



# The CITY of SALINE

Building / Engineering / Planning  
Zoning / Code Enforcement

100 North Harris Street • Saline, MI 48176-1642

## Basement Finishing Requirements

A Building Permit is required. Plans need to be submitted when applying for a permit as detailed as possible showing the layout and the use proposed. (Rec. room, family room, bedroom, etc.) Inspections will include: rough building, insulation and final.

An Electrical Permit is required. Inspections will include: rough electrical and final electrical. If an inspection fails, then a reinspection fee will be required.

A Plumbing Permit is required if performing any plumbing work, such as installing a bathroom, wet bar, etc. Inspections will include: rough plumbing and final plumbing. If an inspection fails, then a reinspection fee will be required.

A Mechanical Permit is required if installing any additional duct work or moving any ductwork. Inspections will include: rough heating and final heating. If an inspection fails, then a reinspection fee will be required.

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.

The bottom plate of the walls shall be pressure treated wood or metal if using metal studs.

All penetrations in the top plate shall be firestopped. Firestopping is also required if the newly constructed wall is not directly against the outer wall.

All bedrooms and the area directly outside of the bedroom shall have smoke detectors. They shall be interconnected with all smoke detectors throughout the house and be wired to the primary power source and have battery backup.

The minimum required R-value of insulation including the existing concrete walls shall be R-13.

The minimum allowable headroom on any portion of the stairs shall be 6 feet, 8 inches.

The maximum allowable rise of treads cannot exceed  $8\frac{1}{4}$  inches and the minimum allowable run of treads cannot be less than 9 inches. All treads shall have a nosing of not less than  $\frac{3}{4}$  inch or more than  $1\frac{1}{4}$  inches. A nosing is not required if the tread depth is a minimum of 11 inches.

Handrail height shall be between 34 to 38 inches measured vertically from the nosing of the treads.

Bathroom receptacles and receptacles located within 6 feet of the outside edge of a wet bar sink shall have ground-fault circuit-interrupter protection.

Hallways of 10 feet or more in length shall have at least one receptacle outlet.

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.

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.