

BASEMENT ALTERATION REQUIREMENTS

2009 INTERNATIONAL RESIDENTIAL CODE IN EFFECT

1-A building permit application must be submitted with complete construction details, including but not limited to: egress (if needed), framing, fire stopping, electrical, plumbing and heating/ac. details.

2-The application must be approved and a permit must be issued prior to the start of work.

3-Framing:

a-include type (wood with pressure treated sole plate), metal, and layout.

b-where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but are not required for family, hobby, office, or general use spaces.

c-provide a vapor barrier on perimeter walls (faced insulation and/or 6 mil. poly vapor).

4-Firestopping:

a-perimeter walls - ½ gypsum board or 1½ nominal lumber.

- non-combustible caulk through holes in top plate.
- thermofiber around pipes and beams.

b-enclosed accessible closet space under stairs must be fire stopped on the inside framing with ½” gypsum board.

5-Electrical:

a-additional hardwired interconnected smoke detectors with battery backup in enclosed rooms and show outlet location. (Recommended but not required)

b-a signed/stamped electrical plan review from a state certified third party electrical plan review underwriter **must be submitted with the building permit application.**

c-all electrical work must be inspected and approved by a third party electrical underwriter (rough and final).

d-lights in closets shall be switched-enclosed incandescent, fluorescent or L.E.D. luminaires only.

e-**VERY IMPORTANT** - Electrical sticker must be there at time of rough and final inspections.

6-Plumbing:

a-all underground plumbing shall be inspected prior to covering.

7-HVAC:

a-enclosed mechanical rooms shall meet minimal combustion air requirements. See IRC 2009 Chapter 17, NFPA31 for oil or Chapter 24 for gas requirements.

INSPECTIONS REQUIRED FOR BASEMENT PERMITS

1. Underground plumbing.
2. Framing - to include third party rough electrical sticker, fire stopping, rough plumbing & HVAC, and emergency egress (if required).
3. Final - must have third party final electrical sticker before setting up inspection.