

Mid-MN Inspections LLC

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Basement Remodel

Permits:

1. Signed, completed building permit application form.
2. Two copies of plans showing proposed layout and materials. Plans shall be drawn to scale and shall include the following information:

A floor plan indicating:

- Location of lower level or basement exterior walls.
- Location of all existing and proposed interior walls and dimensions.
- Name of each existing and proposed room.
- Location and sizes of windows and doors.
- Wall construction materials.
- Location of existing or proposed plumbing fixtures, including furnace and water heater.
- Location of stairway, fireplaces, electrical panel, gas meter, etc.
- Location of smoke and carbon monoxide detectors.

A cross section plan indicating:

- Proposed finished ceiling height.
- Wall, floor and ceiling finish materials.

Required inspections:

1. **Framing:** To be made after all framing is complete and rough-in electrical, plumbing and heating systems are inspected and approved.
2. **Insulation:** To be made after insulation is installed.
3. **Final:** to be made when work is complete and after final inspection and approval of any heating, electrical or plumbing work.

24 HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS

Framing:

1. Properly sized beams and headers must be used in structural bearing conditions. Specify intended size of such beams and headers on plans. When altering areas of structural support, it may require the need to provide increased or added footings.
2. Enclosed accessible space under the stairs shall have walls, under stair surface and any soffits protected on the enclosed side with ½ inch gypsum board.
3. Treated wood or decay resistant bottom plates are required where in contact with concrete floors.
4. Fire block top plate penetrations, horizontal intervals not exceeding 10 feet and separating concealed vertical and horizontal spaces, such as soffits.

Insulation:

1. Insulation R-values, air barrier, and vapor retarder requirements are not required for existing basements, foundations and crawl spaces if the original dwelling permit was issued before the effective Energy Code date: June 1, 2009.
2. When using foam plastic insulation, it must be of an approved type and shall be separated from the interior of a building by a minimum ½ inch gypsum board or equivalent 15-minute thermal barrier and fire blocked as required. This is regulated in the *2015 Minnesota State Building Code. (MSBC)*.

Mechanical and Plumbing:

1. Joints, regulators or fitting in gas piping may not be concealed within the wall or ceiling construction.
2. Each water closet stool shall be located in a clear space not less than 30 inches finished width and have a clear space in front of the water closet bowl of not less than 24 inches.
3. Each bathroom shall be provided with an operable window or a powered exhaust fan which vents to the exterior.
4. Bathrooms shall have a minimum ceiling height of 6 feet 4 inches at the center of the front clearance area for water closets, bidets or sinks.

Windows:

Each bedroom shall be provided with an egress window.

Ceiling Height:

Existing basement or portions thereof shall have a ceiling height of no less than 6 feet 4 inches, including beams, girders, ducts or other obstructions.

Smoke Detectors:

Smoke detector installation is required throughout all homes when interior alterations, repairs, or additions requiring a permit occur.

Smoke detectors must be hard wired and battery powered, and must be interconnected.

Smoke detectors in existing areas may be battery powered only where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an interconnection without the removal of interior finishes.

Smoke detectors are required:

- In each sleeping room (bedroom)
- Outside each separate sleeping area in the immediate vicinity of the bedrooms,
- On each additional story of the dwelling, including basements and habitable attics, but not including crawl spaces.

Smoke detectors must be installed in each of these locations, even if the work completed is not located specifically in those areas. For example, if windows are installed in the upper level, a smoke detector is still required in the basement.

Carbon Monoxide Detection:

Carbon monoxide alarms shall be installed outside and not more than 10 feet (3048 mm) from each separate sleeping area or bedroom. Alarms shall be installed on each level containing sleeping areas or bedrooms.

Smoke and carbon monoxide detectors must be installed and in working order **BEFORE** final inspection or a \$35.00 re-inspection fee may be charged. Alarm devices shall be installed in accordance with the manufacturer's installation instructions.