

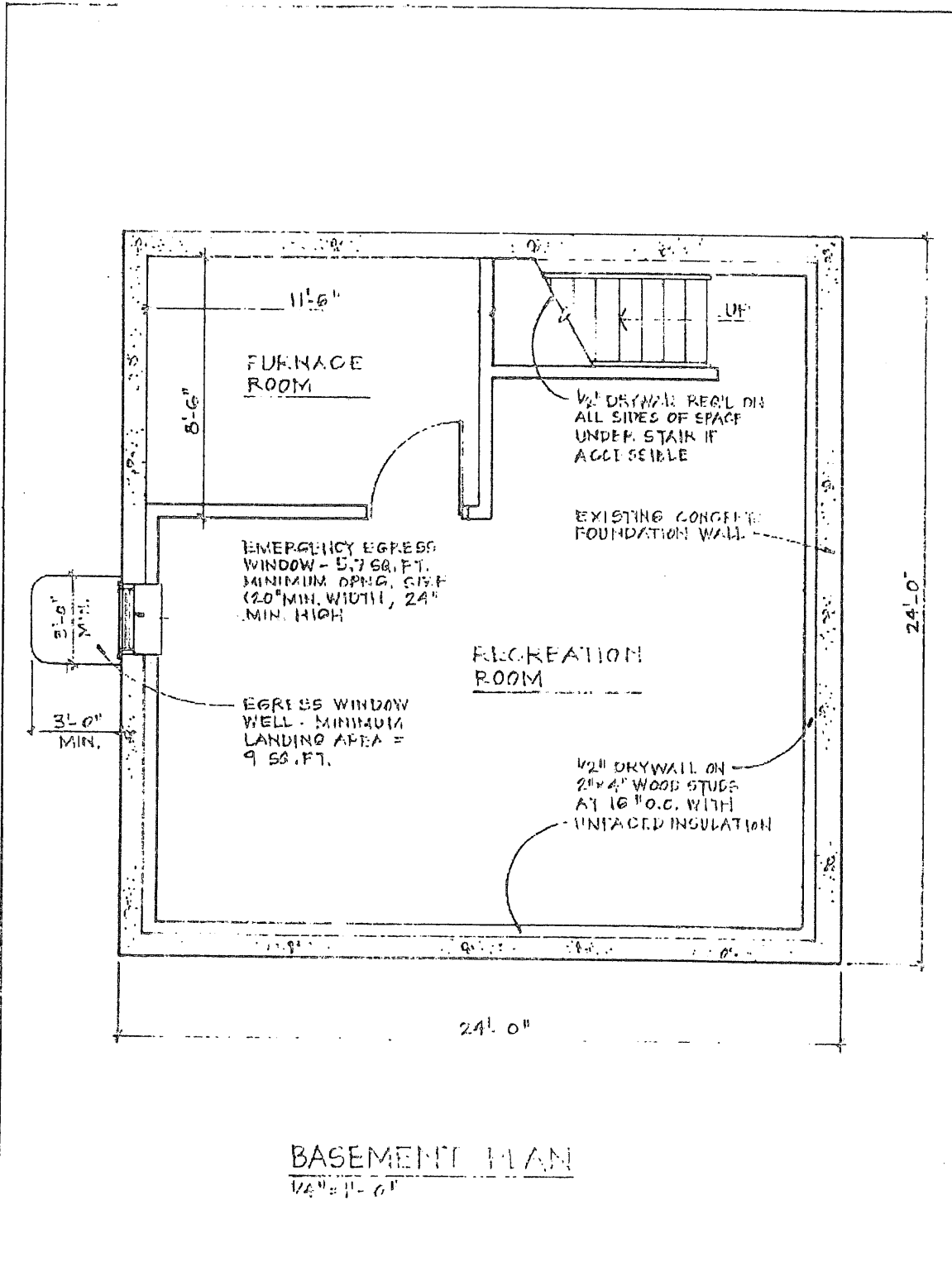
CONSTRUCTION REQUIREMENTS

Basement Finish

This information is provided in a “User-friendly” format as a general guide to help you apply the common Building Code requirements to your project. It covers the most common types of projects. The actual Building Code language may contain additional requirements or exceptions that may apply if your project is beyond the scope of this Guidebook.

