



INTERIOR REMODEL INFORMATION PACKET

REQUIRED SUBMITTALS AT TIME OF APPLICATION:

- Building Permit Application
- Building plans
- Scope of work for project

INTERIOR REMODELING PLAN REQUIREMENTS:

The Building plans must contain the following:

1. A dimensioned **floor plan of the existing area** to be remodeled, including all room dimensions including door sizes and window locations.
2. The dimensioned **new, proposed floor plan** showing the proposed changes. Show the location of the walls, doors and windows, electrical devices, fixtures, outlets, smoke detectors, etc. and label them as “new” or “existing”. For Basement areas, show the location of the sump pits, utility sinks, furnaces, water heater and other fixed equipment. Show all the structural components, including the size and “on center” spacing. For trussed roofs, floors and I-joists, provide layouts for these systems.
3. Show all the structural support elements at the locations used, such as the headers over the doors and windows, beams over open spaces and long spans. These components must support all imposed loads. Confirmation from an Illinois registered Architect or Structural Engineer may be required.
4. Fill out those portions of the Design Criteria sheet that applies to your project and include this in your plan set.
5. If the remodeling is above existing floors, provide a plan of the floors below that show what will support the new construction (see item 4 above).
6. Changes to the existing basement stairs and stairways must conform to the current code.
7. Every bedroom located in the basement will require an escape/egress window.
8. Smoke alarm requirements-Per 2021 IRC: Section R314 (as amended by Kane County)
9. Carbon Monoxide requirements-Per 2021 IRC: Section R315 and the State of Illinois Carbon Monoxide Alarm Detector Act.

FINISHED BASEMENT PLAN-REQUIRED INFORMATION:

Show all applicable items on the plan set.

Provide the entire foundation plan even if only part of the basement is being finished.

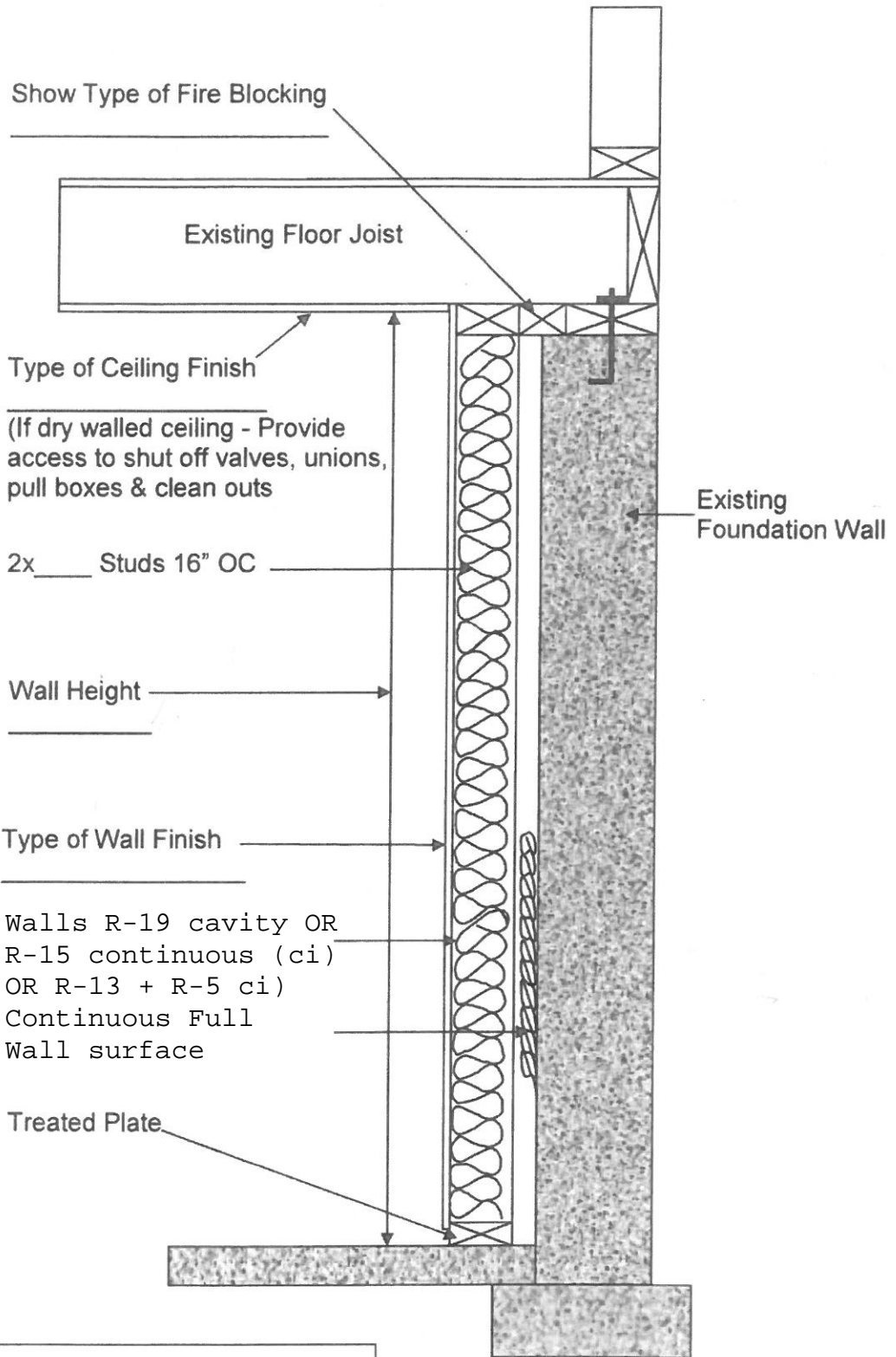
Mark all locations of each item listed below and follow noted statements.

