

Basement remodels



The Richfield building code and city code provide minimum standards for creating an environment of health and safety for all Richfield residents.

Permits:

1. A signed, completed building permit application form.
2. Two (2) copies of plans showing proposed layout and materials. Plans shall be drawn to scale and shall include the following information.
 - a. A floor plan indicating:
 - Location of lower level or basement exterior walls.
 - Location of all existing and proposed interior walls of lower level or basement.
 - Name of each existing and proposed room.
 - Location and sizes of windows and doors.
 - Wall construction materials.
 - Location of existing or proposed plumbing fixtures, including furnace and water heater.
 - Location of stairway, fireplaces, etc.
 - Location of smoke detector.
 - Location and size of supply and return air ducts.
 - b. A cross section plan indicating:
 - Proposed finished ceiling height.
 - Wall, floor and ceiling finish materials.
 - Existing and proposed insulation and vapor barrier.
 - Rise, run and headroom on stair.

Required Inspections:

1. **Framing:** To be made after all framing is complete and rough electrical, plumbing and heating systems are approved.
2. **Insulation:** After all insulation, including rim joist, is installed and vapor barrier is in place.
3. **Final:** To be made when work is complete, having final approval of any heating, electrical or plumbing work.

24 HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS

This handout is written as a guide to common questions and problems.

It is not intended nor shall it be considered a complete set of requirements.

City of Richfield ● 6700 Portland Avenue South ● Inspections Division ● (612) 861-9860
Zoning Administrator ● (612) 861-9760

Basement Remodels (continued)

Framing:

1. Properly sized beams and headers must be used in structural bearing conditions. Specify intended sizes of such beams and headers on plans.
2. Enclosed usable space under stairs must be protected on the underside with 1/2 inch thick gypsum wallboard or equivalent.
3. Treated wood or decay resistant bottom plates are required where in contact with concrete floors.

Insulation:

1. Foam plastic insulation must be of an approved type and shall be separated from the interior of a building by minimum 1/2" gypsum board or equivalent thermal barrier.
2. If foundation wall insulation is on the interior, a moisture barrier must be located between the insulation and the foundation wall from the floor to grade.
3. Walls-Minimum R-5, rim joist minimum R-19.

Mechanical Plumbing:

1. Furnace rooms must be provided with outside combustion air.
2. Joints, regulators or fittings in gas piping may not be concealed within the wall or ceiling construction.
3. Each water closet stool shall be located in a clear space not less than 30 inches in width and have a clear space in front of the water closet stool of not less than 24 inches.
4. Each bathroom shall be provided with an operable window or a powered exhaust fan which vents to the exterior.

Windows:

Each bedroom shall be provided with an escape or rescue window - (see attached handout).

Ceiling Height:

The minimum permitted ceiling height in habitable rooms (meaning finished family rooms and bedrooms) is seven (7) feet.

Basement Remodels (continued)

Smoke Detectors:

Smoke detector installation is required for all homes when interior alterations, repairs, or additions requiring a permit occur, or when one or more sleeping rooms are added or created.

Smoke detectors must be both hard wired and battery powered and must be interconnected.

Smoke detectors in existing areas may be battery powered only where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure unless there is an attic, crawl space, or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.

Smoke detectors are required:

- In each sleeping area (bedroom)
- Outside of each separate bedroom in the immediate vicinity of the bedrooms.
- On each level of the structure

Smoke detectors must be installed in each of these locations, even if the work completed is not located specifically in those areas. For example, if windows are installed in the upper level, a smoke detector is still required in the basement.

Smoke detectors must be installed BEFORE final inspection or a \$20 re-inspection fee may be charged.

General Notes:

1. The stamped "Approved" plan and the Inspection Record Card shall be made available to the inspectors during their inspections. It shall be posted in a prominent location in the area of construction.
2. Separate permits are required when installing electrical wiring, heating equipment, or plumbing fixtures. Contact the Building Inspection Division at (612) 861-9860 for information regarding plumbing, heating, and electrical permits.
3. Call (612) 861-9860 between 8:00 A.M. and 4:30 P.M. to arrange for an inspection. Please provide the Permit Number with your request.

