

Obtaining a Permit

Two copies of plans with the following is necessary for obtaining a basement finish of alteration permit.

- Framing detail-material, spacing, etc.
- Plumbing–fixture types and locations.
- Electrical– outlets, switches and light locations.
- Mechanical– register supply and return locations also include exhaust fan and details.
- All room dimensions– include ceiling height.

Inspections

The following inspections are required for basements.

Plumbing Ground Rough

- Is scheduled and required for new plumbing installed under the basement floor slab.

Open Wall

- fire Is scheduled and required after all framing, Blocking, above ground plumbing, electrical And mechanical work is completed. This Inspection approval is required **before** insulating And / or drywall or paneling can be installed.
- Insulation Inspection prior to dry walling
- Final Inspection Is conducted upon completion of the project and **before** furniture is installed and / or the room (s) are use.

Check with the Lincoln County fire protection district to see if they require a permit.

Call (636) 528-1254 , 24 hours in advance to schedule an inspection

The City of Troy Building Department supports and encourages every resident's decision to improve their home. Approval of plans and inspection of work being done helps ensure your home improvement project meets minimum code requirements while improving your property.

We look forward to helping you.

The City of Troy Building Department.

This is a general guide for the construction of a basement renovation within the City of Troy, MO. All code requirements are too extensive to list within this guide. The City of Troy Building Department may be contacted about the information in this guide at:

City of Troy Building Department
800 Cap Au Gris
Troy, Missouri 63379
636-528-1254 or 636-462-1613 fax



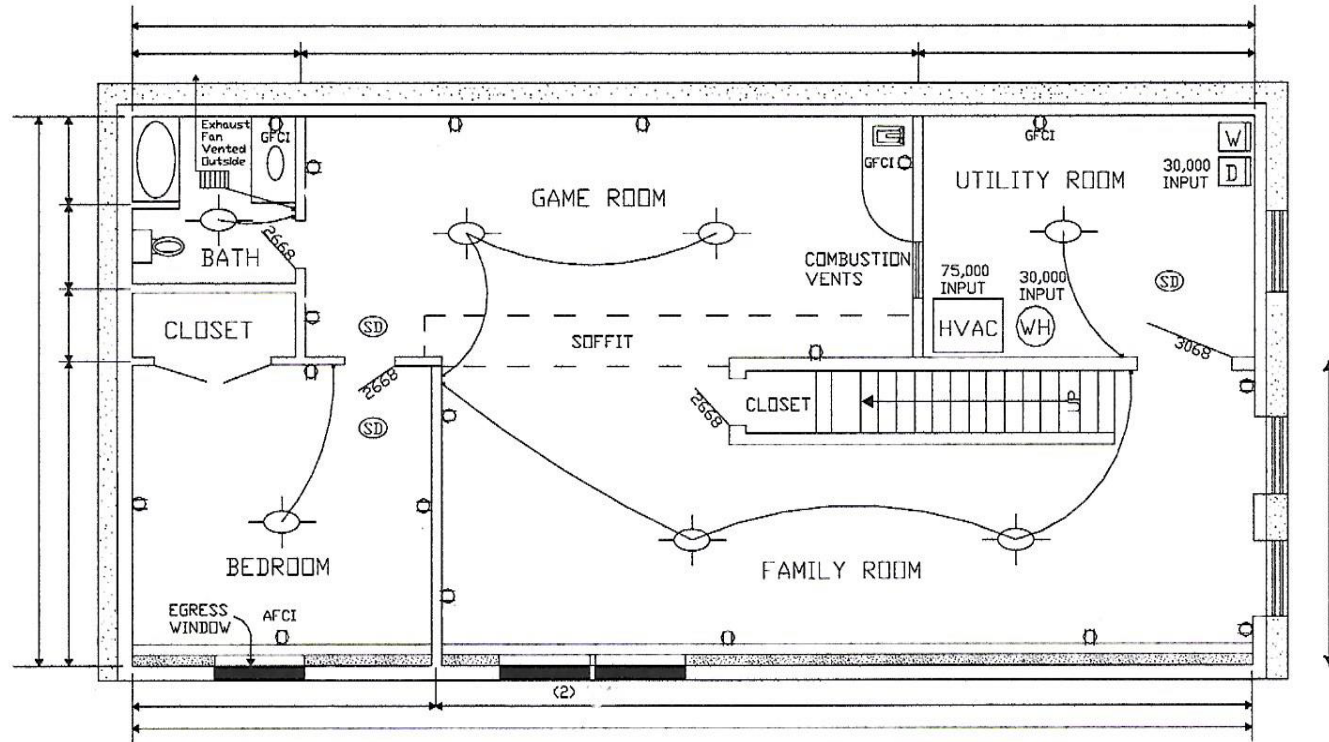
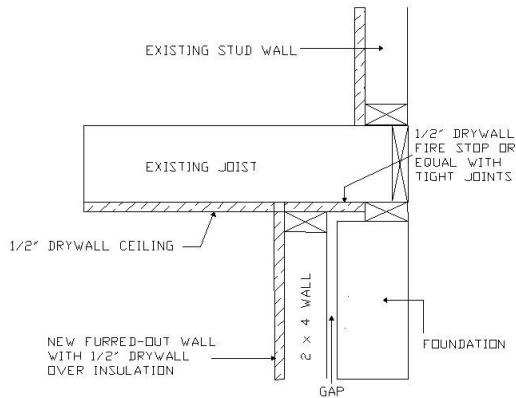
Basement Guide

