

RESIDENTIAL – BATHROOM REMODEL CHECKLIST

One and Two Family Residences are governed by the International Residential Family for One and Two Family Dwellings (IRC), 2012 Edition. Multi-Family Residences are governed by the International Building Code (IBC) 2012 Edition. Other applicable codes for all residences are: 2011 International Electrical Code, 2012 International Plumbing Code, the Current Edition of the State of Illinois Plumbing Code, 2012 International Mechanical Code, and Code Amendment Ordinances adopted by the City of Evanston.

The following checklist should serve as a guideline only and may not represent all requirements dependent upon the scope of work.

- A licensed general contractor, licensed electrician, licensed mechanical contractor and a State licensed plumber must be employed for execution of the work. **The only exception to this is for Owner Occupied, Single Family Residences.**
- An Illinois Licensed Architect must prepare, sign and seal drawing submissions where construction cost exceeds \$10,000 or where construction involves structural work regardless of cost.

The following are minimum requirements to be included in the three (3) copies of plans 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 R307.2
- Provide an exhaust fan sized for the space (minimum 50 c.f.m.). 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 plumbing fixtures, the water service may require replacement per IPC 890. Appendix A.

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- Provide temperature-controlled shower and/or tub valves with a limit stop per IPC 890.690(b).
- Provide 2" trap on the shower drain per IPC 890. Appendix A, Table C.
- New or existing tub spouts must maintain an air gap per IPC 890.110.
- A water test of the waste and vent system will be required per IPC 890.1930.
- Remove any unused piping per IPC 890.150 and IPC 108.7.
- Quality of plumbing fixtures must meet IPC 890.610.
- Install drainage piping for changes in direction and back-to back fixtures per IPC 890.1320 (i)(m). Do not install crosses on the drain line.

End of checklist

(D) Bathrooms In dwelling units, at least one receptacle outlet shall be installed in bathrooms within 900 mm (3 ft) of the outside edge of each basin. The receptacle outlet shall be located on a wall or partition that is adjacent to the basin and basin countertop.

Section 210.52(D) requires one wall receptacle in each bathroom of a dwelling unit to be installed adjacent to (within 36 in. of) the basin. Added to the 2005 Code, the exception permits an alternative to locating the required outlet in the wall adjacent to the basin. Different in application from the exception to 210.52(C)(5), the permission to install a receptacle outlet in the side or face of the basin cabinet is not contingent on the adjacent wall location being unfeasible or inaccessible to a handicapped person. Like the kitchen counter rule, the outlet must be located so that the receptacle(s) is not more than 12 in. below the basin countertop.

This receptacle is required in addition to any receptacle that may be part of any luminaire or medicine cabinet. If there is more than one basin, a receptacle outlet is required adjacent to each basin location. If the basins are in close proximity, one receptacle outlet installed between the two basins can be used to satisfy this requirement. See 406.8(C), which prohibits installation of a receptacle over a bathtub or inside a shower stall. See Exhibit 210.9 for a sample electrical layout of a bathroom.

Section 210.11(C)(3) requires the receptacle outlets to be supplied from a 20-ampere branch circuit with no other outlets. However, this circuit is permitted to supply the required receptacles in more than one bathroom. If the circuit supplies the required receptacle outlet in only one bathroom, it is allowed to also supply lighting and an exhaust fan in that bathroom provided the lighting and fan load does not exceed that permitted by 210.23(A)(2). This receptacle is also required to be GFCI protected in accordance with 210.8(A)(1).

Exception: The receptacle shall not be required to be mounted in the wall or partition where it is installed on the side or face of the basin cabinet not more than 300 mm (12 in.) below the countertop.

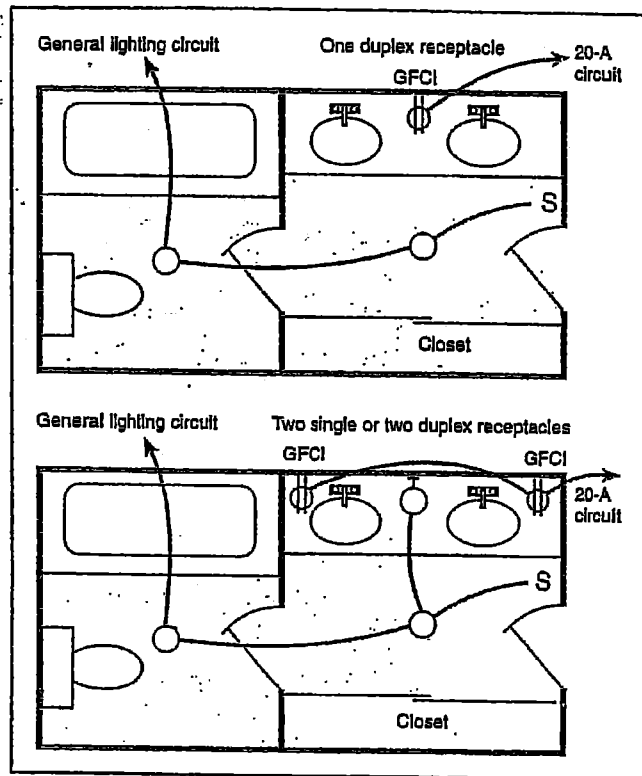


Exhibit 210.9 GFCI-protected receptacles in bathrooms in accordance with 210.8(A)(1).