



BASEMENT FINISH

Building and Zoning Requirements

Required Permits:

- A building permit is required. Separate permits for plumbing and HVAC work also required. Any separate fireplace requires a separate permit. Electrical permits are required and administered by the State of Minnesota (Scott Preuss – 507.430.3652)

Plan Requirements

- Plans showing proposed layout and materials. Plans shall be drawn to scale and shall include the following information:
 1. A floor plan indicating the following:
 - Location and type (block or stud) of exterior basement walls.
 - Location of existing and proposed walls with dimensions.
 - Name of each existing and proposed room.
 - Location and sizes of windows and doors.
 - Wall construction materials.
 - Location of plumbing fixtures, furnace, and water heater.
 - Location of stairway, fireplaces, smoke detectors etc.
 2. A cross section plan indicating the following:
 - Proposed finished ceiling height.
 - Wall, floor, and ceiling finish materials.
 - Existing and proposed insulation and vapor barrier.

General Building Code Requirements:

- Bottom plate of proposed walls shall be treated.
- Enclosed space under stairs must be entirely finished with ½” gypsum board.
- Smoke Alarms are required on all levels of the house and in all sleeping rooms.
 - Smoke alarms are to be hardwired and interconnected.
 - Smoke alarms in existing areas are not required to be interconnected and hardwired if interior wall or ceiling finishes are not removed unless there is a crawl space or basement available to provide access to do so.
 - Centrally locate smoke alarms in halls or in the area giving access to each bedroom.
- Carbon monoxide alarms must be installed outside and not more than ten feet from each sleeping room on each floor.
- Basements and each bedroom shall be provided with an escape window having:
 - A minimum net clear opening of 5.7 sq. ft. (821 sq. in.). Exception- Grade floor windows: minimum net clear opening of 5 sq. ft (720 sq. in.).
 - A minimum clear opening height dimension of 24 inches.
 - A minimum clear opening width dimension of 20 inches.
 - A finished sill height of not more than 44 inches.
 - Window wells shall allow the window to be fully opened, with a minimum horizontal area of 9 square feet and a minimum horizontal projection of 36 inches.

- A permanent ladder is required within the window well, if the distance from top of the well to the ground inside of the well is greater than 44 inches.
- Each water closet shall be centered in a clear space of not less than 30 inches in width and have a clear space in front of the water closet of not less than 24 inches. The water closet is to be a 1.6-gallon flush.
- Dissimilar materials must not be attached directly to each other, i.e., PVC must not be glued to ABS waste & vent.
- An approved anti-scald (thermostatic or pressure balancing type) faucet must be installed in new shower or shower/bath installations.
- Each bathroom shall be provided with an opening for ventilation or a powered exhaust fan venting to the outside. Exhaust ducts must be insulated (minimum R-3) for a distance of three feet from the outlet.
- Furnaces shall have an unobstructed working space of not less than 30 inches in front of them and shall be provided with outside combustion air. Provide minimum clearance for furnace per manufacturer's specifications.
- Water heaters and furnaces cannot be located in a bedroom or bathroom but may be accessed through an adjoining bedroom or bathroom as long as combustion air is taken directly from outdoors and there is a self-closing, solid, weather-stripped door installed into the room. In warm air heating systems, an equal amount of supply air and return air shall be obtained.
- Proper clearance from furnace flue shall be maintained (i.e., 1 inch clearance for a double wall type "B" vent and a 6 inch clearance for single wall flue pipe).
- Provide access for water heater, water softener, water meter and other equipment to permit replacement or repair.
- Do not locate electrical panel in closets and provide 3 feet of clear floor space for electrical panel.
- Minimum headroom 6 '4". Beams may not project below the required ceiling height.
- Fire blocking is required for concealed spaces, dropped ceilings, soffits and any penetrations in the top plate. Fire blocking shall not exceed intervals of 10 feet horizontally and at ceiling and floor levels (MN R302.11)
- Draft stops shall be installed where there is open space both above and/or below the concealed space of a floor/ceiling assembly, so that the area of the concealed space does not exceed 1000 square feet. (MN R302.12)