Please indicate the following on your plans:

1. **Floor Plan** (See page 10 for Sample Drawing)
 - Rooms and spaces, and use of all rooms, all fully dimensioned.
 - Draftstopping (to be installed in the floor/ceiling assembly so that the area does not exceed 1000 sq ft & should be divided into approximate equal areas.)
2. **Wall (Cross) Section** (See page 11 for Sample Drawing)
 - Type of Framing and Wall Finish (if wood, a treated wood bottom plate is required.)
 - Ceiling: Type and Height (7'-0" minimum.) A gas pressure test will be required for existing gas piping if concealed by drywall.
3. **Fire Blocking** (See page 11 for Sample Drawing)
 - Required at all Basement perimeter wall top wall plates back to Basement foundation wall **and** 10' O.C. maximum horizontally back to Basement perimeter wall. See page 10 for sample details.
4. **Vapor Retarder** (See page 11 for Sample Drawing)
 - Latex or enamel paint vapor retarder (Class III) can be installed on the interior side of gypsum board at framed walls. Use un-faced insulation in wall cavities.
5. **Emergency Egress Window** (See pages 10-11 for Sample Drawings)
 - An emergency Egress Window is required in each sleeping area that is being added as part of the Basement Finish.
 - The sill height cannot exceed 44" above the finished floor.
 - The minimum Clear Opening Size: 5.7 sq ft clear.
 - The minimum Clear Window Openings: Height: 24", Width: 20"
 - Egress Windows under decks and porches shall have a path no less than 36" clear to a yard or court.
 - Egress Windows wells (if required) shall be a minimum 9 sq ft in area. The minimum horizontal projection and width shall be 36". The emergency egress leading to the window well must be able to fully open. Window wells deeper than 44" shall have permanent ladders or steps.
6. **Smoke Alarms**
 - Smoke alarms shall be installed in each sleeping room and outside of each separate sleeping area in the vicinity of the bedroom(s) (if applicable). If no sleeping areas exist, smoke alarms are required within the dwelling area of the basement. **Please be advised, a Basement Finish project will require the updating of smoke alarms that comply with regulations in the Michigan Residential Code throughout your residence.**
7. **Carbon Monoxide Alarms**
 - Carbon monoxide alarms shall be installed outside of each separate sleeping area in the vicinity of bedroom(s) (if applicable).



MAIN FLOOR
(NO WORK)

EXISTING GYP. BD. OVER
EXISTING STUD FRAMING

EXISTING SUB-FLOOR OVER
EXISTING FLOOR JOIST

3" MIN. OF CLOSED CELL SPRAY
FOAM (R-20 MIN.) AT BOND AREA

1/2" THK. OSB FIRE STOP AT TOP OF THE
2x4 PERIMETER STUD WALL. TYP.

2x4 TOP PLATE

1/2" GYP. BD. FIRE STOP BETWEEN GYP.
BD. SUSPENSION GRID AND BOT. OF
THE FLR. JST.

EXISTING GRADE
LINE

5/8" GYP. BD. OVER GYP. BD.
SUSPENSION GRID. TYP.

2x2 20 GA. GYP. BD. SUSPENSION GRID
WALL ANGLE. TYP.

LATERAL FIRE STOP NOTE:

AT AREAS WHERE THE PERIMETER
STUD WALL IS MORE THAN 2" AWAY
FROM THE FDN. WALL AND THE GAP
BET. THE FDN. WALL, AND STUD IS
NOT FILLED SOLID WITH SPRAY FOAM,
INSTALL 1/2" OSB LATERAL FIRE STOP
FROM THE BOT. PLATE TO THE TOP
PLATE AT 10'-0" O.C.

FINISHED BASEMENT

2" MIN. OF CLOSED CELL
SPRAY FOAM (R-13 MIN.)

1/2" GYP. BD. OVER 2x4 PERIMETER STUD WALL.
HOLD STUD WALL 1/2" AWAY FROM FDN.

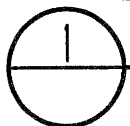
2x4 TRTD. SILL PLATE

EXISTING CONC. SLAB

EXISTING FDN.
WALL AND FTG.
TYP.

INSULATION &

FIRE STOP DETAIL



SCALE: 1"=1'-0"