



**Lonsdale Building Inspections Department  
415 Central Street W.  
PO Box 357  
Lonsdale, MN 55046  
(507) 744-2327 fax (507) 744-5554**

**SPECIFICATIONS FOR FINISHED BASEMENTS  
REQUIRED INFORMATION WHEN APPLYING FOR PERMIT**

This information only outlines general code requirements relative to finished basement construction. For specific code requirements, please contact a design professional or the Lonsdale Building Department at 507-744-2327. Separate permit is required when installing electrical. For questions regarding electrical work, please contact the State Electrical Inspector, Randy Edel, at 507-334-3748 (7:00-8:30 a.m., M-F). Inspection record card shall be made available to the inspector. The card shall be posted in a visible location in the construction area.

**ITEMS REQUIRED BEFORE A PERMIT WILL BE ISSUED**

1. A signed, completed building permit application form.
2. A copy of building plan showing proposed layouts and materials. Plan must be drawn **to scale** and include the following information.

**A floor plan indicating:**

- Location of all existing and proposed walls of the basement/lower level.
- Identify the existing and proposed room(s), including the dimensions.
- Location and sizes of the windows and doors.
- Location of smoke and carbon-monoxide (CO) detectors.
- Layout of heat distribution system.
- Location of existing or proposed plumbing fixtures, mechanical equipment, stairways, fireplaces, etc.

**GENERAL BUILDING REQUIREMENTS BASED ON THE 2006 I.R.C.**

1. Bottom plates of proposed walls shall be approved treated wood. The minimum finished width of a hallway is 36 inches.
2. Open side(s) of stairways 30 inches or more above the floor shall be provided with a guardrail. All openings must be 4 inches or less in width. One hand rail is required, the full length of the stairs, with the ends returned to a post or wall. The top of the handrail shall be 34 inches to 38 inches, above the nose of the treads. Open risers are not permitted to allow the passage of a 4 inch diameter sphere.

3. Enclosed usable space under the stairs must be protected on the underside with not less than 1/2" gypsum, including the interior walls of the enclosed space.
4. Smoke detectors and carbon monoxide (CO) detectors are required for the entire house when remodeling or finishing a basement. Smoke detectors must be in each bedroom, in corridors leading to bedrooms and on every level of the home. Smoke detectors must be hard wired and inter-connected with battery backup in the newly remodeled areas. Smoke detectors in existing areas may be solely battery powered.
5. Foam plastic insulation shall be protected on the interior by not less than 1/2 inch gypsum or other approved material.
6. Insulated exterior walls must be covered on the interior with not less than a 4-mil vapor barrier. Fire-retardant poly is required if not covered with gypsum wallboard or other approved material. Provide a moisture barrier over concrete walls prior to framework. (Poly vapor barrier is not a moisture barrier when used alone.)
7. Each toilet shall be centered in a clear space of not less than 30 inches wide, and have a clear space in front of not less than 24 inches.
8. Each bathroom shall be provided with an operable window or a powered exhaust fan vented directly to the exterior. Insulate the last (3) feet of duct before the exterior wall. See manufacturer's specifications on separation from any other wall penetrations or openings.
9. When adding a shower or shower-bath, it must be equipped with an ANTISCALD TYPE, water control valve. When finishing basement, upstairs bathtub trap access is required.
10. Plastic plumbing pipe is not allowed to be intermixed, such as using black (ABS) with white (PVC), without using an approved mechanical connection. Transition glue is not an approved connection.
11. When installing 1/2 inch hot and cold water supply lines for bathroom fixtures, they must be tied into a 3/4 inch water supply line. Not more than (3) three fixtures located in the same room may be supplied by a 1/2-inch pipe size.
12. Gas burning fireplaces must be installed per manufacturer's specifications.
13. Unions and flared fittings in gas piping may not be concealed within the wall or ceiling construction. All new or altered fuel gas piping requires a permit and a 25 lb. air test for 12 hours before gas may be hooked up.

14. Each bedroom must have at least one escape window with the following dimensions:
  - Width – 20 inches minimum clear opening.
  - Height –24 inches minimum clear opening.
  - Total opening – 5.7 square feet minimum.
  - Sill height – not more than 44 inches above the floor.
  - Decks, overhangs, etc., over egress windows must have a minimum 48-inch clearance above grade.
  
15. Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 7 feet.

### **REQUIRED INSPECTIONS**

Please call 24 hours in advance for required inspections.  
507-364-5345

1. **Framing, Mechanical, Plumbing, Insulation**  
Approved electrical rough-in inspection.

All plumbing, mechanical, fireplace rough-ins, air tests, framing and insulation inspections may be scheduled individually or at the same time.

2. **Final inspection**  
Final building inspection must be completed after the final electrical inspection has been approved.