

## **RESIDENTIAL – BATHROOM REMODEL CHECKLIST**

The provisions of the 2021 International Residential Code (IRC) will be enforced for one- and two-family dwelling units and townhouses. The provisions of the 2021 International Building Code (IBC) and 2021 International Mechanical Code (IMC) will be enforced for multifamily units. Other applicable codes for all dwelling units are the 2020 National Electric Code (NEC) and Illinois Plumbing Code (IPC). Please visit the City Code section on the city's website for local amendments to adopted codes.

The following checklist should serve as a guideline only and may not represent all requirements for a project's scope of work. For more information regarding codes, please purchase the complete code book(s) from the International Code Council (ICC) website or visit the City Clerk's Office on the 1st floor of the Civic Center where copies are available for viewing.

- The scope of work will determine what type of contractors will be working on the project. All contractors (general, electrical, mechanical, plumbing, etc.) working under a building permit are required to be registered with the Building & Inspection Services Division. The owner-occupant of a single family residence is allowed to perform any aspect of the project scope. Affidavits are required if the owner is performing electrical, plumbing or mechanical work.
- An Illinois State Licensed Architect must prepare, sign and seal drawing submissions where construction involves structural work. CAD or similar construction drawings are acceptable for most bathroom remodels where no structural work is being performed. For a multifamily bathroom remodel, association or management acknowledgement of project may be required.

**The following are minimum requirements to be included in construction drawings submitted with an application for permit:**

- Provide a floor plan drawn to scale indicating plumbing fixture locations. One GFCI protected wall receptacle is required adjacent to wash basins. Include locations of electrical receptacle(s) on plan.
- Indicate (1) 20 amp circuit per NEC 210-11 (C)(3).
- Whirlpool type tubs require GFCI protection on the power supply to the whirlpool. An access panel location must be indicated on the plans. GFCI device shall be located outside the tub enclosure.
- Steam showers require a vacuum breaker on the supply line to the steam unit. Any light fixtures in a steam shower must be approved for that type of use.
- Plumbing fixture clearances must meet minimum requirements of Figure R307.1
- Provide an exhaust fan sized for the space (minimum 50 cfm). Exhaust fans installed in the tub zone require GFCI protection.
- Depending on the size of the existing water service and the increase in the number of water supply fixture units, the water service may require replacement per IPC 890.1200 a) and Appendix A Tables M, N, O and P.

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- All shower compartments and shower/bath combinations shall be provided with an automatic safety water mixing device to prevent sudden changes in or excessive water temperatures per IPC 890.690 b).
- Provide 2" trap (waste outlet) at the shower drain per IPC 890.690 a) and Appendix A Table E.
- New or existing tub spouts must maintain the minimum air gap per IPC 890.120 Definitions and Appendix A Table C.
- A water test of the waste and vent system will be required per IPC 890.1930 a) b).
- Dead Ends (any unused or abandoned piping) shall be prohibited per IPC 890.120 Definitions, 890.1320 d) (waste piping) and 890.1200 c) (water piping).
- Quality of plumbing fixtures must meet IPC 890.610 a) b) c).
- Install drainage piping for changes in direction and back-to back fixtures per IPC 890.1320 i) m).

***End of checklist***