

Basement Finishing Requirements

A building permit is required. A homeowner may do his own work. Contractors shall be state licensed.

STATE BUILDING CODE REQUIREMENTS

1. Smoke detectors are required for the entire house when remodeling or finishing a basement. Smoke detectors shall be in each bedroom, in corridors leading to bedrooms and on every level of the home. Smoke detectors shall be hard wired with battery backup in the newly remodeled areas. Smoke detectors in existing areas may be solely battery powered. Smoke detectors should be interconnected if possible. Carbon monoxide alarms are required outside of and not more than 10' from each bedroom.
2. Each bedroom shall have at least one escape window with the following dimensions:
 - a. Width - 20" minimum clear opening
 - b. Height - 24" minimum clear opening
 - c. Total opening - 5.7 square feet minimum
 - d. Sill height - not more than 44" above the floor
 - e. Exit windows under decks, overhangs, etc. shall have a minimum 36" clearance above grade.
3. Bathrooms require an exhaust fan capable of providing 50 CFM intermittently, connected directly to the outside. Exhaust vents shall be insulated at least three feet from the outlet.
4. Habitable rooms shall have window area equal to 8% of the floor area with 1/2 openable or mechanical ventilation.
5. Foam insulation shall be covered by a minimum of 1/2" sheetrock.
6. The walls, ceilings, and soffits of enclosed usable space under the stairs and landing shall be fire protected with 1/2" gypsum board. Draftstop all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and other locations such as holes for pipes and similar places which could afford a passage for flames and the products of combustion. Draftstop material shall be 1/2" gypsum board, 2x lumber, 3/4" plywood or fiberglass insulation installed in such a manner as to be securely retained in place.
7. Use treated or rot-resistant plates on concrete floors.
8. Buildings with insulation on exterior side of foundation wall do not require interior insulation to be added.
9. Post the inspection record card in a convenient place for the inspectors to sign. Call for inspections as indicated on the inspection record card.
10. Minor heating alterations are inspected by the Building Inspector at the time of the framing inspection. Significant changes to the heating system require a heating permit and inspection by the Inspector.
11. Shower faucets shall be temperature controlled anti-scald type. Toilets shall be 1.6 gallon or less flush volume.