



Village of Westchester

10300 ROOSEVELT ROAD, WESTCHESTER, IL 60154

General Number: (708)345-0199

Email: building@westchester-il.gov

Requirements for Residential Basement Build-out

Paperwork required for submission ([www.westchester-il.org Applications/Permits](http://www.westchester-il.org/Applications/Permits)):

- Residential Building Permit Application (Must be 100% completed with names, phone numbers and e-mail addresses of all contractors and for property owner).
- Plumbing Scope of Work form
- By Owner Waiver (If Applicable) ***Must be notarized.
Property Owner must reside in residence for 6 months in order to perform Plumbing Work.
- List of Contractors working on project. (All contractors must be registered for the current year at the time of permit issuance).

All drawings must include the following (Minimum (3) sets and plans must be legible):

- Indicate entire scope of work performed.
- Drawings must be drawn to scale or dimensioned.
- All dimensions must be shown and all rooms must be labeled.
- All electrical must be shown on drawings. Indicate weather existing or new. (2011NEC)
- All plumbing must be shown on drawings. Indicate weather existing or new. All plumbing shall comply with the 2014 State of Illinois Plumbing Code.
- Materials used must be listed.
- Show any and all structural changes. (All structures must be shown. (Ex: cabinets, walls etc...))

Compliance Notes:

- All countertop outlets must be GFCI protected.
- Recessed can light fixtures must be IC rated and sealed, per the Energy Code.
- Basement wall outlets shall be minimum 18" above finished floor.
- All HVAC must be shown. Show all intended supply and return vents.
- Framing details must be shown. 2X4 wall studs, 16 inches on center, etc...
- All wallboard shall be a minimum of 5/8. Type X.
- Fire stopping is required on all partitions new or existing.
- Show all windows and doors. Indicate door sizes and swings. Include window schedule with "U" Ratings.
- Minimum R-15 insulation is required on all exterior walls.
- Basement bedrooms are not permitted.
- Must upgrade smoke detectors and carbon dioxide detectors throughout home. (One smoke per floor and one in each bedroom. One CO detector within 15' of bedrooms).

Plumbing Compliance Notes:

- Single family shower compartments or stalls shall at least 1,024 square inches outside dimensions (OD) floor area and shall be at least 32 inches in the shortest outside dimensions. Any other 1,296 square inches is required. Sec.890.690 C)
- Provide proper water temperature for shower fixture 115 degrees maximum Sec. 890.690 B)
- Provide proper backflow device for hand held shower Sec. 890.1130 f)6)e)



- Provide proper clear space for water closet 30 inches minimum in 1st fl. Hall bathroom Sec.630 Installation F)G) & IAC 400.310 Sub b N) Toilet Rooms 1)2)3)4)
- Fixture supply stop- separate controls Sec. 890.120 Def



Lavatory fixture trap vent

- Drainage System Sec. 890.1310 Materials a)b) App. A)Table A (Approved Building Drain/Vent Pipe) Basement fixture drains lavatory, tub, toilet, laundry tub, sanitary basin floor drain provide proper venting, material, connections Sec. 890.1420 Venting Design a) Sec. 890.320 k) 1)2)A)B)C) approved material Section 890.1410 Materials a)



- Spill rim of fixture- A vent connect to another fixture vent shall be at least 6 inches above the flood-level rim of the highest fixture being served by vent. Sec.890.1430 (A)Vent Terminals
- Insulate all water lines ¾ inch and larger
- Properly pitch, anchor and support waste/drains & vents
- No water lines or waste lines on exterior walls unless properly insulated. (Note Foundation wall is considered outside wall)
- Provide proper 2-inch drain for laundry machine. Drain is allowed into laundry tub.
- Provide proper floor drain in same room as water heater
- Provide proper backflow device on hose connections, exterior hose connections, basement laundry tub faucet Sec.890.1130 F)6)



- Top edge of storm basin is required to be 2 inches above finish floor Sec. 890.1370 3)

*****Work cannot start without permit in hand. If so, the permit fee will Double.**