



Bureau of Inspections
Building Department

66 Thillen Drive
Fox Lake, Illinois 60020

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www.foxlake.org

BASEMENT FINISHING REGULATIONS

*CALL THE BUILDING DEPARTMENT AT 847-587-3176
TO SCHEDULE INSPECTIONS*

PERMIT APPLICATION GUIDELINES

1. Submit to the Village of Fox Lake Building Department for review:
 - a. Building permit application.
 - b. Two sets of plans showing the basement layout, proposed room dimensions, location of electrical receptacles and fixtures, location of plumbing fixtures and type of construction materials to be used.
 - c. Permit requirements for basement finishing of commercial projects require additional submittals. Please contact the building department for additional information.

GENERAL

1. The building permit shall expire within 6 months from the date of issuance.

CONSTRUCTION GUIDELINES

1. Smoke detectors are required in the furnace room, bedrooms, and in the general area. They shall be 110 volt with battery backup and interconnected. One CO² detector is required in the general area 110 volt with battery backup. All smoke and CO² detectors must be interconnected.
2. The bottom wall plates must be treated lumber.
3. The basement ceiling shall have a height of not less than seven feet (7'0").
4. Unfinished basements shall have a ceiling height of not less than 6 feet 8 inches with not less than 6 feet 4 inches of clear height under any beams, girders, ducts and similar obstructions.
5. All habitable rooms in basements shall be provided with aggregate glazing area of not less than 8 percent of the floor area or artificial light capable of producing an average illumination of 6 foot candles over the area of the room at a height of 30 inches above the floor level.

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6. Combustion air must be provided for the gas furnace, boiler and the water heater and all must exhaust to the exterior. Mechanical exhaust vents must be located at least 12 inches above grade and 4 feet minimum from windows and doors.
7. Electrical is to be run in conduit. BX and Romex are permitted except in townhouses and condominiums. Plastic boxes are not allowed.
8. Electrical receptacles are to be spaced so that no point measured horizontally along the floor line in any wall space is more than 6 feet from a receptacle outlet.
9. In installing a bathroom, the exhaust fan must be vented to the exterior through mechanical fitting.
10. At least one (1) emergency egress window is required in each sleeping room with a sill height of not more than 44" above the floor. The egress opening area must be 5.7 sq. ft. minimum with a minimum height of 24" and a minimum width of 20". The minimum window well horizontal area at emergency egress windows is 9 sq. ft. with a 36" minimum width. Window wells at emergency egress windows with a vertical depth greater than 44" must have a permanently affixed escape ladder.

INSPECTIONS

1. Rough framing, electrical, plumbing and mechanical.
2. Insulation
3. A final inspection is required when the project is completed.
4. A minimum of 24 hours advanced notice is required for all inspections scheduled. Inspections are scheduled for AM or PM, Monday through Friday.