



BASEMENT FINISHING INFORMATION

CITY OF ROBBINSDALE

4100 Lakeview Avenue North

Phone; (763)531-1268 Fax; (763)531-1200

Website; www.robbinsdalemn.com

Email; permits@ci.robbinsdale.mn.us

PERMIT APPLICATION: Complete a Building Permit application form. Application forms are available at the Engineering Department at City Hall and on our website at www.robbinsdalemn.com.

BUILDING PLANS (two copies): floor plan showing length and width of each floor and room dimensions, finished and unfinished areas, interior walls, beams, existing walls, walls being removed, plumbing and mechanical fixtures, and indicate on the floor plan how each area will be used, i.e; sleeping room, recreation room, utility room, etc.

DESCRIPTION OF PROPOSED WORK: provide a detailed written description of the construction work to be done.

ENERGY INFORMATION: provide wall assembly design including proposed insulation and vapor barriers.

FRAMING

Base plates on concrete must be treated wood or of a durable species such as redwood or cedar.

Studs supporting floors must be spaced not more than 16" O.C. (On Center), 2 x 4 studs not more than 10' in length and, supporting ceiling and roof studs must be spaced 24" O.C. Where studs are spaced 24" O.C., the framing above must be centered over studs.

When joists are parallel to rafters, rafters must be nailed to adjacent ceiling joists to form a continuous tie between the exterior walls. Where joists are not parallel to rafters, rafters shall be tied to 2 x 4 (minimum) cross ties. Rafter ties shall be spaced no more than 4' O.C.

Header spans for openings in the outside bearing walls on one-story frame buildings with center bearing walls (assuming a maximum joist span of 14') are;

- (2) 2 x 4's; 3 ft maximum (on edge)
- (2) 2 x 6's; 6 ft (w/Douglas Fir), or 5 ft maximum (w/Hem-Fir)
- (2) 2 x 8's; 8 ft (w/Douglas Fir), or 7 ft maximum (w/Hem-Fir)
- (2) 2 x 10's; 10 ft (w/Douglas Fir), or 9 ft maximum (w/Hem-Fir)
- (2) 2 x 12's; 12 ft (w/Douglas Fir), or 11 ft maximum (w/Hem-Fir)

LIGHT AND VENTILATION

All habitable rooms must have a window area equal to at least 8% of the floor area. At least half of the window must be openable. For the purpose of determining light and ventilation requirements, any room may be considered as a portion of an adjoining room when half of the area of the common wall is open, unobstructed, and provides an opening of not less than one-tenth of the floor area of the interior room, or 25 sq ft, whichever is greater. Required windows must open directly to a street, public alley, yard, or court located on the same lot as the building.

CEILING HEIGHT

The minimum ceiling height is 7'-0".

INSULATION

Foam plastic insulation shall be covered with ½" gypsum board using mechanical devices unless covered with earth. Exposed foam plastic insulation is not allowed in any room, including crawl spaces and attics. A moisture barrier is required behind newly insulated foundation walls, extending to grade. Fiberglass insulation must be covered with 4 mill vapor barrier continuous. Uncovered vapor barriers must have a flame spread rating of 200 or less.

PANELING

Any paneling less than 1/4" in thickness must be applied over gypsum wallboard.

SLEEPING ROOMS

Every sleeping room shall have at least one window meeting all the following requirements:

- A. Sill height not more than 44" above the floor.
- B. Not less than 5.7 square feet of openable area.
- C. Not less than 24" opening height.
- D. Not less than 20" opening wide.

CRAWL SPACES

The minimum depth between the bottom of a joist and the ground is 18". The ground must be covered with an approved vapor barrier. Crawl spaces must be ventilated either to a basement or to the outside. An access with a minimum size of 18" x 24" is required. This access, if left unobstructed may also serve as a vent for areas up to 250 square feet. No foam plastic insulation is allowed in any crawl space.

FIRE WARNING SYSTEM

When the valuation of the project exceeds \$1000 or when one or more sleeping rooms are added or created in existing homes, the entire building must be provided with smoke detectors on all levels and in all sleeping rooms. Detectors shall be mounted on the ceiling or wall at a point centrally located in the corridor or area leading to the sleeping rooms. Upper level detectors shall be placed at the center of the ceiling directly above the stairway. All detectors shall be located in accordance with approved manufacturer's instruction. Smoke detectors may be battery operated when installed in finished areas of existing buildings.

