

Village of Hales Corners

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James R. Ryan Municipal Building

Conditions of Approval for Basement Remodel

Building

- A lower level must provide a minimum of 7 ft. ceiling height. *SPS321.06*
- Basements used for sleeping shall be provided with two means of exit. *SPS321.031(5)*
- Treated bottom wall plates required on walls. *SPS321.10(2)g*
- Minimum 32 inch doors to all common areas, 32 inch doors for 50% of all the bedrooms in the home and at least one **full** bath in the home. *SPS321.035*
- Fire stop or blocking is required for separation between all walls and ceilings, drop soffits or where framing is around pipes or duct. *SPS321.085*
- Follow all state codes. (*SPS 320-325*)

Electrical

- Follow State Electrical Code. *SPS 316*
- Carbon monoxide and smoke detectors – 110 volt with battery backup and shall be interconnected if the balance of alarms are Interconnected. *SPS21.09, NFPA 72*
- All new circuits in finished space shall be arc-fault protected. *NEC 210.12*
- Provide electrical panel clearance. *NEC110.26*
- Provide 110 volt service outlet within 25 feet of furnace. *NEC 210.63*
- GFCI protected receptacles are required in all unfinished areas. *NEC 210.8*
- Protect any exposed horizontal Romex wire in exposed 2 x 4 walls. *NEC 300.4*
- Tamper proof outlets with arc-fault protection required in living areas. *NEC 406.12*

Plumbing and HVAC

- Vapor retarders are not required on exterior walls below grade. *SPS322.38(4)*
- Provide access (via panel or plate covers) to all shut offs, junction boxes & heat duct dampers. *SPS329.09 (1) b*
- Provide _____ CFM exhaust fan for habitable rooms without an openable window. The system shall be designed to produce one air change per hour when the room is occupied. *SPS323.02 (4)c*
- Provide a floor drain or receptor in the **room** where a water heater is located. *SPS382.40 (5)(d)5 f*
- Provide combustion air for fuel burning appliances. (50 cu.ft. /1000btu) *SPS323.06 3*

Signature

Date

File Copy