

The following items are general requirements for a single bathroom remodel.

The following items are required;

- A permit is required. Apply on line at www.oak-park.us.
 - Exceptions: Replacement of flooring only where the vanity is not removed / reset or painting work only.
- Contractors must be registered with the Village of Oak Park. A copy of their written proposal or contract must be submitted with the Application for Permit.
- Construction documents aka plans must be provided as one complete set in PDF format:
 - All applicable codes are to be listed on the plans (See below for applicable codes)
 - The energy compliance path shall be listed and detailed on the drawings/plans. (See Energy)
 - Fully dimensioned floor plans are required for the proposed work, showing the existing and proposed layout including what is on the opposite side of all the walls (Exterior, bath, hallway, bedroom, etc.)
 - A copy of the plat of survey is required - Please highlight area where the work is occurring and any existing / proposed venting
 - If there is structural (load bearing) or fire separation work is to be completed, drawings must be submitted by an Illinois licensed Architect for those elements.
 - A full scope of work is required - The object is to present a clear picture of all the work to be completed so code compliance can be assessed now, to hopefully avoid any unnecessary rework at inspection.
 - An electrical panel schedule is required showing existing circuits and any changes – this may also be accomplished via a picture. Please note we need to see panel size, all breakers & what they are for.
 - All bathrooms / separate toilet rooms must have an exhaust fan or operable window – this must be shown on the plans
 - Complete a Village of Oak Park “Water Service Fixture Unit Calculation Worksheet” and a “Water Service Upgrade Sheet”

GENERAL: (2024 IRC, 2024 IEBC)

- Interconnected Smoke and CO Alarms must be brought up to code throughout the dwelling (Illinois Smoke Detector Act / IRC 310 & 311). Where wall coverings are removed from either one or both sides of an existing wall or floor/ceiling the units must be hardwired.
- Safety glazing is required for all hazardous glass locations (R324.4) - Within 24” of a door, within 5’ of the shower / tub, all shower doors...
- All required air sealing, draft stopping, fire blocking, and sealing of penetrations is to be completed prior to the “Building Rough” or Structural / Framing Inspection (R402.5 / Table N1102.5.1.1)
- All electrical items are to be listed and labeled per North American Standards (UL, CSA, ETL, TUV US, ANCE are acceptable /// CE mark & others are not)

ELECTRICAL: (Shall comply with the 2023 NEC / 2024 IRC Chapters 34-43)

- Where wall coverings are removed from either one or both sides of an existing wall or floor/ceiling, existing wiring, receptacle spacing, smoke detectors and CO detectors shall be installed in conformance with current codes. Please show all locations on plans. (IEBC 806.4.8 as amended - Municipal Code Section 7-2-2)
- At least one 20-ampere branch circuit shall be provided in all remodeled dwelling unit bathrooms where the floor area of the bathroom is reconfigured in size or where the wall covering is removed and/or replaced in the area of the required electrical devices. (IEBC 806.4.10 as amended - Municipal Code Section 7-2-2)



Bathroom Remodel – Residential Guideline

- Each bathroom sink requires a GFCI protected outlet within 3' of the sink which may not be located in the splash zone. (IRC 3901.6) They may not be within 3' of the bathtub rim / shower threshold (IRC 4002.11)
- Shower lighting shall be rated for WET LOCATIONS and shall be listed and marked. (IRC 4003.9)

ENERGY: (2024 IECC / IRC Chapter 11)

- All additions, alterations, repairs, or change of occupancy shall comply with Sections: N1109-N1113.
- Insulation Requirements for open cavities:
 - Small holes / channels must be filled as practical
 - Full cavities require R15 Batts or better for 2x4 walls & R21 or better for 2x6 walls
 - Rim joists / Ceilings / Floors depend on area / construction (R30 or 49 most common)
- All plumbing shall be insulated or installed as not to freeze – all new hot water service lines $\frac{3}{4}$ " or larger are to be insulated to R3

Plumbing: (2014 Illinois State Plumbing Code)

- Each fixture requires a shut-off.
- New hand-held showers require a vacuum breaker / backflow prevention device.
- LOI submitted should include the IL Plumbing license numbers – 055 & 058

Mechanical: (2021 IRC Chapters 12-24)

- Bathrooms must have either an operable window for ventilation or a mechanical fan exhausting directly to the outdoors. If the duct runs through unconditioned space it must be insulated.
- Thru-wall bathroom exhaust fans shall not be installed in any wall that is less than three feet from a property line or any opening.

Inspections Required:

- Rough inspections are required for Electric and Plumbing.
- A Building Rough inspection is required after these have passed which would include Mechanical.
- You may also require an Insulation &/or drywall inspection which would be noted at the building inspection.
- After the job is complete you will need Electric, Plumbing & a Building Final Inspections.

ONLINE SERVICES to better serve you...

- **Online Permit submittal is available**
- **Online Permit Status is available**
- **Online Inspection scheduling is available at www.oak-park.us**

The permit process is a check and balance system that normally involves a designer, plans examiner, contractor, and inspector to ensure the best quality and safest construction possible. As much as the mentioned professionals attempt to achieve full code compliance and every effort has been made to identify all code deficiencies; a failure to identify a code deficiency during plan review &/or inspections does not alleviate any obligation to comply with all applicable code & regulatory provisions.

Approved / Stamped plans shall be on site at all times

Any changes to approved construction documents shall be resubmitted

Police/Fire@911 NICOR @888-642-6748 ComEd@800-344-7661 J.U.L.I.E 811 OSHA 847-803-4800

**In general, nothing should be concealed unless a passing inspection has been issued
TO SCHEDULE AN INSPECTION CALL: 708-358-5430 or at www.oak-park.us**