new water supply line to your home. The Village code requires that whenever more than 50 percent of a home is renovated or expanded a fire suppression system must be installed. The effective use of such a system to suppress a fire requires a high volume of water. The renovation or expansion of a home may also may also involve the addition of fixtures for new bathrooms, sinks and devices such a dishwashers. The Illinois State Plumbing Code, which is enforced by the Village, establishes tables to determine the minimum size of a home's water supply service based on the number of plumbing fixtures. Your architectural drawings should clearly indicate if a sprinkler system will be provided and the number of existing and new plumbing fixtures. Your architect should determine the size of your home's existing water service and the size needed to meet the code requirements of your project. Failure to have detailed drawings providing this information will cause the Village to reject the plans. The provision of a home fire suppression system and water service will often add thousands of dollars to a major home renovation or expansion project.

Prior to start plans for your home renovation or expansion project please contact the Village's Building and Zoning Division at 847-933-8223 to find out more about the Building Permit process and issues that you may encounter in your project.