



*At the Heart of Community*



## Rules & Restrictions

\*All work must comply with the 2018 International Residential Code, the 2011 National Electric Code, the 2024 Illinois Energy Conservation Code, and the current Village of Lake Zurich Building Ordinances.

\*GFCI's (Ground Fault Circuit Interrupter) must be provided if within 6' of water. Outlets in unfinished areas shall be GFCI protected.

\*Provide electrical receptacles and closet lights per code.

\*Minimum ceiling height 7'. Older homes contact Building Department for allowance.

\*If installing backflow preventers, include the Cross-Connection Control Device Inspector's name, address, telephone number, and a copy of their current C.C.C.D.I license.

\*Basement bedroom restrictions: requires emergency egress windows (IRC Regulation) and Smoke and CO detectors. (May not create a separate dwelling unit).

## Note:

\*If an inspector needs to return more than once for the same phase of any required inspection, a \$100.00 re-inspection fee will be required to be paid before the re-inspection takes place.

## Occupancy

\*A Certificate of Occupancy is required and will be emailed to the applicant upon successful completion of all necessary inspections.

# Basement

Residential Remodeling

## Costs

Plan Review and Permit Fees are determined by the square footage of the job. A fee schedule is available on our website under the municipal code.

\$500.00 Building Deposit

\*If final inspection is not scheduled and approved prior to expiration date on permit, the building deposit will be forfeited to the Village.

## Inspections

\*Inspections are scheduled for A.M. or P.M. Monday through Friday with 48 hours advance notice. Same day re-inspections are not available.

\*Rough plumbing inspection.

\*Rough building inspection. The framing, electric, and HVAC are all completed in ONE inspection.

\*Above ceiling inspection.

\*Insulation inspection.

\*Final inspection.

**I have read and reviewed these requirements.**

Signature of Applicant

Date