



**Village of Elburn
Building & Zoning**

112 N. Main Street
Elburn, IL 60119
(630) 365-5061
Fax: (630) 365-9893
www.elburn.il.us

General Requirements for Basement Buildouts:

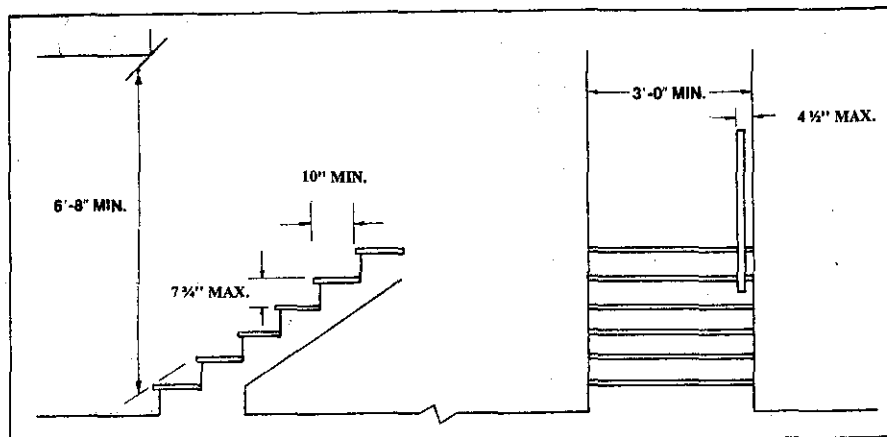
The information contained herein shall overrule anything that might not have been indicated on plan review.

Inspections Required:

1. Rough Frame/Electric
2. Insulation
3. Final

All basements and sleeping rooms shall have at least one openable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where a window is provided as a means of escape and rescue, it shall have a sill height of not more than thirty-six inches (36") above the finished floor. **All** emergency escape and rescue openings (*including those found in existing/older homes*) shall have a minimum net clear opening of 5.7 square feet. Window wells required for emergency escape and rescue shall have horizontal dimensions that allow the door or window to be fully opened. The horizontal dimensions of the window well shall provide a minimum net clear area of 9 square feet with a minimum horizontal projection and width of thirty-six inches (36"). Window wells with a vertical depth greater than thirty-six inches (36") below the adjacent ground level shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Interconnected smoke detectors shall be installed in each sleeping room, and within fifteen feet (15') outside of each sleeping room. A carbon monoxide detector shall be installed within fifteen feet (15') of each sleeping room.

The minimum headroom in all parts of the stairway shall not be less than 6 feet, 8 inches (6'-8"). Stairways shall not be less than 3 feet (3') in clear width at all points above the permitted handrail height and below the required headroom height.



A ***continuous*** handrail is required, and shall not project more than four and one-half inches (4 ½") on either side of the stairway. The ends of the handrail shall be returned to the wall, or shall terminate in a newel post.

The width of the landing at the bottom of the stairs shall not be less than ***thirty-six inches (36")***, and shall have a ***minimum dimension of thirty-six inches (36") measured in the direction of travel.***

Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with half-inch (½ ") gypsum board.

All control joints, isolation joints, construction joints and any other joints or cracks in concrete slabs or between slabs and foundation walls shall be sealed with a polyurethane caulk or other elastomeric sealant. Gaps and joints shall be cleared of loose material and caulked in accordance with the manufacturer's recommendations (Radon requirement).

The bottom plates of all framed walls in direct contact with the concrete slab are required to be of an approved species of pressure treated lumber.

The area between the top plate and the sill plate, including any penetrations, shall be fireblocked below the box sill; using approved materials.

If the basement ceiling is to be drywalled, accesses to clean-outs, shut-offs, junction boxes and dampers shall be provided.

Habitable basement rooms shall have a ceiling height of not less than seven feet (7'). The required height shall be measured from the finished floor to the lowest projection from the ceiling. An exception is given for beams, girders, ducts or other obstructions which may project not more than six inches (6") below the required ceiling height.

Liquid fuel-burning appliances shall be provided with a supply of air for fuel combustion. "Furnace rooms" shall have two permanent openings to adjacent spaces. One opening shall be within twelve inches (12") from the top and one within twelve inches (12") from the bottom of the space. Each opening shall have a free area equal to a minimum of 1 square inch per 1,000 Btu/h input rating of all appliances installed within the space, but not less than 100 square inches. This method does not apply to direct-vent appliances equipped with outside fresh air intakes.

Receptacle outlets shall be installed so that no point along the floor line in any wall space is more than six feet (6'), measured horizontally, from an outlet in that space. Receptacles shall, insofar as practicable, be spaced equal distances apart. At least one wall switch-controlled lighting outlet shall be installed in every habitable room, bathroom, hallway and stairway. In under-floor (crawl) spaces and utility rooms, at least one lighting outlet shall be installed where these spaces are used for storage or contain equipment requiring servicing.