



Residential Remodeling and Finished Basement Requirements

1. Submit two (2) copies of the proposed plans with your completed building permit application. The plan should include the following:
 - a. Existing/proposed size of rooms being finished/altered
 - b. Indication of room use (i.e. bathroom, bedroom, laundry room, etc)
 - c. What and where construction materials are being utilized (2"x4" wall studs, fiberglass insulation, etc)
 - d. Number of, description, and location of proposed plumbing fixtures or changes to the existing system
 - e. Number of, description, and location of proposed changes to the existing heating, ventilation and air conditioning system
2. If bedrooms are created, an exit window must be created.
3. An upgrade of smoke detectors is required for the entire house when remodeling. Operable smoke detectors must be installed in each bedroom, in areas just outside of bedrooms, and on every level of the home. Smoke detectors must be hard wired with battery backup in newly remodeled areas. Smoke detectors should be interconnected if possible.
4. Carbon monoxide detectors must be installed within 10 feet of all bedrooms per MN Statute 299.F.50. Detectors may be plug in or battery operated and must be installed per manufacturer's instructions.
5. Must provide unobstructed headroom of seven (7) feet in habitable spaces, kitchens, halls, bathrooms, toilet compartments, laundry rooms and basements.
6. Foundation plates or sills resting on concrete slabs shall be treated wood or foundation grade redwood.
7. Sill-sole plates must be adequately secured to the floor
8. Water resistant drywall (green board) is not designed for use in high-moisture areas such as tub and shower surrounds, therefore is not allowed in these areas.
9. Bathrooms require an openable window or an exhaust fan capable of 5 air changes per hour, connected directly to the outside and insulated a minimum of 3 feet from the exterior.
10. Shower/bathtub faucets must be a temperature controlled anti-scald type. Toilets must be 1.6 gallons or less flush volume. Toilet clear space minimum: 30-inch width and 21 inches at front.
11. Habitable rooms (bedrooms, family rooms, etc.) must have a heat supply and cold air return.
12. The walls and soffits of enclosed space under the stairs and landing must be finished with 1/2-inch drywall and fire taped.
13. Branch circuits for bedroom outlets must be protected by a listed arc-fault circuit interrupter device.
14. Use treated or rot-resistant lumber for bottom plates on concrete floors.
15. Soffits must be fire blocked at 10-foot intervals with fiberglass batts extending from the bottom of the soffit framing to the floor framing or subfloor above. Interconnections between concealed vertical and horizontal spaces must also be fireblocked.
16. Furnace shall have an unobstructed working space of not less than 30 inches in front.
17. Clearances to furnace flues must be maintained: 1 inch for double wall Type 'B' and 6 inches for single wall type.

18. Fireplaces must be installed per the manufacturer's instructions. A gas line pressure test is required. A shutoff valve is required at the appliance and manifold.
19. If the framing enclosing a gas fireplace leaves the floor framing above exposed, the lid of the enclosed area must be draftstopped with 1/2-inch drywall, OSB or plywood.
20. Ceiling drywall shall be applied perpendicular to framing. Floor framing over 16 inches on center requires 5/8-inch or 1/2-inch high strength/anti-sag drywall.
21. Steel nail plates shall be installed to protect plumbing and electrical installed closer than 1-1/4 inch from the face of the stud.
22. The Minnesota Energy code does not contain any requirements for air barriers, insulation and vapor retarders for basements of homes built prior to June 1, 2009. Please inquire with a building inspector for recommendations pertaining to your basement's specific construction details.
23. Separate permits are required for:
 - a. Plumbing
 - b. Mechanical
 - c. Electrical
24. Permit cost is based on the value of the remodeling project.

For more information, please contact the Building Official at (651) 458-2804.