

Basement Remodels



Building Inspections

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:

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 and dimensions.
 - 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, electrical panel, gas meter, etc.
 - Location of smoke and carbon monoxide detectors.
 - 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.
 - Rise, run and headroom on existing stairway.

Required Inspections:

1. **Framing:** To be made after all framing is complete and rough-in electrical, plumbing and heating systems are inspected and approved.
2. **Insulation:** Required only when foam plastic insulation products are used.
3. **Final:** To be made when work is complete and after final inspection and 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

Revised 2016

Framing:

1. Properly sized beams and headers must be used in structural bearing conditions. Specify intended sizes of such beams and headers on plans. When altering areas of structural support, it may require the need to provide increased or added footings.
2. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with ½ inch (12.7 MM) gypsum board.
3. Treated wood or decay resistant bottom plates are required where in contact with concrete floors.
4. Fire block top plate penetrations, horizontal intervals not exceeding 10 feet and separating concealed vertical and horizontal spaces, such as soffits.

Insulation:

1. Insulation R-values, air barrier, and vapor retarder requirements are not required for existing basements, foundations and crawl spaces if the original dwellings permit was issued before the effective Energy Code date; June 1, 2009.
2. When using foam plastic insulation, it must be of an approved type and shall be separated from the interior of a building by minimum ½” gypsum board or equivalent 15 minute thermal barrier and fire blocked as required. This is regulated in the *2015 Minnesota State Building Code. (MSBC)*.

Mechanical and Plumbing:

1. Furnace rooms must be provided with outside combustion air within 12” of the floor.
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 finished width and have a clear space in front of the water closet bowl 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.
5. Bathroom shall have a minimum ceiling height of 6 feet 4 inches at the center of the front clearance area for water closets, bidets, or sinks.

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Windows:

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

Ceiling Height:

Existing basement or portions thereof shall have a ceiling height of not less than 6 feet 4 inches (1931 mm), including beams, girders, ducts or other obstructions.

Smoke Detectors:

Smoke detector installation is required throughout all homes when interior alterations, repairs, or additions requiring a permit occur and 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 room (bedroom)
- Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces.

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.

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Carbon Monoxide detection:

Carbon monoxide alarms shall be installed outside and not more than 10 feet (3048 mm) from each separate sleeping area or bedroom. Alarms shall be installed on each level containing sleeping areas or bedrooms.

Smoke and carbon monoxide detectors must be installed and in working order BEFORE final inspection or a \$35.00 re-inspection fee may be charged. Alarm devices shall be installed in accordance with the manufacturer's installation instructions.

General Notes:

1. The stamped "REVIEWED" plans 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 and 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.

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MINIMUM SIZE FOR EMERGENCY ESCAPE AND RESCUE WINDOWS

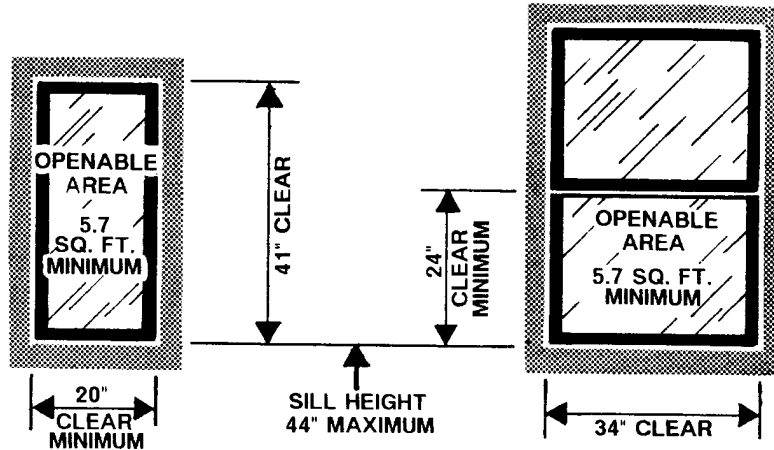


Building Inspections

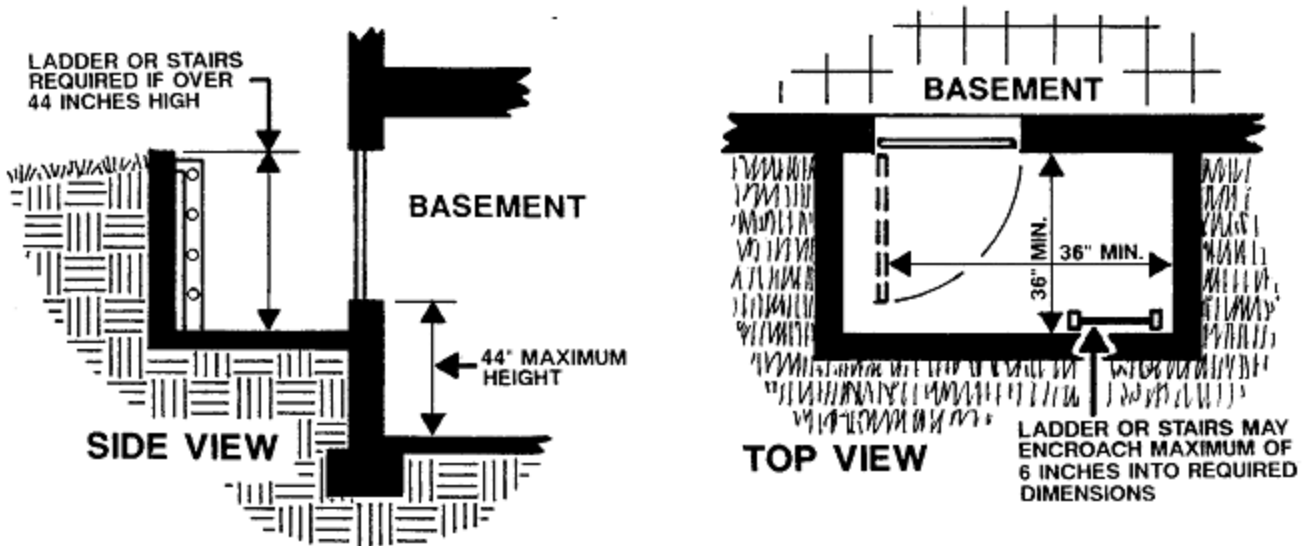
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Permits required

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



Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches measured from finished floor to the bottom of the clear opening. Minimum net clear opening width shall be 20 inches, minimum net clear opening height shall be 24 inches and factored to meet net clear opening of 5.7 square feet. Grade floor openings shall have a net clear opening of 5 square feet. Openings shall open into a yard or public way.



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