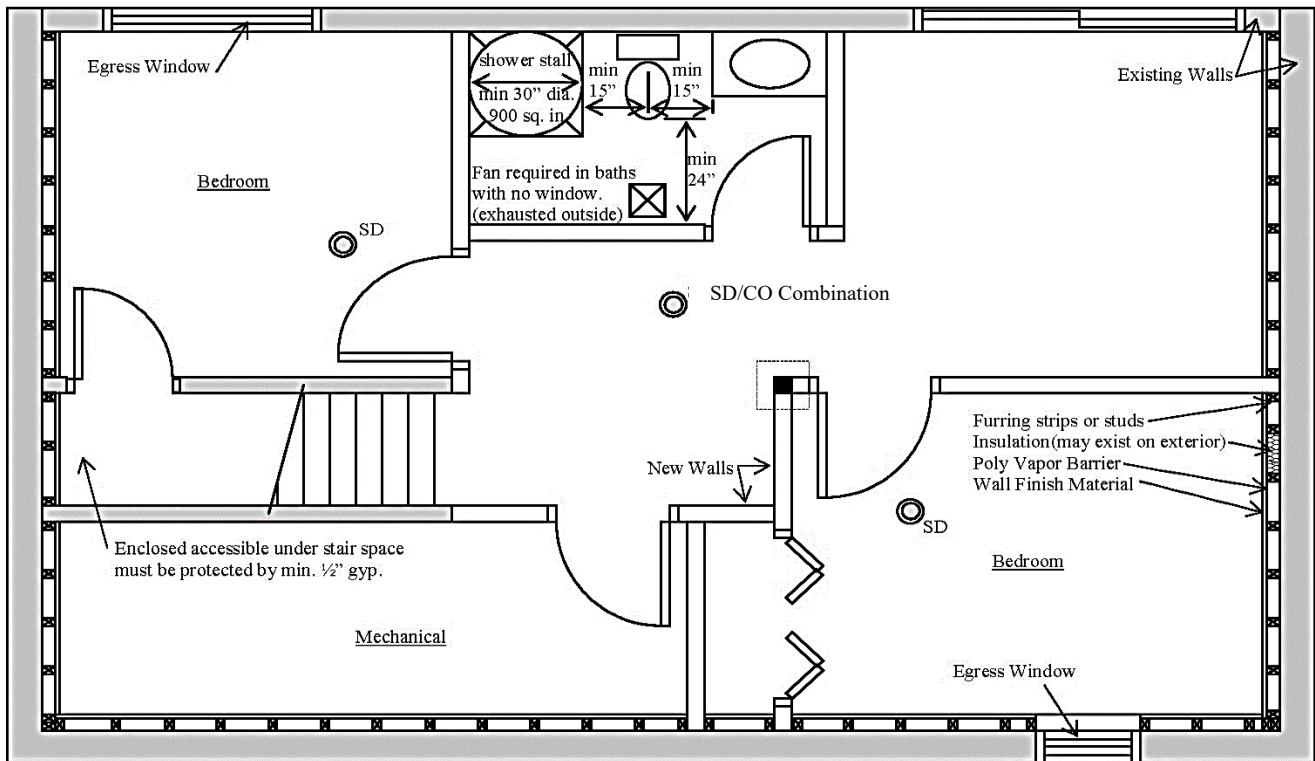
Required Inspections:

- Rough in plumbing: When drain, waste, plumbing venting and water lines are installed, before fixtures are set.
- Rough in heating: When room supplies, and returns are installed and any bath or dryer venting is installed.
- Rough in electrical: Before wires are covered. Contact Scott Preuss, Electrical Inspector (507) 430-3652 for inspections, Mon.-Fri. 7:00-8:30 am. (Electrical inspections are done by the state)
- Framing: After all duct work is in place and rough in electric and plumbing systems have been approved.
- Insulation: After the framing inspection has been approved. (Fire blocking must be completed by this stage)
- Final electric, plumbing, and heating: All must be approved prior to the building final being done.
- Final building: after receiving all other finals.