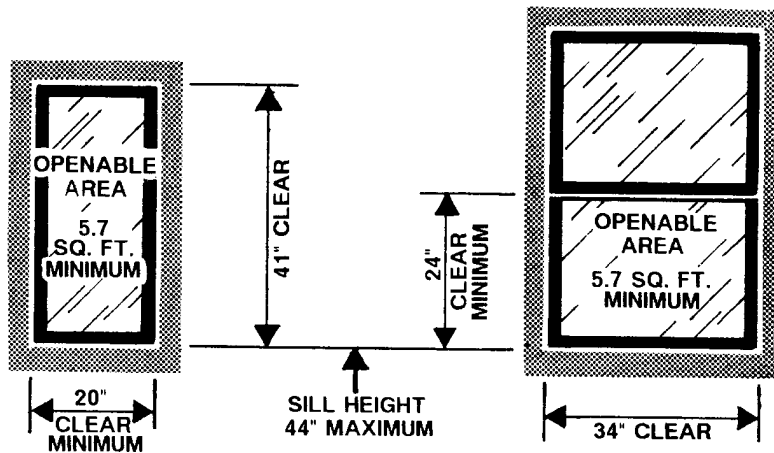
NOTE: For specific code requirements, please contact the Building Inspection Division. Questions regarding design and cost should be referred to a professional builder or architect.

Minimum Size for Rescue Escape Windows from Sleeping Rooms

The Minnesota State Building Code and Richfield City Code provide minimum standards for creating an environment of health and safety for all Richfield residents.

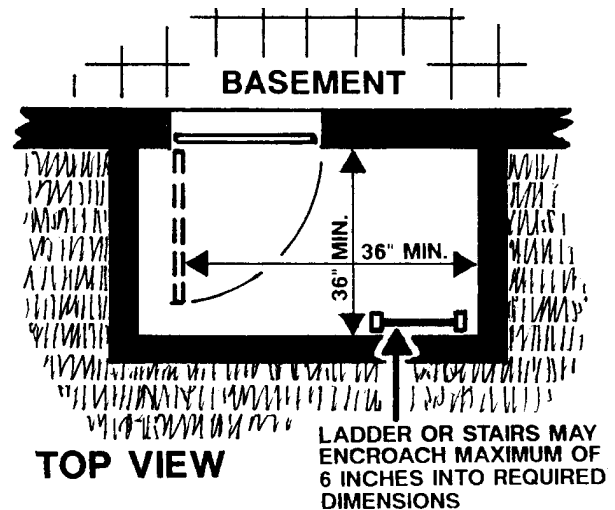
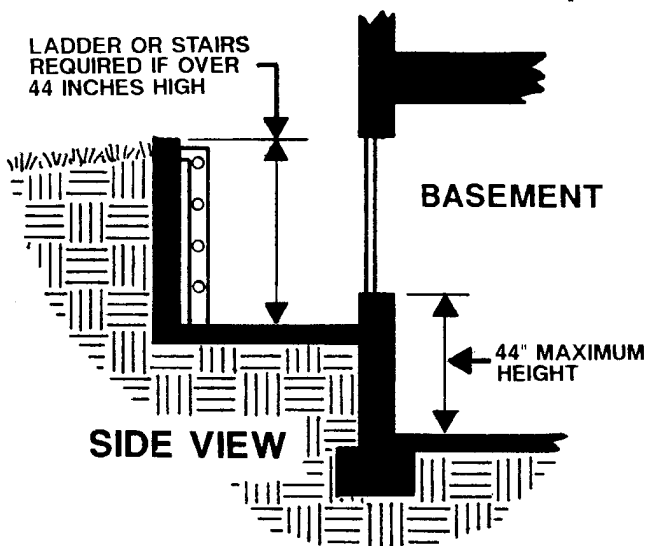
Permits required

A building permit is required for replacing or installing new windows.



Escape windows must meet all three of the following minimum sizes for clear openable area: 20 inches wide, 24 inches high, 5.7 square feet. (**Exception**) 5.0 sq/ft for grade floor openings with sill height not more than 44" above or below grade

Basement window well for escape/rescue windows



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