

Village of Union Grove

BASEMENT REMODELING PROJECTS INFORMATION BROCHURE





Basement Remodeling

The most important part of a project starts with the owner or contractor. Detailed drawings are required for an efficient permitting process and will assist with a proper review of the plans code compliance.

DRAWINGS – These should be drawn to scale and detail dimensions, room sizes and layouts, room uses, exits, egress windows, smoke detectors, stairs and other important aspects of the project.

FINISHED BASEMENTS by definition are portions of the structure below grade and typically come two ways. One is a walk out style, having a stairway to the first floor and a door exiting to grade. The second is a standard basement with only one exit via a stairway to the first floor.

Health and Safety Issues – Finished basements have a couple of components that are critical to a safe and healthy environment. They are **EXITTING** and **VENTILATION**.

Exiting is important when installing basement bedrooms.

Ventilation is important whether the use is sleeping or recreation. Even exercise and craft rooms need proper ventilation.

EXITING REQUIREMENTS

When a bedroom is present there are two proper means of egress required by the State Building Code.



1. A second door to the exterior via same level or upper floor via an additional set of stairs.
2. Egress windows. These require a net opening of 20 inches by 24 inches net clear. The lowest clear opening of the window shall be no higher than 46 inches above a floor or a level platform 20 inches wide and 9 inches deep and no higher than 24 inches above the floor. The exterior will require an egress area equal to the width of the window and at least 36 inches deep measured perpendicular to the wall. The bottom of the egress area cannot be lower than 46 inches below adjacent grade, unless provided by an approved ladder or steps.

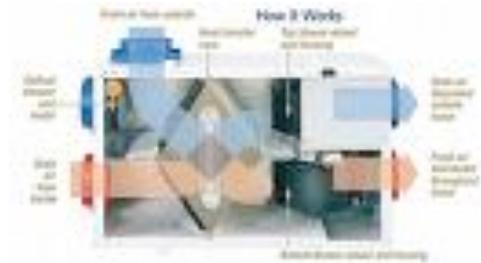


VENTILATION – This requirement is to insure a safe and healthy environment.

The state code requires that the entire space shall have one of two methods complied with.

1. Mechanical Ventilation - A complete air exchange of outside air once every hour (60 minutes). An air exchanger properly sized and balanced or simply with an exhaust fan and air intake also sized and balanced can accomplish this. The calculation to size this is simple – take the cubic volume of the finished space and divide it by 60 minutes to get a Cubic Feet per Minute (CFM) rating for the fan.

2. Natural Ventilation- Be provided with openings, such as doors and windows that have a total net opening equal to 3.5% of the net floor area finished.



UNHEALTHY GASES

Here is an atomic weight comparison of various gases to give an idea of how heavy toxic gases can be compared to Oxygen that will settle in the basement lower levels.

- Oxygen – atomic weight - is 16
- Carbon Monoxide is 28
- Vinyl Chloride is 63
- Radon is 222



Village of Union Grove

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Office Hours: Monday - Friday

8:00 a.m. to 4:30 p.m.



PERMITS - Permits are required for Building, Electrical, HVAC and Plumbing.

QUESTIONS – Feel free to contact the Building Inspection department for proper explanation and guidance.