The building plans must contain the following:

1. A complete floor plan showing existing and new. With all room dimensions and door sizes and window locations – Including existing escape window location and sizes.
2. A room with a closet is considered a sleeping area (bedroom), an egress window - minimum 5.7 sf, smoke alarm and arc fault circuits are required for this area or remove walls creating the closet from your plans.
3. Basement floor drains – fixture location and locations of water heater, furnace, sump and ejector pit
4. Insulation in framed walls against exterior foundation walls. Include type of insulation and "R13" value. Also show the location of the vapor barrier over the foundation wall or over insulation in the framed wall on the warm side.
5. Grade and species of framing lumber. Note: Pressure treated lumber is required to be used as bottom wall plates in contact with concrete.
6. Label each room and indicate the intended use.
7. Provide electrical layout for outlets, lighting, switches and exhaust fans.
8. Smoke alarm requirements – Per 2021 IRC: Section R314 (As amended by Kane County)
9. Carbon Monoxide alarms requirements – Per 2021 IRC Section R315 and the State of Illinois Carbon Monoxide Alarm Detector Act. (As amended by Kane County)
10. Electrical distribution panel (fuse panel) Note: A 30"x 36" clear opening is required in front of this panel. Do not install the panel inside a closet.
11. Fireplace location; show changes or add comment existing
12. Show any structural components that are changing such as: steel or wood beams, support columns that are cut or changed in any way and exterior walls (in "look-out" or "walk-out" basements) that have openings changed or added. Include header sizes.
13. Stairway location; show if stairs are to remain the same (add comment) or show changes to occur.

14. Show that "combustion make-up air" for gas fired equipment is provided in confined spaces.
15. Note: Provide a detail of how the framed walls are constructed against existing foundation walls, including wall finishes and ceiling height. Fire blocking is required at all wall cavities leading into floor joist spaces and soffit areas. Show fire blocking location in detail.
16. Basement ceilings that are going to be dry walled – Provide access to shut off valves and unions (gas), pull boxes (electric), clean outs (plumbing) also show all locations on approved plans.

Finished Basement Wall Section



All Glazing to Follow R 308 of the 2021 IRC Code



RESIDENTIAL DESIGN CRITERIA

(Include this information on building plans)

FLOOR	40# LL 10# DL ALL AREAS EXCEPT SLEEPING
FLOOR	30# LL 10# DL SLEEPING AREAS
WALLS	60# PLF OR ACTUAL
CEILINGS	20# LL 10# DL
	10# LL 5# DL ROOF SLOPES NOT OVER 3 IN 12
ROOF	30# LL 10# DL
CATHEDRAL	30# LL 15# DL
EXT. DECKS	40# LL 10# DL
EXT. BALCONY	60# LL 10# DL

FRAMING LUMBER

2012 National Design Specification

(Floor, Joists, Ceilings Joists, Rafters, Headers and Beams)

Grade _____ Species _____

Domestic or Canadian Base FB (Circle One)

SOUTHERN PINE OR MIXED SOUTHERN PINE LUMBER

Grade _____ Species _____

Pressure Treated: YES or NO (Circle One)



RESIDENTIAL DESIGN CRITERIA

(Include this information on building plans)

ENGINEERED WOOD PRODUCT

(Beams and Girders)

Manufacturer _____ Product Type _____
(LVL, PSL, LSL, GLU-LAM)

Size _____ FB= _____ E= _____

Pressure Treated: YES or NO

ENGINEERED WOOD PRODUCT

(I- Joist)

