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

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Signature                                           Date

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