



## Kitchen 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 kitchen remodel – existing and proposed. Show dimensions of kitchen, size of all lumber to be used, plumbing fixtures, appliances, cabinets, HVAC, and all electrical (outlets, switches, lighting, etc.)
4. Include proposals/contracts of all sub contractors (i.e. electrician, plumbing, HVAC, etc.)
5. Inspections required:
  - a. Rough - framing, electric, heating, and plumbing
  - b. Insulation (for exterior walls), including draft stopping/fire blocking
  - c. Final

### **GENERAL:**

1. Provide proper clearances to appliances for safe operation and working clearances for servicing. (These clearances can be found marked on the appliance or in the installation instructions).
2. Appliances shall be capable of replacement without the removal of permanent piping, plumbing, or framing.
3. If any windows are being changed/added – follow all of the 2024 IRC and 2018 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 Glass Doors; and  
Appendix BO Existing Buildings and Structures-Specifically BO104.

6. 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.
7. Provide draft stopping of the floor and ceiling in compliance with Section R-302.12 of the 2024 IRC.

### **CARPENTRY**

1. Structural alterations to the building shall require Illinois stamped architectural drawings.
2. 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. Removal of cabinetry may require countertop electrical outlets to be moved to comply with the 2/4 rule (NEC).

### **PLUMBING:**

1. All work shall meet IDPH Plumbing Code.
2. Per Illinois Plumbing License Law – 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 venting shall meet IDPH Plumbing Codes and requirements, including: SUBPART K and APPENDIX K.
7. All faucets, potable water piping, fittings, valves, etc. shall meet No Lead Law (NSF61).
8. Kitchen sink and dishwasher shall connect to a 2-inch drain or larger per IDPH Plumbing Code 890. Table E.
9. Island sinks shall be vented in strict accordance with the IDPH Plumbing Codes, including: 890.1600 and 890.APPENDIX K (890. ILLUSTRATION GG).
10. 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.
2. Must follow Village of Gurnee Ord 2003-79.
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 and Village of Gurnee Ord. 2003-79.

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

4. Follow the 2/4 receptacle spacing rule for counter tops.
5. Receptacles shall be rated at the branch circuit rating and be GFCI protected.
6. Appliances: Individual circuits are required for all appliances.
7. Install a lighting fixture over kitchen sinks. It must be recessed type or enclosed bulb type, or LED.

**H.V.A.C.**

1. Range hood shall discharge to the outdoors through single wall duct. Ductless range hoods shall be listed and installed in accordance with the manufacturer's installation instructions. These instructions shall be on-site and available for all inspections.
2. Kitchen range hoods capable of exhausting in excess of 400 CFM shall be provided with make-up air approximately equal to exhaust. The make-up air shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.