

BASEMENT ALTERATION REQUIREMENTS

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.

4-Firestopping:

a-perimeter walls- use approved fireblocking materials at concealed vertical to horizontal connections and every 10 horizontal feet.

- caulk or other materials that resist the free passage of flames and products of combustion through holes in the 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 if work includes a sub-panel.**

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

d-**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 2015 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.