

# **AREA E COOPERATIVE FIRST FLOOR BATHROOM GUIDELINES**

Area E Cooperative will provide half, up to \$3,000.00, to the Member for a first floor bathroom. Please call the Cooperative Office with any additional questions. Please note, Area E Cooperative is not responsible for the maintenance of this improvement to the unit.

The Village of Park Forest requires a Building Permit, which the Area E Maintenance Supervisor will have to sign. If Area E Cooperative has to purchase the permit, the amount will be reimbursed to the Cooperative.

The contractor has to be licensed in Park Forest and insured for \$2 Million.

A shower or tub may not be installed in the first floor bathroom.

## **BATHROOM LOCATION**

The bathroom should be adjacent to the staircase in the living room

## **BATHROOM DOOR**

The door should be:

- 32" wide, 1 3/8" x 6'8"
- Hollow core
- Luan plywood with fruitwood stain with seal
- Must swing into the bathroom
- Door knob with Quickset bath lock

*Pocket doors are not allowed.*

## **FLOOR**

Ceramic tile floor must be laid over 1/2" concrete board. Linoleum is not allowed

## **WALLS**

- 1/2" drywall should be used
- The walls can be painted, papered and/or tiled
- Chair rail may be utilized
- Thermostat should be moved to the back wall of the dining room
- Heat vent optional

*Grab bars are optional, but blocking must be in place for any future installation  
(2x4 construction with blocking behind the sink and handrails)*

## **FIXTURES**

- Pedestal Sink/Vanity
- Toilet - round front or elongated
- Stainless steel 12" flex supply line to closet
- Angle stop valves, no flex lines to sink supplies
- 4" center lavatory sink

*On a back to back unit, a power flush toilet is not allowed. The toilet should be placed 18" off center from the walls, and allow 22" clearance in the front from center.*

### **PLUMBING**

- All plumbing work must be completed in accordance with plumbing codes
- Water lines should be run in copper tubing
- PVC should be run for all drain lines

### **ELECTRICAL**

- All electrical work must be completed in accordance with electrical codes
- GFI (Ground Fault Interrupter) outlets must be used
- Your electrician must be licensed with the Village of Park Forest

### **LIGHTING**

- Sconces or ceiling fixtures
- No Infrared bulbs

### **EXHAUST FAN**

- The exhaust fan **must** be vented through the attic to the outside
- Exhaust fan only or exhaust/light combo may be used  
(Make sure to check the CFM, cubic feet per minute, in order to get the correct size fan for your bathroom.)  $(l \times w \times h) / 7.5 = \text{CFM}$

### **OTHER REQUIREMENTS**

- A threshold with a wood or metal bar should be placed at the doorway
- Install new handrail for the upstairs
- Install two shut off valves, to the new bathroom, in the basement