Manufacturer _____ Series # _____ Size _____

ENGINEERED WOOD PRODUCT

(Studs & Columns)

Manufacturer _____ Product Type _____

Pressure Treated: YES or NO



SMOKE ALARM REQUIREMENTS

FOR ALTERATIONS, REPAIRS & ADDITIONS

Section R314 (*As Amended by Kane County)

R314.1.1 Smoke Alarms Per 2021 International Residential Code

[F] R313.1 Smoke alarms. Smoke alarms shall be installed in the following locations:

1. Each sleeping room.
2. Outside each separate sleeping area within 15 feet of every room used for sleeping purposes per 425 ILCS 60, Smoke Detector Act.
3. On each additional story of the dwelling, including the basement but not including crawl spaces and uninhabitable attics. In a dwelling or dwelling unit with split levels without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

All smoke alarms shall be listed and installed in accordance with the provision of this code and the household fire warning equipment provisions of NFPA 72.

[EB]R313.1.1 Alterations, repairs and additions. When interior alterations, 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 provided with smoke alarms located as required for the dwelling; the smoke alarms shall be interconnected and hard wired.

Exceptions:

1. Smoke alarms in existing areas shall not be required to be interconnected and hard wired where the alterations 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 without the removal of interior finishes.
2. Repairs to the exterior surfaces of a dwelling are exempt from the requirement of this section.

[F] R313.2 Power source. 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 is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnection switch other than those required of overcurrent protection. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power or in buildings that undergo alterations, repairs or additions regulated by Section R314.6

COUNTY OF KANE

DEVELOPMENT DEPARTMENT
Building & Community Services Division
Mark D. VanKerkhoff, AIA, Director



County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Phone: (630) 232-3485
Fax: (630) 232-3411
Website: www.co.kane.il.us

BUILDING PLAN REVISIONS

TO AVOID POSSIBLE DELAYS IN APPROVAL OF YOUR PLANS PLEASE FOLLOW THESE PROCEDURES
ALL CORRECTIONS AND REVISIONS MUST BE MADE IN RED.

- 1) The Kane County Development Department, Building and Community Service Division must approve ALL revisions to approved building plans.
- 2) **FOR ALL REVISIONS:** (during application review process and after permit is issued)

Revisions may be made on the original submitted plan sets. If "new drawings" are submitted the originally submitted plan marked "permit copy" must be returned with two new plan sets.

- a) Each revision set must be identified by a "revision #, item #" and date. The revision numbers must be sequential e.g. "first revision" 1.1, 1.2, 1.3, etc., 2-02-01, "Second revision" 2.1, 2.2, 2.3, etc., 3-05-01. Each revision must have a "cloud" drawn around it and "item number triangle" to call attention to its location on the plan.

Examples: 

- b) Revisions in response to a Plan Review or Field Inspection Report must be added to the proper locations on the plans and correlated to the plan review or field inspection report. AN EXAMPLE OF THIS IS ON THE REVERSE SIDE OF THIS SHEET.
 - c) Revisions to plans sealed by an Illinois licensed architect or Illinois structural engineer must be approved and added to the plans by that same professional.
 - d) Revisions prepared by an Illinois licensed architect or Illinois structural engineer must have their initials at each revision and be accompanied by two sealed copies of an approval letter confirming the added revisions.
 - e) New building plans may be required for plans that have extensive changes and/or are in a unreadable condition or damaged beyond reasonable repair, as determined by the Building Division.
 - f) No faxed or mailed revisions will be accepted.
- 3) **FOR REVISIONS TO APPROVED PERMIT PLANS:**
 - a) A \$50.00 minimum re-examination fee will be charged plus other fees e.g. "additional square footage."
 - b) The approved Permit Copy plan set must accompany all proposed revisions.
 - c) Submit all revisions for approval one week prior to any scheduled inspections. The Building Division cannot assure "on the spot" review of revisions. Major revisions may require review by other county departments.

