



Village of Westchester

10300 West Roosevelt Road, Westchester, IL 60154
Phone: (708) 345-0199 • Email: Building@westchester-il.gov

Code Requirements for Kitchen Remodel

PERMIT PROCEDURE: A permit application must be submitted with the cost shown. If a contractor will be doing the construction that person must be licensed and bonded with the Village of Westchester and show proof of insurance. If the homeowner is doing the building they must sign a sworn statement that they are the only ones who will be doing work on the premises. If an owner will be doing the plumbing work, the Property Owner must reside at the residence for 6 months after completion of work in order to perform the plumbing work. If the house will be sold or rented after the project is complete, a licensed Illinois Plumber will be required.

APPLICATION REQUIREMENTS: The following must accompany each application for a building permit:

- Application Form:** Fill out a copy of the application form & written consent from property owner to complete work.
- Three (3) sets of construction plans:** Please provide a floor plan, to scale or dimensioned, indicating all proposed electrical, mechanical, plumbing, and framing work. For electrical and plumbing, indicate whether the work is new or existing. Materials used must be listed on plans. ***Will there be any structural work(i.e. removal of a wall)? If so, submit plans signed, sealed, and certified by a licensed Illinois Architect.***
- Plumbing Scope of Work form**
- Contractor Information:**
 - a. If the owner will be applying for the permit & doing the work, "owner/self" should be written on the "Contractor" line. ***If an owner will be doing the plumbing work, the Property Owner must reside at the residence for 6 months after completion of work in order to perform the plumbing work. If the house will be sold or rented after the project is complete, a licensed Illinois Plumber will be required.***
 - b. If a contractor is doing the work, Contractor's Bond, Insurance and Licensing form and documents

INSPECTIONS: You must contact the Building Department (708-345-0199) and schedule the necessary inspections. While this is an extensive list of inspections, there may be additional required inspections not listed.

- **HVAC Rough-In:** When all HVAC piping and ductwork are complete.
- **Electrical Rough-In:** When all electrical rough-in work is complete.
- **Plumbing Rough-in:** When all plumbing rough-in work is complete.
- **Framing or Structural:** Before any insulation is installed and all rough-ins of electrical, plumbing, piping and ductwork have been completed and approved.
- **Insulation :** When all insulation is installed prior to drywall, this includes around all doors, windows and skylights. Drywall shall be located onsite (prior to insulation inspection) to verify compliance with Village's 5/8" drywall requirement.
- **Plumbing Final** When all plumbing work is complete.
- **FINAL** When all building components including HVAC, electrical, and plumbing are completed.

BUILDING/ELECTRICAL REQUIREMENTS:

1. Battery operated smoke detectors are required in each bedroom and at each floor level per Section R314.3 International Residential Code.
2. C.O. Detectors are required within 15' of all bedrooms and the furnace room per the State of Illinois Carbon Monoxide Detector Act.

3. The kitchen island outlet shall have at least one G.F.I. circuit per Section 210.52.C.2 National Electric Code. This requirement is not conditional of a sink per the National Electric Code and is required.
4. Kitchen peninsula shall have at least one GFCI outlet per Section 210.52.C.3 National Electric Code.
5. All kitchen countertop outlets shall be G.F.I per Section 210.8.A.6 National Electric Code.
6. Recessed can light fixtures must be IC rated and sealed, per the Energy Code.
7. Kitchen stove exhaust must be vented to the outside. If vent duct passes through the attic, it must be insulated with minimum R-4 insulation, per IECC.
8. Dishwashers and garbage disposals must have a disconnect switch within reach of the appliance.

PLUMBING REQUIREMENTS:

1. Dishwasher shall not connect/drain to disposal, the drain shall be carried up to the underside of the spill rim of the sink (Sec. 890.770 Dishwashing Machine a)
2. Waste Stacks Serving Kitchen Sink. Minimum sizing is 2 inch Sec. 890.1340 Determination of Sizes for Drainage System D)
3. Provide proper fixture trap/continuous waste. Sec. 890.410 (A to K)
4. Provide proper vent for fixture trap. Sec.890.1410 b)
5. No soil or waste pipe shall be installed or permitted outside wall of a building or in an exterior wall unless the piping is protected from freezing. Sec. 890.1320 C)
6. Kitchen sink required to have hot water Sec. 890.700 A)Sinks (Definition of Hot Water: Water temperature of not less than 120 degrees Fahrenheit. Sec. 890.120 (A-13))
7. Provide proper material/adapters for joint connection between PVC fittings/pipe and metal fittings/piping Sec. 890.320 to 890.350 Types of Joints (Waste, Vent and supply)
8. No distribution/supply pipe or pipes shall be installed or permitted outside of a building or in a exterior wall or attic unless the pipe is protected from freezing. Sec.890.1210 a)
9. Fixture Stop Valve: A valve used to control water supply to an individual plumbing fixture, appurtenance or appliance. Def. Sec. 890.120 (A-11) installations
10. Flexible connections shall not be used in concealed locations. NFPA Sec.9.6.3.4
11. Kitchen cook top provide proper material for appliance connection. NFPA Sec. 9.6 (G) Appliance connection and equipment connections to building piping

*****Work cannot start until permit has been issued. If work is started before the permit is issued, the permit fee will DOUBLE.**