

# VILLAGE OF PLAINFIELD

## BASEMENT REMODELING REQUIREMENTS

The following is a guideline of requirements that need to be met along with the completed application.

### APPLICATION:

- ❖ Submit a completed application.
- ❖ Submit two (2) copies of the complete floor plan with all measurements as well as electrical & plumbing locations.
- ❖ Also include wall section details.
- ❖ Check with your Homeowners Association regarding covenant restrictions.

### CODE REQUIREMENTS:

- ❖ See Residential Construction Requirements.
- ❖ Combustion air for furnace area if furnace is not high efficiency.
- ❖ Illinois Carbon Monoxide Alarm Detector Act

### INSPECTIONS:

- ❖ Rough Building, Electric and Plumbing (**when applicable**)
- ❖ Final Building, Electric and Plumbing (**when applicable**)

### PERMIT FEE:

- ❖ The basement remodeling permit fee is **\$50.00** for the Building inspection and the Electric and Plumbing inspections are **\$25.00** per inspection.

**NOTE: If permit is not picked up within 30 days of approval it will be VOIDED and you will have to reapply.**

# Notice: Revised codes effective November 1, 2010

## VILLAGE OF PLAINFIELD

### RECAPITULATION OF BUILDING CODES

THE VILLAGE OF PLAINFIELD UTILIZES THE FOLLOWING CODES DURING THE PLAN REVIEW AND INSPECTION PROCESS:

#### BUILDING

- ❑ 2006 INTERNATIONAL BUILDING CODE
- ❑ 2006 INTERNATIONAL RESIDENTIAL CODE
- ❑ 2009 INTERNATIONAL ENERGY CONSERVATION CODE – RESIDENTIAL
- ❑ 2009 INTERNATIONAL ENERGY CONSERVATION CODE - COMMERCIAL
- ❑ 2006 INTERNATIONAL PROPERTY MAINTENANCE CODE
- ❑ 2010 VILLAGE OF PLAINFIELD BUILDING CODE
- ❑ 2006 INTERNATIONAL EXISTING BUILDING CODE
- ❑ STATE OF ILLINOIS ACCESSIBILITY CODE – 5/97 ISSUE

#### ELECTRICAL

- ❑ 2005 NATIONAL ELECTRICAL CODE (NEC)
- ❑ 2010 VILLAGE OF PLAINFIELD BUILDING CODE

#### MECHANICAL

- ❑ 2006 INTERNATIONAL MECHANICAL CODE

#### PLUMBING

- ❑ 2004 STATE OF ILLINOIS PLUMBING CODE (INCLUDING ALL LATEST AMENDMENTS AND NEW SECTIONS ADOPTED)
- ❑ 2010 VILLAGE OF PLAINFIELD BUILDING CODE

#### FIRE PREVENTION

- ❑ 2006 INTERNATIONAL FIRE CODE – (INCLUDING ALL LATEST PLAINFIELD or OSWEGO FIRE AMENDMENTS AND NEW SECTIONS ADOPTED)

**NOTE:** FIRE PROTECTION REQUIRES INSPECTIONS FOR ALL COMMERCIAL, INDUSTRIAL, INSTITUTIONAL BUILDINGS AND RESIDENTIAL STRUCTURES OVER TWO (2) UNITS.

The recapitulation of building codes can be found on our website under General Information at: <http://www.plainfield-il.org/departments/building.php>

VILLAGE OF PLAINFIELD

BASEMENT REMODELING PERMIT APPLICATION

ADDRESS: \_\_\_\_\_ Zoning: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Square footage of work being constructed: \_\_\_\_\_

Estimated Value: \$ \_\_\_\_\_

CONTRACTOR'S

GENERAL: \_\_\_\_\_  
Electrical: \_\_\_\_\_  
HVAC: \_\_\_\_\_  
Plumbing: \_\_\_\_\_  
Carpentry: \_\_\_\_\_  
Gypsum: \_\_\_\_\_  
Insulation: \_\_\_\_\_

OWNER/CONTRACTOR

OWNER: \_\_\_\_\_ CONTRACTOR: \_\_\_\_\_  
Street: \_\_\_\_\_ Street: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_  
Fax: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_  
E-mail: \_\_\_\_\_ E-mail: \_\_\_\_\_

I hereby declare that the above and attached information is correct and agree, in consideration of and upon issuance of a Building & Use Permit, to do or allow to be done only such work herewith applied for, and that such premises and its existing and proposed buildings or structures shall be used or allowed to be used for only such purposes as are set forth above or other uses permitted in the district.

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Contractor's Signature)

Issued By: \_\_\_\_\_  
(Building Official)

Date: \_\_\_\_\_  
(Building Official)



# Letter of Intent

## Electrical Contractors

**Date:** \_\_\_\_\_

**Project Address:** \_\_\_\_\_

**Plainfield, Illinois**

To Whom It May Concern:

It is the intent of \_\_\_\_\_ (name of company) to perform the electrical work at the above address in Plainfield, Illinois as a subcontractor for \_\_\_\_\_ (name of general contractor).

**Name of Company:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Contact Person:** \_\_\_\_\_

**Contact Number:** \_\_\_\_\_

**Signature of Contractor:** \_\_\_\_\_

**The Building Department must be notified in writing to any changes to contractors.**

14400 S. COIL PLUS DRIVE, PLAINFIELD, ILLINOIS 60544  
Direct number 815-439-2937, fax number 815-609-6114

04/10



# Letter of Intent

## Plumbing Contractors

Date: \_\_\_\_\_

Project Address: \_\_\_\_\_  
Plainfield, Illinois

To Whom It May Concern:

It is the intent of \_\_\_\_\_ (name of company) to perform the plumbing work at the above address in Plainfield, Illinois as a subcontractor for \_\_\_\_\_ (name of general contractor).

