



Bathroom Remodel Requirements Village of Gurnee Building & Safety Division

1. Complete a Building Permit Application.
2. Include all pertinent contractors (i.e. general contractor, electrician, plumber, HVAC, etc.). Verify that electrician, plumber and HVAC contractors are registered to perform work within the Village. **These three contractors must be registered prior to the release of the permit.**
Electrician - copy of current electrical license with a reciprocating municipality and a certificate of insurance with minimum general liability of \$500,000, listing the Village as Certificate Holder. The name on the license and insurance must match.
Plumber - copy of current plumbing license with either City of Chicago or State of Illinois; and a copy of the current IDPH Plumbing Contractor's Registration. A letter of intent on plumbing contractor's letterhead.
HVAC - copy of registration/license with any municipality and a certificate of insurance with minimum general liability of \$500,000, listing the Village as Certificate Holder.
3. Include: Two sets of layout of entire bath remodel – existing and proposed. Show dimensions of bathroom; sizes of lumber to be used; plumbing fixtures; HVAC; and all electrical (outlets, switches, etc.). If adding plumbing fixtures, provide WSFU count for all plumbing fixtures in home (including new fixtures).
4. Include proposals/contracts of all sub contractors (i.e. electrician, plumbing, HVAC, etc.)
5. Inspections required:
 - a. Underground plumbing (for basement bath).
 - b. Rough - framing, electric, heating, and plumbing
 - b. Insulation (for exterior walls), including draft stopping/fire blocking
 - c. Final

GENERAL:

1. Reference IRC 2024 R-313 for ceiling height.
2. Bathtub and shower floors and walls above bathtubs with installed shower heads and in-shower compartments shall be finished with a non-absorbent surface. Such surfaces shall extend to a height of not less than 6-feet above finished floor (IRC 2024).

3. If any windows are being changed/added – follow all of the 2024 IRC and Illinois Energy Code requirements, along with the Village of Gurnee amendments, and any state/local codes that may apply.

Some of the more familiar requirements can be found in the following sections of the 2024 IRC:

R-324 Glazing;
R-319 Emergency Escape and Rescue Openings
R-321 Guards and Window Fall Protection
R-609 Exterior Windows and Doors; and
Appendix BO Renovations-Specifically BO104.3.3

4. Install R-15/19 insulation with vapor retarder at all new exterior walls. All existing exterior walls that are opened, install R-3 for every inch (depth) of wall.
5. Provide draft stopping of the floor and ceiling in compliance with Section R-302.12 of the 2024 IRC.

CARPENTRY

1. Stud spacing shall not exceed 16-inches on center.
3. Drilling of framing members shall only be done in strict conformance with the building codes.
4. All wood in contact with concrete shall be treated, or naturally durable.

PLUMBING:

1. All work shall meet IDPH Plumbing Code 2014.
2. According to Public Act 094 0132 Sec. 37 – A letter of intent shall be included with all permit applications. The letter shall be written on the licensed plumber of record's business stationery and shall include the license holder's signature, and if the license holder is incorporated, the license holder's corporate seal. If the license holder is not incorporated, the letter must be notarized.
3. The licensed plumber shall be present on all plumbing inspections.
4. Provide plan review at all inspections.
5. All abandoned plumbing piping shall be removed back to the main serving it, as to not create "dead ends." This shall include water, waste, and vent piping.
6. All horizontal dry venting shall meet IDPH Plumbing Codes, including 890.1450.
7. All faucets, potable water piping, fittings, valves, etc. shall meet No Lead Law (NSF61).
8. Tub-shower valves shall be stamped with ASSE 1016 approval.
9. All required fixtures shall bear Water Sense label.
10. All work shall be inspected and approved, prior to being concealed.
11. If applicable, shower safe pan membrane shall be installed by licensed plumber, and be inspected and tested by Village Plumbing Inspector prior to pouring base on top.

9. House water temperature shall be set to 120-140° prior to final inspection.

ELECTRICAL:

1. Homeowners wishing to install their own electrical work shall schedule with the Village of Gurnee Building Department, an appointment to take an electrical exam. The homeowner shall bring with him/her a detailed drawing of the basement finish electrical work, including: raceway material and size; wire size; breaker size; circuits separately labeled; and list of what each circuit controls.
1. Must follow Village of Gurnee Ord 2003-76.
3. Provide a 110 volt, battery back-up, interconnected smoke detector in the main room, furnace room, and within 15-feet of any bedroom door. Must have smoke detector within 15-feet of all sleeping areas.
- 3a. Install smoke detectors in all existing sleeping areas throughout entire home, they must be hard-wired, battery back-up, interconnected per Article 310 of IRC 2024.
- 3b. Install smoke detectors and CO detectors on every level of the dwelling unit. They must be hard wired, battery back-up, interconnected per Article 310 of the IRC 2024.

PROVIDE A LETTER FROM HOMEOWNER ACKNOWLEDGING THE SMOKE/CO DETECTOR REQUIREMENT TO BE MET.

4. Bathrooms shall have a 20 amp, protected branch circuit (GFCI).
5. Receptacles shall be rated at the branch circuit rating and be GFCI protected.
6. Provide receptacle for each sink, or one receptacle between two sinks..

H.V.A.C.

1. If installing exhaust fan:
 - a. Bathroom exhaust fan must be vented to the exterior of the building. All ducts running through unconditioned spaces shall be insulated.
 - b. Provide a minimum 20 CFM continuous or 50 CFM intermittent exhaust.