SAMPLE OF CORRELATED PLAN REVIEW SHEET



Building Plan Review Notice
County of Kane
Plan Review Notice

February 11, 2001
ACME CONSTRUCTION
22N135 RIVERVIEW AVE.
AURORA, IL 60001

Permit #: DB-2001-6842
Parcel: 01-40-211-8420
Owner of App: SMITH, JOHN
Date of Plans: 01/22/01

PROJECT NAME: JOHN SMITH RESIDENCE

Make All Corrections in Red on Original Prints Submitted

Review # 1 Review Date 01/22/01 Reviewer Jack Longfellow
Code Section Comment

FOUNDATION PLAN

CHAP. 29 AMENDED

2-02-01
JLM
SHEET 4



Basement floor drain - to sanitary sewer
* MARK ALL - ALSO NEED DRAIN AT LOWER LEVEL(SPORTS AREA) TO SANITARY (GRAY WATER)

R403

2-02-01
JLM
SHEET 4



Column footings - size and thickness
* YOUR NOTE SAYS TYPICAL FOR 8 - THERE ARE 10 (ONE BY THE STAIRWAY TO 1ST FLOOR (NEAR ARCADE AREA)

R1003

2-02-01
JLM
SHEET 4



Fireplace footing - 12" thick - project 6" all sides
* FIREPLACE FOR STUDY/LIBRARY

WALL CROSS SECTION

R406

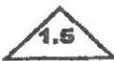
2-02-01
JLM
SHEET 6



Damp proofing foundation walls
* CLARIFY - PART OF THE NOTES SAY DAMP PROOFING OTHERS SAY WATER PROOFING

TABLE N1102.1 (AMENDED)

2-02-01
JLM
SHEET 6 & 8



Insulation R value (flat ceiling R38-cath ceiling R30 w/1" airspace above-walls R20-floors R30-crawl & unfin basement walls R10/13 finished-min R10 perimeter insul at walkout found walls or at application energy perform progrm. Cert at final inspection
* FLOOR INSULATION FOR AREAS OVER THE GARAGES AND THE PRECAST (CEILING OVER THE SPORTS AREA - R38) - ALSO WALKOUT DETAIL AND FLOOR PLAN NOTES FOR PERIMETER INSULATION DO NOT AGREE B/A-9 AND SHEET A-3 ALSO NEED TO FILL OUT ALL INSULATION FORMS (ATTACHED) - PLANS AND CHART INFO MUST ALL AGREE

R803

2-02-01
JLM
SHEET 8



Roof sheathing - thickness of APA rated sheathing - osb or plywood
* CLARIFY ROOF SHEATHING - 2 LAYERS OF 1/4" PLYWOOD ON THE WHOLE ROOF OR JUST AT THE BOTTOM EDGE OF THE ROOF ?

FLOOR PLAN

R313 AMENDED

2-02-01
JLM
SHEET 6 & 8



Smoke alarms req'd in all sleeping rooms and at all floor levels - mark locations: 110v interconnected - within 15' of each sleeping area door on hall side of door
* EXERCISE ROOM HAS A CLOSET ANY WILL BE CONSIDERED A BEDROOM - WILL REQUIRE A SMOKE ALARM IN THE AREA AND IN THE HALL W/15' OF THE DOOR TO THE AREA. ALSO A ALARM IS REQUIRED W/15' OF THE GUEST BEDROOM DOOR ON THE HALL SIDE OF THE DOOR

R308

2-02-01
JLM
SHEET 8



Glazing requirements - add note to plans : All glazing to follow R308 of the 2003 IRC as required
* ADD A GENERAL NOTE AS CALLED FOR ABOVE

* This is an additional comment for item directly above.

NOTICE TO APPLICANTS

In the State of Illinois, Fire Protection Districts have the authority to adopt and enforce ordinances independent from Kane County's adopted building codes and ordinances.

It is the responsibility of the applicant applying for new construction, remodeling, or additions to an existing structure to notify the appropriate fire protection district and comply with any required submittals, inspections and occupancy requirements in addition to those required by Kane County.

FIRE DISTRICT PHONE NUMBERS

Kane County, Illinois

Algonquin - Lake In The Hills Fire District	847-658-8233
Aurora (city) Fire District	630-898-2421
Aurora Township Fire District	630-898-3222
Batavia Township & Countryside Fire District	630-454-2100
Big Rock Fire District	630-556-3214
Burlington Fire District	847-683-2199
Carpentersville & Countryside Fire District	847-426-2131
East Dundee Fire District	847-426-7521
West Dundee Fire District	847-551-3805
Elburn & Countryside Fire District	630-365-6855
Geneva Fire Department	630-232-2530
Hampshire Fire District	847-683-2629
Hinckley Fire District	815-286-7711
Huntley Fire District	847-669-5066
Kaneville Fire District	630-557-2443
Maple Park Fire District	815-827-3500
Montgomery Fire District	630-897-0622
North Aurora Fire District	630-897-9698
Pingree Grove & Countryside Fire District	847-741-3151
Rutland & Dundee Fire District	847-426-2522
Fox River & Countryside Fire/Rescue District	630-584-3473
South Elgin Fire District	847-741-2141
Sugar Grove Fire District	630-466-4513
Sycamore Fire District	815-895-4514

REVISED 11/2012