Name of Company: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Contact Number: \_\_\_\_\_

Signature of Contractor: \_\_\_\_\_

**The Building Department must be notified in writing to any changes to contractors.**

14400 S. COIL PLUS DRIVE, PLAINFIELD, ILLINOIS 60544  
Direct number 815-439-2937, fax number 815-609-6114

# VILLAGE OF PLAINFIELD

## RESIDENTIAL CONSTRUCTION REQUIREMENTS

- Garages with living space above must be dry-walled entirely with **5/8"** inch "Type X" and taped. Attic access in the garage requires the inside returns to be recessed with **5/8"** inch drywall and the lid to rest on top of the returns. Pull down stairs must be rated for one **(1)** hour with documentation. (See attached detail)
- Water meter must be installed by the Rough Plumbing inspection in the summer and by the Insulation inspection in the winter.
- Maximum allowable width for a driveway at the curb is twenty **(20')** feet.
- All bedrooms must have a window with a **5.7** square foot opening with normal operation of the window. (2003 International Residential Code)- See R310.1.1
- Unless backfilled **100%** with stone, all garage floors to be pinned **2'** feet O.C. and **3'** feet into the floor.
- Columns must be set before the basement inspection and pour.
- Ice & Water shield required as per the 2003 International Residential Code.
- All exterior fireplace chases must be insulated/dry-walled to the fire stop by Rough Inspection.
- Post a sign indicating the address; lot number and building permit with enough room for inspection stickers.
- Elevated exterior stairs require one of the following: **A)** A landing three **(3')** feet deep and the entire width of the door with no stairs. **B)** A set of stairs the entire width of the door with handrails. **C)** Same as A, but with a set of **36"** inch stairs, all constructed of treated lumber.
- All steel beams & columns must be fastened to the foundation.
- The entire exterior must have a minimum of **1/2"** inch O.S.B. sheathing or plywood.
- Overland flood routes must be graded exactly to the specifications.
- Insulation certificate stating a minimum of **R-13** in the **walls** and **R-30** in the **ceiling** attached in the attic permanently. (**R-21** above garage drop ceiling)
- Wire must be pulled prior to the Rough Electric Inspection.
- As of May 1, 2006, all new homes will require a **90%** AFUE (Annual Fuel Utilization Efficiency) furnace.

## RESIDENTIAL CONSTRUCTION REQUIREMENTS CONT'D

- Manual J Check from HVAC Contractor included with permit application.
- Entire structure must be house wrapped and flashings sealed. A house wrap inspection is required if the exterior covering is started before the rough inspection. (Install per manufacture specifications)
- Bathtubs adjacent to the exterior walls and having dead air space will require sheathing as a draft stop on the exterior sidewalls. (**Minimum R-13**)
- All tub traps are to have hard material draft stopping, drywall, sheet metal or other materials firmly secured to fill all voids.
- Down spouts, splash blocks or extensions are required by Final inspection.
- House numbers – Must be at least **4-1/2"** inches high, Non-script form.
- Uplift connectors (**Hurricane Ties**) will be required for fastening of all truss roof systems.
- A gravel drive must be installed prior to structural framing.
- Upon Final Certificate of Occupancy the Village Landscape Requirements must be met or a letter from the responsible parties must be submitted.
- Carbon Monoxide Alarm(s) in operating condition within 15 feet of every room used for sleeping purposes. (Effective January 1, 2007, The Illinois Carbon Monoxide Alarm Detector Act will be enforced.)

**Please sign below stating that you received a list of the most common requirements not listed on the plans, incorporate all listed items during construction.**

**Contractor Signature:** \_\_\_\_\_

## Illinois Carbon Monoxide Alarm Detector Act

Effective **January 1, 2007**, every dwelling unit will be required to have at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. Alarms can be battery powered, plug-in with battery back-up or wired into the AC power line with a secondary battery back-up. The alarm can be combined with smoke detecting devices if the combined unit complies with specific standards and the alarm differentiates the hazard.

### The Law

The Illinois General Assembly has passed and the Governor has signed the Carbon Monoxide Alarm Detector Act (Public Act 094-0741). This new law, effective January 1, 2007, requires homeowners and landlords to install carbon monoxide detectors in all buildings containing bedrooms and sleeping facilities.

The primary features of the law are:

- Every "dwelling unit" must be equipped with at least one operable carbon monoxide alarm within 15 feet of every room used for sleeping purposes.
- The alarm may be combined with smoke detecting devices provided the unit complies with respective standards and the alarm differentiates the hazard.
- A "dwelling unit" means a room or suite of rooms used for human habitation, and includes single family residences, multiple family residences, and mixed use buildings.
- If a structure contains more than one "dwelling unit," an alarm must be installed within 15 feet of every sleeping room in each "dwelling unit."
- The owner must supply and install all required alarms. A landlord must ensure that the alarms are operable on the date of initiation of a lease. The tenant is responsible for testing and maintaining the alarm after the lease commences.
- A landlord is required to furnish one tenant per dwelling unit with written information regarding alarm testing and maintenance.
- Willful failure to install or maintain in operating condition any alarm is a Class B criminal misdemeanor.
- The Act does exempt certain residential units from the requirement. Those residential units in a building that (i) does not rely on combustion of fossil fuel for heat, ventilation or hot water; (ii) is not connected to a garage; and (iii) is not sufficiently close to any ventilated source of carbon monoxide to receive carbon monoxide from that source OR a residential unit that is not sufficiently close to any source of carbon monoxide so as to be at risk of receiving carbon monoxide from that source, as determined by the local building commissioner shall NOT require carbon monoxide detectors.