



## Typical Construction Notes for Kitchen &/or Bath Remodeling

**Codes** (as applicable)

- 2006 International Residential Code & Northbrook Amendments
- 2011 National Electrical Code & Northbrook Amendments
- 2004 Illinois State Plumbing Code & Northbrook Amendments to 2006 International Plumbing Code
- 2006 International Mechanical Code Amended
- 2006 International Fuel Gas Code
- 2006 International Fire Code (applicable for new residences & additions/alterations that have an existing fire protection system)-separate permit submittal/review required
- 2012 International Energy Conservation Code

***In an effort call your attention to some frequently overlooked code/construction requirements here in Northbrook, below are some code comments that may apply to your project and may not have been included on the attached permit drawings.***

Number	Code Section	Comment
<b>G1</b>	<i>Northbrook Municipal Code, Sec. 19-88 - Arabic numerals, at least three (3) inches in height, shall be placed on the building in a conspicuous place and shall be of a color which can be clearly seen against the background from the street.</i>	The permit <b>address</b> is required to be displayed as indicated.
<b>G2</b>	<b>Applicable only for additions and alterations:</b> If there is an existing fire protection system (sprinklers) in the residence and any walls are altered, a separate <b>Fire Protection Permit Application</b> submittal is required to be submitted for review and approval.	
<b>A1</b>	<i>2006 IRC R 308 - <b>Glazing</b> - Glazing in hazardous location shall comply with the requirements of this section. Hazardous locations are (but not limited to the following- see code section) glazing in tub, sauna, steam room and shower enclosures, glazing in any part of the building wall enclosing a tub, sauna, steam room and shower enclosure where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface fixed and sliding panels of sliding doors, panels in bifold closet door assemblies, glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within 24 inch arch of the door in a closed position and whose bottom edge is less the 60 inches above the floor or walking surface, glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glass is less than 60 inches above the nosed of the tread.</i>	Glazing in any hazardous area (including a tub/shower area) must meet code requirements for safety glazing.
<b>A2</b>	<i>2006 IRC Section R 313 &amp; 2006 IRC R 313.2.1 - <b>Smoke Alarm Locations</b> - Smoke alarms shall be installed in the following locations: in each sleeping room; Outside each separate sleeping area in the immediate vicinity of the bedrooms; On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level; In general location of all heating equipment. .... 2006 IRC R 313.2 <b>Alterations, repairs and additions</b>-When alteration, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired. <b>EXCEPTIONS:</b> Inter connection and hard-wiring of smoke alarms in existing areas shall not be required where the alteration or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic crawl space or basement available which could provide access for hard wiring and interconnection with out the removal of interior finishes; Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding. Or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section. <b>Code section: R 313.2.1 - Power source</b>-In new construction, the required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power interrupted, shall receive power from a battery. Wiring shall be</i>	Provide smoke detectors in all required locations.

	<i>permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be permitted to be battery operated when installed in building without commercial power or in building that undergo alterations, repairs or additions regulated by Section R 313.2.1.</i>	
<b>A3</b>	<b>2006 IRC R 313.4 amended - Carbon Monoxide Detectors</b> - Carbon monoxide detectors shall be installed – 1 per floor and within 15’ of bedroom. Power source same as smoke detectors.	Provide carbon monoxide detectors in all required locations.
<b>A4</b>	<b>2006 IRC Table R 503.2.1.1(2) amended - Floor Sheathing - Sanded Plywood Combination Subfloor Underlayment</b> - ... minimum thickness required shall be... ¾” tongue and groove.	Any replaced subfloor must meet code requirements.
<b>I1</b>	<b>2009 IECC Energy Efficiency</b>	Any opened walls or ceilings are required to be filled with insulation as accommodated in the existing wall up to the prescriptive requirements indicated in the code (R20 @ walls & R38 @ ceilings).
<b>P1</b>	<b>2006 IPC 305.6 amended - Protection of Pipes &amp; Plumbing System Components - Freezing</b> - Water, soil and waste pipes shall not be installed outside of a building, in attics or crawl spaces, and shall not be concealed in outside walls or in any other place subjected to freezing temperature, unless adequate provisions is made to protect such pipes from freezing by insulation and heat.	Any supply water piping in exterior (of common garage) walls, must be protected from freezing.
<b>P2</b>	<b>2004 Illinois State Plumbing Code</b>	If there is a steam shower, the relief valve is not allowed to discharge into the shower area. Provide an open-site drain & a disconnect switch at the steam unit.
<b>E1</b>	<b>2011 N.E.C., 210.70 &amp; 210.70 (A)(2)(a) amended (&amp; 2011 NEC 410.8(D) amended) - Lighting Outlet Required Locations</b> - At least one wall switch-controlled lighting outlet shall be installed in every habitable room and bathroom...[or meet exceptions]. Additional locations include hallways, stairways, attached garages, detached garages and closets over 6 sf.	Provide lights in the required locations.
<b>E2</b>	<b>2011 N.E.C., 210.70 &amp; 210.70(A)(1) amended - Lighting Outlet (3 way switching)</b> - Where such room or areas are accessible by more than one passageway, there shall be a switch to control the lighting outlet(s) unless the passageways are within 6’ of the opening of such room or area at each entry or exit.	Provide 3 way switching in the required locations.
<b>E3</b>	<b>2011 N.E.C. 210.52(C) (1) - Dwelling Unit Kitchen Receptacle Outlet Spacing</b> - Wall Counter Spaces-A receptacle outlet shall be installed at each wall counter space that is 12” or wider. Receptacle outlets shall be installed that no point along the wall is more than 24” measured horizontally from a receptacle outlet in that space or meet exception.	Receptacles in a remodeled kitchen are required to be located as indicated at the left.
<b>E4</b>	<b>2011 N.E.C. 210.52(D) - Dwelling Unit Receptacle Outlets - Bathrooms</b> - In dwelling units, at least one receptacle outlet shall be installed in bathrooms within 3’ of the outside edge of each basin. The receptacle outlet shall be located on a wall or partition that is adjacent to the basin or basin countertop or meet exception.	Receptacles in a remodeled bath are required to be located as indicated at the left.
<b>E5</b>	<b>2011 N.E.C. 210.8 amended - Ground-Fault Circuit-Interrupter Protection (GFCI) Protection - Dwelling Units</b> - All 125-bolt, single-phase, 15- and 20-ampere receptacles installed in the locations specified...shall have ground-fault circuit-interrupter protection for personnel. When feed through GFCI receptacles are used, they shall feed only receptacles on the same floor. Specified location (see exceptions)...bathrooms; garages, and also accessory building that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use; outdoors; crawl spaces-at or below grade level; unfinished basements-for purposed of this section, unfinished basements are defined as portions or area of the basement not intended as habitable rooms and limited to storage areas, and the like.	Receptacles are required to be GFCI in the locations indicated at the left.