



BUILDING DEPARTMENT
Home Additions/Room Finishes
INFORMATION SHEET

Smoke/Carbon Monoxide Detectors

A smoke detector is required at a point centrally located in the hallway or area giving access to each separate sleeping area, on each story and in the basement, and in every sleeping room *throughout the entire house*. In areas and rooms being finished, the smoke detectors shall receive their primary power from the building wiring and be equipped with battery backup. Existing finished areas may be solely battery operated.

A carbon monoxide alarm shall be installed within ten (10) feet of each room lawfully used for sleeping purposes. If bedrooms are located on multiple floors additional carbon monoxide alarms would be necessary. In lieu of installing multiple CO alarms in the hallway, a separate CO could be installed inside each sleeping room.

Minimum Clear Dimensions

3'0" Hall width

7'0" Ceiling height in habitable rooms (living, sleeping, eating, cooking)

7'0" Ceiling height in rooms other than habitable rooms

2'6" Width for toilet (centered)

3'0" Stairway width

Natural Light

Habitable rooms shall be provided with natural light by means of exterior glazed openings (windows) with an area not less than one tenth of the floor area of which half of such glazed openings shall be openable for natural ventilation.

Framing

Lumber shall be grade-stamped. The bottom wall plate shall be treated wood if in contact with concrete, and securely fastened to the floor slab with nails/screws or construction adhesive. Engineered floor trusses/beams shall not be cut, notched, or altered without written approval from the manufacturer.

Stairways

Minimum stairway headroom clearance is 6'8" (measured vertically from a plane parallel and tangent to the stairway tread nosing to the above at all points). Landings at the bottom of the stairways required 36" of depth before the door or the wall.

Enclosed Area Under Stairs

The walls and ceiling of an enclosed space below and interior stairway shall be protected with one layer of gypsum board. If the area is greater than 100 square feet, a heat run shall be provided to the area for ventilation.

Insulation

Foundation walls require R-10 insulation. Framed walls required R-19 insulation. Attic requires R-44 insulation. Rigid foam insulation shall be protected with ½" gypsum board or ¼" plywood or equivalent.

Bathtub trap openings and other penetrations in the floor above should be filled with fiberglass or foam insulation (see plumbing section for more information on trap access).

A vapor barrier (4 mil poly or equal) is required on the warm side of insulated exterior walls. This includes behind showers and tubs on exterior walls. Water resistive gypsum board cannot be applied over another vapor barrier (such as 4 mil poly), or on ceilings.

Ceramic Tile

Ceramic tile in shower/tub area shall be applied over a concrete board.

Safety Glazing

Safety glazing is required in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathrooms, and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60" above the walking surface.

Safety glazing is required in fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within 24" arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60" above the walking surface.

Mechanical

All habitable rooms shall be provided with a heating system capable of maintaining 72 degrees Fahrenheit at a point three feet above the finished floor.

Main trunk lines are to be adequately sized to allow additional supply branch ducts to be provided to any additional finished rooms. Provide return air ducts, the same size as the supply ducts, to all rooms but the kitchen and bathroom.

Each bathroom requires an exhaust fan to the exterior. The ducts shall be insulated to an R-8 the first three feet from the exterior wall, and terminate at least three feet from any opening such as an openable window or combustion air duct in the exterior wall.

Plumbing

An access panel is required for hose bib shutoff valves and upper level tub traps. A shower or combination shower/bath must be equipped with an anti-scald type shower control valve. The valve must be of the thermostatic or pressure-balancing type.

Electrical

A separate Electrical permit is required for any new wiring and must be obtained by the person doing the work. Electrical permits are available at the State of Minnesota Board of Electricity, www.electricity.state.mn.us.

NOTICE: IT WILL TAKE APPROXIMATELY 2 TO 5 BUSINESS DAYS TO GET A PERMIT ONCE THE PLANS AND APPLICATION HAVE BEEN SUBMITTED.