



FINISHING BASEMENTS

City of Savage Building Inspections Department
6000 McColl Drive
Savage MN 55378
(952) 882-2650 fax (952) 882-2656

2008 SPECIFICATIONS FOR FINISHING BASEMENTS **REQUIRED INFORMATION WHEN APPLYING FOR PERMIT**

This information only outlines general code requirements relative to finishing basements. For specific code requirements, please contact a design professional or the Savage Building Department at 952-882-2650. Separate permits are required when installing plumbing, fireplace, and electrical work. Applications for electrical permits are now available online at www.electricity.state.mn.us. For questions regarding electrical work, please contact the State Electrical Inspector, Walt Lusian, at 952-934-0229, (7:00-8:30 a.m., M-F). The stamped "APPROVED" building plan and the inspection record card shall be made available to the inspector. The card shall be posted in a visible location in the construction area.

ITEMS REQUIRED BEFORE A PERMIT WILL BE ISSUED

1. A signed, completed building permit application form.
2. 2 copies of building plans showing **proposed layouts** and **materials**. Plans must be drawn **to scale** and include the following information.

A floor plan indicating:

- Location of all existing and proposed walls of the basement/lower level.
- The use of existing and proposed room(s), including the dimensions.
- Location and sizes of the windows and doors.
- Location of smoke detectors.
- Layout of heat distribution system.
- Location of existing or proposed plumbing fixtures, mechanical equipment, stairways, fireplaces, etc.

GENERAL BUILDING REQUIREMENTS BASED ON THE 2006 INTERNATIONAL RESIDENTIAL CODE

1. The minimum finished width of a hallway is 36 inches.
2. All interior stairways shall be provided with a means to illuminate the stairs, including the landing and treads.

3. Open side(s) of stairways more than 30 inches above the floor shall be provided with a guard. All openings must be 4 3/8 inches or less in width. One approved handrail is required the full length of the stairs, with the ends returned to a post or wall. The top of the handrail shall be 34 inches to 38 inches above the nose of the treads. For stairways with a total rise of more than 30 inches, open risers may not allow the passage of a sphere with a 4 inch diameter.
4. Enclosed usable space under the stairs must be protected on the underside with not less than ½ inch gypsum, including the interior walls of the enclosed space.
5. Smoke detectors are required for the entire house when remodeling or finishing a basement. Smoke detectors must be in each bedroom, in corridors leading to bedrooms and on every level of the home. Smoke detectors must be hard wired and inter-connected with battery backup in the newly remodeled areas. Smoke detectors in existing areas may be solely battery powered.
6. Foam plastic insulation shall be protected on the interior by not less than ½ inch gypsum or other approved material.
7. Insulated exterior walls must be covered on the interior with not less than a 4-mil vapor barrier. Fire-retardant poly is required if not covered with gypsum wallboard or other approved material.
8. Each toilet shall be centered in a clear space of not less than 30 inches wide, and have a clear space in front of not less than 24 inches.
9. Each bathroom shall be provided with a powered exhaust fan vented directly to the exterior. Insulate the last (3) feet of duct before the exterior wall. See manufacturer's specifications on separation from any other wall penetrations or openings.
10. When adding a shower or shower-bath, it must be equipped with an **ANTI-SCALD TYPE** water control valve. When finishing basements, all bathtub traps must be accessible.
11. Plastic plumbing pipe is not allowed to be intermixed, such as using black (ABS) with white (PVC), without using an approved mechanical connection. Transition glue is not an approved connection.
12. When installing ½ inch hot and cold water supply lines for bathroom fixtures, they must be tied into a ¾ inch water supply line. Not more than (3) three fixtures located in the same room may be supplied by a ½ inch pipe size.
13. Gas burning fireplaces must be installed per manufacturer's specifications.
14. Unions and flared fittings in gas piping may not be concealed within the wall or ceiling

construction. All new or altered fuel gas piping requires a permit and a 25 lb. air test for 30 minutes before gas may be hooked up.

15. Each bedroom must have at least one escape window with the following dimensions:
 - Width – 20 inches minimum clear opening.
 - Height – 24 inches minimum clear opening.
 - Total opening – 5.7 square feet minimum.

Exception: Grade floor openings (openings either 44 inches above or below finished grade) are permitted to be 5.0 sq. ft.
 - Sill height – not more than 44 inches above the floor.
 - Decks, overhangs, etc., over egress windows must have a minimum 48-inch clearance above grade.
16. Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 7 feet.
17. Fire blocking is required at the following locations:
 - Penetrations in top plates when or where a wall will be covered on both sides.
 - Penetrations in return air plenums.
 - Penetrations in fireplace enclosures.
 - Soffits and dropped ceilings shall be fire blocked to separate the vertical stud space from the horizontal soffit space.

REQUIRED INSPECTIONS

Please call 24 hours in advance for required inspections.

952-882-2650

1. **Framing, Mechanical, Plumbing, Insulation**
 - An approved electrical rough-in inspection is required before a framing inspection.
 - All plumbing, mechanical, fireplace rough-ins, air tests, framing and insulation inspections should be scheduled at the same time.
2. **Final inspection**
 - Final building inspection must be completed after the final electrical inspection has been approved.