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Visit us at
www.cityoftroymissouri.com

TYPICAL BASEMENT FLOOR PLAN

TYPICAL FOUNDATION WALL DETAIL



Construction Guidelines

- Draw plans with finished dimensions.
- Every **Sleeping room** in a basement shall have one operable emergency escape and rescue opening. The minimum clear opening dimensions of the window shall be at least 24 inches high and at least 20 inches wide. The bottom of the window shall not be installed more than 44 inches above the inside finished room floor.
- Smoke detectors are required within 3 feet of the basement stairs, in all sleeping rooms, in close proximity outside sleeping rooms, and also in closed mechanical rooms. Smoke detectors shall be interconnected with all other smoke detectors in the house and shall have battery backup.
- Outlets on counter tops within 6 feet of bar sink must be GFCI protected.
- Under stairwell closet shall be dry walled and taped

- If plans propose concealment or enclosing a gas furnace and/or water heater, proper ventilation at the top and bottom of the room is required for combustion air. Each ventilation opening shall equal 1 square inch per every 1000 BTU's of input for the gas fired appliances. A louvered door or air grates through wall(s) to adjoining spaces can accomplish this. Remember to provide door opening(s) wide enough for repair or replacement of your mechanical equipment. Also, remember to maintain the manufacturers clearance recommendations around all mechanical equipment.
- Finished ceiling height shall be not less than 7 feet. Beams may project down an additional 6 inches to 6 feet and 6 inches respectively.
- Hallways require a minimum 3 foot (36 inches) wide finished width. If using 1/2 inch drywall, the rough width should be at least 37 inches wide.

Receptacles shall be spaced within 6 feet of door openings then every 12 feet measured horizontally along the wall edge of the floor.

Bathrooms require exhaust fans that shall be vented to the exterior. Vent hoses are required to be fastened to the vent with a screw or clamp.

Receptacles within bathrooms and unfinished Areas of the basement require a ground fault circuit interrupter (GFCI). Bathroom GFCI outlets must be on a dedicated 20 amp circuit or circuit dedicated to that bathroom only.

Concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs must be blocked at the ceiling and horizontally at intervals not to exceed 10 feet. Approved materials would include, but are not limited to 5/8 inch type-x dry wall, 2 by lumber, metal flashing, rock wool insulation, and/or fire caulk.

ACQ treated lumber bottom plates are required. Hot-dipped galvanized or stainless steel fasteners are acceptable.

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