

INSPECTION SERVICES OF CENTRAL MINNESOTA, INC.



Phone (320) 532-3629

LOWER LEVEL FINISH

1. Submit 2 copies of drawings showing proposed designs and materials. Drawings shall be drawn to $\frac{1}{4}$ scale and shall include the following information:
 - Floor plan(s) including:
 - Location of lower level exterior walls
 - Location of all existing and proposed interior walls
 - Label all rooms
 - Location and size of all windows and doors
 - Location existing and proposed plumbing fixtures, furnace fireplace and water heater
 - Smoke detector locations: Minnesota Residential Code R314
 - Egress windows: Minnesota Residential Code R310

GENERAL BUILDING CODE REQUIREMENTS

1. Bottom plates of proposed walls shall be of approved treated wood.
2. Properly sized beams and headers must be used at all structural bearing points. Specify intended sizes of beams and headers on plans.
3. **Stairways:**
 - **R311.7.5.1 Risers.**

The maximum riser height shall be $7\frac{3}{4}$ inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than $\frac{3}{8}$ inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter (102 mm) sphere.

Exception: The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.

R311.7.5.2 Treads.

The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than $\frac{3}{8}$ inch (9.5 mm).

4. Guardrails, minimum 36 inches high, are required on all porches, balconies, ramps or raised floor surfaces more than 30 inches above grade or a lower deck. Guardrails on open sides of stairs, with total rise more than 30 inches above floor or grade below, shall have guards not less than 34 inches in height measured vertically from the nosing of the treads. All guards shall have intermediate rails or ornamental closures which do not allow passage of a 4 inch sphere. Open risers are permitted, provided the opening between treads does not allow the passage of a 4 inch sphere.
Exceptions:
 1. The triangle openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway shall not allow a 6 inch sphere to pass through.
 2. Openings for the required guards on the sides of stair treads shall not allow a 4 ³/₈ inch sphere to pass through.
5. Enclosed usable space under stairs must be protected on the underside with ½” gypsum board.
6. A smoke detector shall be installed in all bedrooms and any hallway close to the bedrooms. These detectors shall be interconnected Minnesota Building Code R314.
7. **Section R315 Carbon Monoxide Alarms** requires a Carbon Monoxide Alarm within 10 feet of all sleeping rooms.
8. Basements and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches above the floor Minnesota Residential Code R310.
 - **Minimum opening area.** All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.
Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet.
 - **Minimum opening height.** The minimum net clear opening height shall be 24 inches.
 - **Minimum opening width.** The minimum net clear opening width shall be 20 inches.
9. Foam plastic (rigid) insulation shall be protected on the interior by not less than ½ inch gypsum board.
10. Fiberglass insulation must be covered on the interior by not less than a 4 mil. fire retardant vapor barrier.
11. All Plumbing shall comply with Minnesota Plumbing Code
12. Each bathroom shall be provided with a window that opens or a powered exhaust fan which vents to the exterior.
13. Furnaces shall have an unobstructed working space of not less than 30 inches in front and shall be provided with outside combustion air. Furnaces may not be access through or located in a bedroom.
14. Compression fittings are not approved in gas piping applications. No concealed or flared union gas fittings are allowed.
15. An equal number of return air and supply air ducts shall be provided.
16. Dissimilar materials must not be attached directly to each other, i.e. PVC must not be glued to ABS waste and vent.

17. An approved anti-scald (thermostatic or pressure-balancing type) faucet must be installed in new shower or shower/bath installations.

NOTE: The above only outline general code requirements relative to finishing a lower level. For further code requirements please contact the Building Official. Questions regarding design and cost should be referred to a professional builder or architect.

REQUIRED INSPECTIONS

1. Framing/Insulation: To be conducted after all framing, insulation and ductwork are in place the rough electrical has been approved.
2. Rough in Plumbing: To be conducted after all waste and vent pipe is complete and water lines are run.
3. Rough in Mechanical: To be conducted after installation of duct work.
4. Final: To be conducted after all work is complete, including approval of all electrical, plumbing and mechanical work.

GENERAL

1. The “approved” plans and the Inspection Record Card shall be made available to the inspectors during inspections. The Building Permit is to be posted in a prominent location visible from the street.
2. Separate permits are required when installing plumbing, mechanical (heating) and electrical systems.

24-Hour Notice is required for all Inspections.