



## CITY of SPRING LAKE PARK

1301 Eighty First Avenue Northeast  
Spring Lake Park, Minnesota 55432  
Ph: (763) 784-6491 Fax: (763) 792-7257



# BASEMENT & ROOM FINISH

## **SMOKE DETECTORS (R-317)**

A smoke detector is required at a point centrally located in the hallway or area giving access to each separate sleeping area, on each story including basement, and in every sleeping room *throughout the entire house*. In new additions, the smoke detectors shall receive their primary power from the building wiring, be equipped with battery backup, and be interconnected. Existing finished areas may be solely battery operated.

## **MINIMUM CLEAR DIMENSIONS (R-304)**

- 3'0" Hall width
- 7'0" Ceiling height in habitable rooms (living, sleeping, eating, cooking, and basements).
- 2'6" Width for toilet (centered) 15 inches from finished wall to center-line of toilet and 21 inches clearance in front of the toilet.
- 3'0" Stairway width

## **EMERGENCY ESCAPE AND RESCUE OPENINGS (R-310)**

See "Emergency Escape (Egress Windows)" handout for details.

## **EGRESS WINDOW WELLS (R-310. 2)**

See "Emergency Escape (Egress Windows)" handout for details.

## **NATURAL LIGHT (R-303.1)**

Habitable rooms (room used for living, sleeping, eating or cooking) shall be provided with natural light by means of exterior glazed openings (windows) with an area not less than 8% of the floor area of such rooms of which half or 4% of such glazed openings shall be openable for natural ventilation.

## **FRAMING (R-602)**

Lumber shall be grade-stamped. The bottom wall plate shall be treated wood and securely fastened to the floor slab with nails/screws or construction adhesive. Engineered floor trusses/beams shall not be cut, notched, or altered without written approval from the manufacturer.

## **STAIRWAYS (R-314)**

Minimum stairway headroom clearance is 6'8" measured vertically from a plane parallel and tangent to the stairway tread nosing to the above ceiling at all points. Landings at the bottom of the stairways require 36" of depth before the door or the wall. Stairways shall not be less than 36" in clear width at all points above the permitted handrail height.

## **ENCLOSED AREA UNDER STAIRS**

The walls and ceiling of an enclosed space below an interior stairway shall be protected with one layer of 1/2" gypsum board. If the area is greater than 100 square feet, a heat run shall be provided to the area for ventilation.

## **INSULATION**

Foundation walls require R-10 insulation. Framed walls require R-19 insulation. Attic requires R-44 insulation. Rigid foam insulation with a flame spread rating greater than 75 and/or a smoke density rating greater than 450 shall be protected with 1/2" gypsum board or 1/4" plywood.

Bathtub trap openings and other penetrations in the floor above should be filled with fiberglass or foam insulation (see plumbing section for more information on trap access).

A vapor barrier (4 mil poly or equal) is required on the warm side of insulated exterior walls. This includes behind showers and tubs on exterior walls. Water resistive gypsum board cannot be applied over another vapor barrier (such as 4 mil poly), or on ceilings.

## **CERAMIC TILE**

Ceramic tile in shower/tub area shall be applied over a concrete board.

## **SAFETY GLAZING**

Safety glazing is required in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathrooms and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60" above the walking surface.

Safety glazing is required in fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24" arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60" above the walking surface.

## **MECHANICAL**

A separate mechanical permit is required for work NOT done by the homeowner.

Masonry and manufactured fireplaces require a separate permit.

All habitable rooms shall be provided with a heating system capable of maintaining 68 degrees Fahrenheit at a point three feet above the finished floor. For minimum furnace room dimensions see the attached information and the furnace installation instructions.

Main trunk lines are to be adequately sized to allow additional supply branch ducts to be provided to any additional finished rooms. Provide return air ducts, the same size as the supply ducts, to all rooms but the kitchen and bathroom.

Each bathroom requires an exhaust fan to the exterior. The ducts shall be insulated to an R-4.2 the first three feet from the exterior wall, and terminate at least three feet from any opening such as an openable window or combustion air duct in the exterior wall.

## **PLUMBING**

A separate plumbing permit is required for work NOT done by the homeowner.

An access panel is required for hose bib shutoff valves and upper level tub traps. A shower or combination shower/bath must be equipped with an anti-scald type shower control valve. The valve must be of the thermostatic or pressure-balancing type.

## **ELECTRICAL**

A separate State Electrical Permit is required for any new wiring and must be obtained by the person doing the work. The State Inspector is Kim Sparrow at 763-464-3023. Office hours are weekday mornings 7:00-8:00 a.m. *A State Electrical Inspection form is available at the City Building Inspections Department at a cost of \$1.50 (cash).*

<p><b>NOTICE: IT MAY TAKE APPROXIMATELY 7 TO 10 DAYS TO GET A PERMIT ONCE THE PLANS AND APPLICATION HAVE BEEN SUBMITTED.</b></p>
--