

GENERAL REQUIREMENTS FOR BASEMENT FINISHING

CITY OF SALINE, MI. 100 N. Harris St., Saline MI 48176-1642; Phone: 734-429-8296 ext 2223 Fax: 734-429-5280

1. Plans need to be submitted when applying for a building permit as detailed as possible showing the layout and the use(s) proposed e.g. recreation room, family room, bedroom, etc.
2. FOR ANY STRUCTURAL, ELECTRICAL, PLUMBING, OR MECHANICAL SYSTEM IMPROVEMENTS:
Inspections will include as a minimum: (re-inspections are required if any work requires corrective action)
 - a. Building Inspections: rough, insulation, and final
 - b. Electrical Inspections: rough and final
 - c. Plumbing Inspections: rough and final
 - d. Mechanical Inspections: rough and final
3. An egress window is required for any bedroom or a family room or rec. room. **If the basement has one or more bedrooms with an egress window, then an egress window will not be required for the family room or rec. room.** The egress window must have a minimum net free opening of 5.7 square feet and cannot be located more than 44 inches off of the floor. If installing a window well, the dimensions shall allow the window to be fully opened. The horizontal dimensions of the window well shall provide a minimum net clear area of 9 square feet with a minimum horizontal projection and width of 36 inches. If the window well depth is greater than 44 inches then a permanently affixed ladder or steps shall be provided.
4. The bottom plate of the walls shall be pressure treated wood or metal if using metal studs.
5. Fire-stopping is also required at all penetrations in the top plate and where any newly constructed wall is not set directly against the outer wall.
6. Smoke detectors are required inside and in the area directly outside of the bedroom. Detectors shall be interconnected with all smoke detectors throughout the house and be wired to the primary power source and have battery backup.
7. Insulation is required at outside framed or concrete walls and shall have an R-value of at least R-13.
8. The minimum allowable headroom on any portion of the stairs shall be 6 feet, 8 inches.
9. The maximum allowable rise of treads cannot exceed 8 ¼ inches and the minimum allowable run of treads cannot be less than 9 inches. All treads shall have a nosing of not less than ¾ inch or more than 1 ¼ inches. A nosing is not required if the tread depth is a minimum of 11 inches.
10. Handrail height shall be between 34 to 38 inches measured vertically from the nosing of the treads.
11. Bathroom receptacles and receptacles located within 6 feet of the outside edge of a wet bar sink shall have ground-fault circuit-interrupter protection.
12. Hallways of 10 feet or more in length shall have at least one receptacle outlet.
13. Shower compartments shall have at least 900 square inches of floor area and shall be of sufficient size to inscribe a circle with a diameter not less than 30 inches.
14. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor.

BUILDING CODE REFERENCES: Michigan Residential Building Code

ZONING CODE REFERENCES: none

BUILDING DEPT. FORMS UTILIZED:

- Residential Building permit application
- Electrical, plumbing, & mechanical permit applications as needed

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