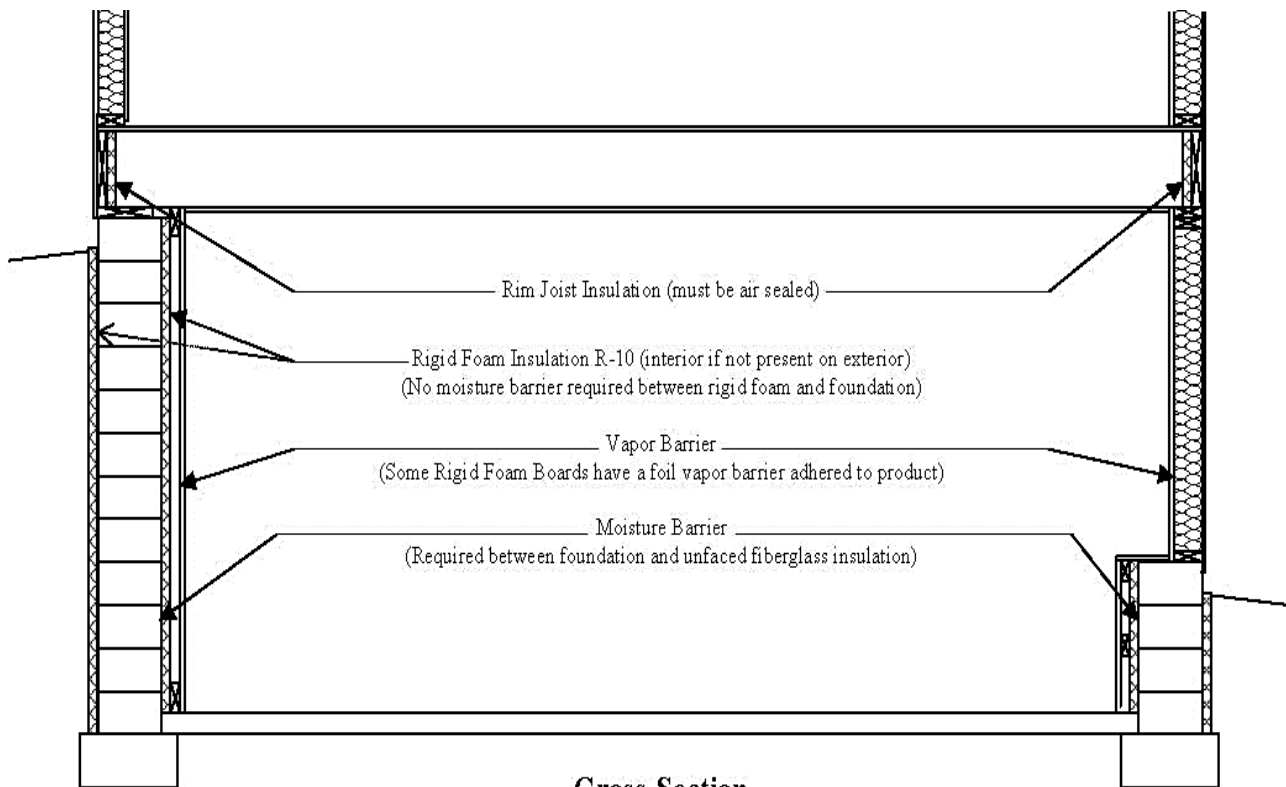
General Notes:

- The stamped, approved plan shall be kept on job site until final inspection has been made. The Inspection Record Card shall remain posted in a prominent location in the construction area until the final inspection has been made.

Call 952-758-1138 between 8:00 A.M. and 4:30 P.M. to schedule an inspection. Provide at least 24-hour advance notice and permit number at time of scheduling.



Basement Floor Plan

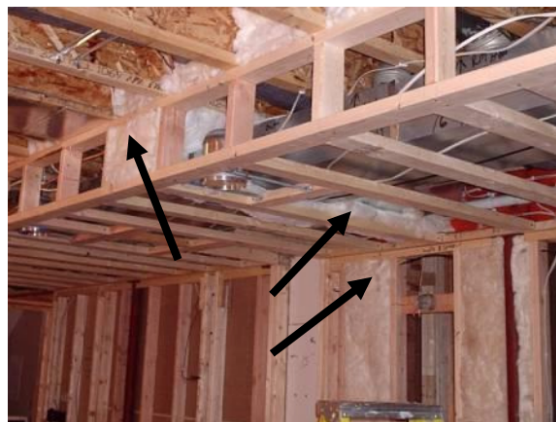


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Clarification Images



-plywood used as fireblocking from the soffit to the wall cavities.



-fiberglass insulation used as fireblocking every 10 feet horizontally in the soffit and separating soffit from wall cavity.



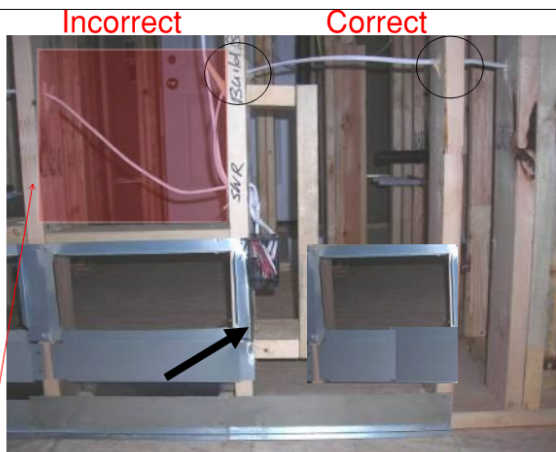
-1 1/2 rigid foam insulation used behind heat runs in exterior walls.



-insulated flex duct from bath fan leading to exterior, minimum 3 feet from exterior wall in required to be insulated.



-seal all penetrations through the top sill plate on walls. (missing in photo)



-box around outlet to separate from cold air return. Seal wires passing through cold air returns.

This picture shows an incorrect installation wires can not run in return unless they run straight through