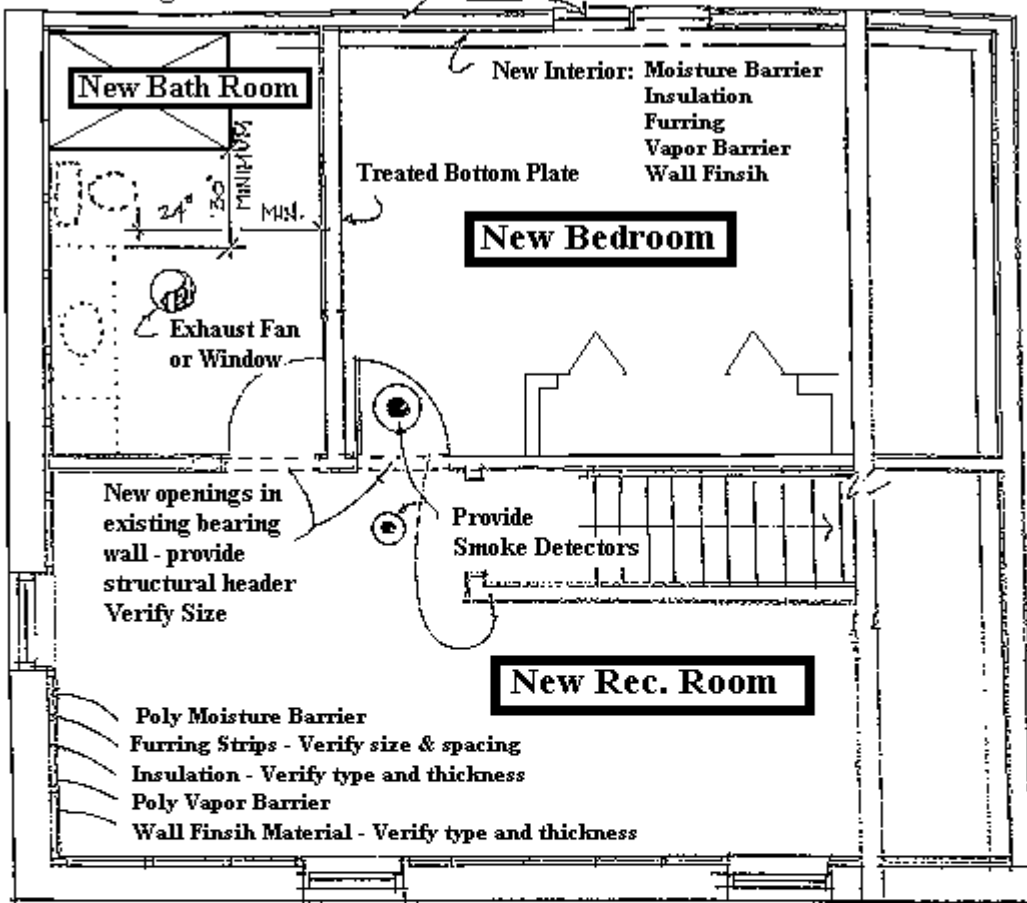
ELECTRICAL must be inspected and approved by a State Electrical Inspector (Rough-In and Final Inspection). For more information or particular electrical questions or to schedule an electrical inspection: Stephen Tokle at; (763)390-9255 between the hours of 7:00 am and 8:30 am, Monday thru Friday.

This document was written as a guide to the most common questions and problems. It was not intended nor shall it be considered a complete set of requirements.

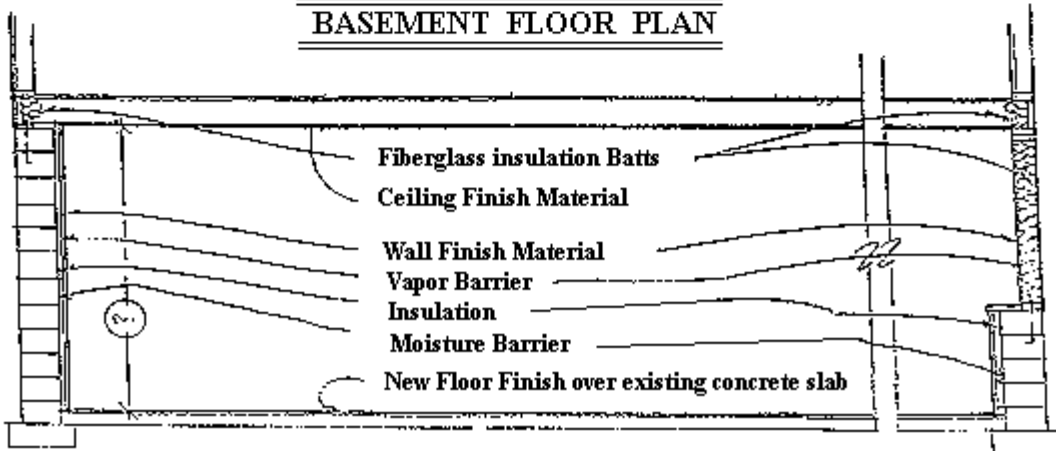
These requirements may change without notice.

Egress Window Required!

Existing Exterior Walls



BASEMENT FLOOR PLAN



CROSS SECTION 1/4" = 1'-0"

4/9/01