



BATHROOM GUIDELINES

The following are guidelines to install or remodel a bathroom:

1. A permit is required. Apply on line at www.oak-park.us.
2. Provide a completed application along with a list of contractors performing the work.
3. Framing Plan indicating any work involving modification to the building's structural framing system. This drawing must be signed and sealed by a licensed architect or structural engineer.

Building

- If the bathroom has a sloped ceiling, there must be a minimum ceiling height of 6'-8" at a point 21" in front of the toilet, lavatory or shower. The ceiling height directly above a toilet or lavatory may be lower than 6'-8", but it must allow that fixture to be used for its intended purpose. A shower or bathtub with a showerhead shall have a minimum ceiling height of 6 feet 8 inches above a 30" x 30" square area at the showerhead.
- Fire-block pipe or conduit penetrations between floors or through walls with fire-rated sealant or Thermafiber rock wool
- If you are removing the plaster or drywall finish on an exterior wall, that wall must be insulated with R-19 insulation between the studs (5 ½" fiberglass batts, 3 ½" polyisocyanurate boards such as Dow Thermax, or 3" of closed cell spray polyethylene foam).
- Bathrooms must have either an operable window for ventilation or a mechanical fan exhausting directly to the outdoors.
- Safety glazing shall be required in and around all shower/tub areas (shower doors, windows in tubs, near the door swing, skylights)
- New window openings shall not be installed in any exterior wall that is less than three feet from a property line of an adjoining residential or commercial property.
- Windows installed within tub or shower enclosure require safety glazing.
- New or replacement windows shall have a maximum U-value of 0.32.
- New or replacement skylights shall have a maximum U-value of 0.55

Plumbing

- Increasing the amount of plumbing fixtures may require an increased water service to maintain water pressure.
- New water piping must be Type L copper. If you intend to install water pipes on an exterior wall, the wall will need to be insulated and the pipes must be located as close to the interior finish as possible on the warm-in-winter side of the wall to prevent pipes from freezing.
- If you intend to install water pipes on an exterior wall, the wall will need to be insulated and the pipes must be located as close to the interior finish as possible on the warm-in-winter side of the wall to prevent pipes from freezing.
- New hand held showers require a vacuum breaker.
- Copper water lines shall not be installed in direct contact with metal electrical conduits.
- New hand held shower devices require backflow prevention devices.

Electrical

- Municipal Code Section 7-3-2 Article 110.3 (C) 3 states that when reconfiguring in size, where multiple fixtures are being removed and replace, or where 50% of the wall coverings are being removed and replaced the bathroom shall be in full compliance.
 - At least one 20-amp branch circuit shall be required
- Each bathroom sink requires a separate GFCI outlet within 3’ of the sink. (IRC 3901.10)(NEC 210.52.D)
- Shower lighting shall be rated for WET LOCATIONS and shall be labeled so. (IRC 4003.9)
- At least one wall switch controlled light shall be provided
- Electrical devices shall be 3’ away from the tub/shower area (IRC 4003.1.1)
- **A hardwired interconnected Smoke/CO detector is required in the common area when the bathroom wall is opened**
- **Furthermore, a hardwired interconnected Smoke detector is required in any adjoining bedroom where the wall are opened in the bathroom**
- Outlet spacing must be every 12’, starting 6’ from doorways.
- Outlets in unfinished basement area shall be GFCI.
- Closet lights shall be fluorescent or if recessed incandescent shall have a totally enclosed cover. No open lamps allowed.
- Install a hardwired interconnected Smoke/CO detector in the common area, on each floor and in each bedroom if applicable
- A separate circuit Extension rings on electric device boxes must be mounted flush with surrounding finished wall surfaces such as ceramic tile, marble or other solid surface materials.
- Recessed lighting fixtures in contact with insulation must be IC-rated.
- Exhaust fans must discharge directly to the atmosphere.
- Thru-wall bathroom exhaust fans shall terminate a minimum of three feet from any other opening into the building.
- Thru-wall bathroom exhaust fans shall not be installed in any wall that is less than three feet from a property line of an adjoining residential or commercial property.
- Openings in walls or floors around the drain and/or water lines must be sealed.

Note: This guideline is not all inclusive of the related codes and laws that pertain to this construction refer to the actual code book for details. The permit process is a check and balance system that normally involves a designer, plans examiner, contractor, and inspector to ensure the best quality and safest construction possible. As much as the mentioned professionals attempt to achieve full code compliance every effort has been made to identify all code deficiencies however; failure to identify a code deficiency during plan review and inspection does not alleviate any obligation to comply with all applicable code provisions.

<h2>ONLINE SERVICES</h2> <h3>to better serve you...</h3>	<ul style="list-style-type: none"> • Online Permit submittal is available • Online Permit Status is available • Online Inspection scheduling is available at www.oak-park.us
<p>The permit process is a check and balance system that normally involves a designer, plans examiner, contractor, and inspector to ensure the best quality and safest construction possible. As much as the mentioned professionals attempt to achieve full code compliance every effort has been made to identify all code deficiencies however; failure to identify a code deficiency during plan review and inspection does not alleviate any obligation to comply with all applicable code provisions.</p>	
<p>Approved plans shall be available on site at all times</p>	<p>All previous inspection reports shall be available on site</p>
<p>Any changes to the approved construction documents shall be resubmitted in triplicate for a re-review & re-approval</p>	
<p>Police/Fire@911 NICOR @888-642-6748 ComEd@800-344-7661 J.U.L.I.E 811 OSHA 847-803-4800</p>	
<p>In general, nothing should be concealed unless a passing inspection has been issued</p>	

TO SCHEDULE AN INSPECTION CALL: 708-358-5430 or at www.oak-park.us