

# VILLAGE OF WINFIELD COMMUNITY DEVELOPMENT DEPARTMENT

## RESIDENTIAL ROOM ADDITION REQUIREMENTS

Based on the IRC for One & Two Family Dwellings, 2006 edition  
International Mechanical Code, 2006 edition  
National Electrical Code, 2005 edition  
Illinois State Plumbing code, 2004 edition - no amendments  
International Energy Conservation Code, 2009 edition



### ASSOCIATED DOCUMENTS

1. Application for Building Permit
2. Contractor Registration
3. Architectural Drawn Plans - stamped and signed (3 sets)
4. Water Service Fixture Count Form
5. Electrical Panel Form
6. Grading Plan
7. Plat of Survey

The requirements herein are the most common and are not representative of all the conditions you may encounter when designing and constructing an addition. Any additional code requirements not found in this handout can be found in the Village of Winfield's adopted codes.

## **BUILDING / MECHANICAL / ELECTRICAL / PLUMBING**

1. Any room with a closet is considered a sleeping room
2. If there is a change in window size (height or width) any bedroom windows shall meet the emergency escape window requirements
3. All accessible areas under any stairs shall be drywalled
4. All construction must comply with all current codes. The inspector in the field shall determine code compliance of all items not detailed on drawings at time of plan review
5. All bathrooms must have a 20 AMP GFI receptacle.
6. Location of the electrical service panel and the size of service
7. All sleeping rooms must have a smoke detector inside the room, and another within 10 feet outside of the door
8. All rooms must have electrical receptacles within 6 feet of the door and 12 feet on center and all walls
9. Carbon monoxide detectors must be installed within 15 foot of any bedroom
10. Exterior walls must be insulated to energy code
11. Furnaces, water heaters and any other gas-burning appliances must be located so as to provide the required amount of combustion air. In addition, three feet of service area is required in front of each such appliance
12. All HVAC units new or existing must have a pan with a drain to the exterior or an automatic cut-off switch
13. Piping materials, size, locations, fixtures, floor drains, hot water heater, ejector pit/overhead sewer, shutoffs, and any other pertinent items and are integral parts of the respective systems
14. The pipe type and size for water supply, drain and vent piping must be provided

#### **RECOMMENDED CROSS SECTION DETAIL:**

15. Footing dimensions and depth below grade
16. Foundation wall materials, thickness, reinforcing, damp proofing and drain tile (if applicable)
17. Basement floor materials, thickness, vapor barrier and stone base
18. Floor joist size, species and grade, spacing, floor sheathing specifications, sill plate size, anchor bolt size and spacing
19. Fire blocking materials and technique
20. Rater and collar tie sizes, species and grade, and spacing
21. Ceiling joist size, species and grade, and spacing. Roof sheathing, ice and water shield, and roofing material specifications
22. Wall section details

#### **STAIR AND HANDRAIL DETAIL:**

23. Riser height (maximum 7  $\frac{3}{4}$ " ) and tread depth (10" minimum measured from the nosing of the treads)
24. Stair handrail details (must be 34"-38" above the nosing of the treads, extend the entire length of the stair run and must comply with the grasp ability requirements)
25. Handrail ends shall be returned to the guardrail, wall, post of step
26. Handrails are required to be on at least one side of the stair
27. Stairs with 4 or more risers require handrail

All accessory structures, whether they require a building permit or not, are subject to the Winfield Zoning Ordinance and DuPage County Floodplain and Stormwater Management Ordinance (adopted by the Village). Please submit a plat of survey with the location of the accessory structure shown to the Community Development Department for review.