

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.

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.
2. The bottom wall plates must be treated lumber.
3. The basement ceiling shall have a height of not less than seven feet six inches (7'6").
4. Basement rooms occupied exclusively for laundry, study or recreational purposes 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 is provided 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.
6. Combustion air must be provided for the gas furnace and the water heater.
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 six foot (6') on center.
9. In installing a bathroom, the exhaust fan must be vented to the exterior through mechanical fitting.
10. Must have egress windows and smoke detector for bedrooms. If basement rooms are sprinkled, egress windows are not required.

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.