

BASEMENT FINISHING GENERAL CODES

1. Bottom Plate of proposed walls shall be treated.
2. Enclosed closets under stairs must be entirely finished with 1/2" gypsum board.
3. Smoke alarms are required on all levels of the house and in all sleeping rooms. Smoke alarms are to be hardwired if interior wall or ceiling finishes are not removed and there is a crawl space or basement available to provide access to do so. Centrally locate smoke alarms in halls or in the area giving access to each bedroom.
4. Basements and each bedroom shall be provided with an escape window having:
 - A minimum net clear opening of 5.7 sq. ft. (821 sq. in.).
 - Exception—Grade floor windows: minimum net clear opening of 5 sq. ft. (720 sq. in.).
 - A minimum clear opening height of not more than 44 inches.
 - A window well if window is below grade, with a 9 sq. ft. net clear opening with the window fully opened.
 - A permanent ladder in the window well if the distance from the top of the well to the ground inside of the well is greater than 44 inches.
5. Each water closet shall be centered in a clear space of not less than 30 inches width and have a clear space in front of the water closet of not less than 24 inches. The water closet is to be a 1.6 gallon flush.
6. Dissimilar materials must not be attached directly to each other, i.e. PVC must not be glued to ABS waste & vent.
7. An approved anti-scald (thermostatic or pressure balancing type) faucet must be installed in new shower or shower/bath installations.
8. Each bathroom shall be provided with an opening for ventilation or powered exhaust fan venting to the outside. Exhaust ducts must be insulated (minimum R-2) for a distance of three feet from the outlet. Showers must be capable of encompassing a 30" circle measure at the height of the shower control handles. Bathtubs used as showers are not included.
9. Furnaces shall have an unobstructed working space of not less than 30 inches in front of them and shall be provided with outside combustion air. Provide minimum clearance for furnace per manufacturer's specifications.
10. Water heaters and furnaces may not be accessed through, or located in a bedroom or bathroom.
11. In warm air heating systems, an equal amount of supply air and return air shall be obtained.
12. Proper clearance from furnace flue shall be maintained (i.e. 1 inch clearance for a double wall type "B" vent and a 6 inch clearance for a single wall flue pipe).
13. Provide access for water heater, water softener, water meter and other equipment to permit replacement or repair of said equipment.
14. Do not locate electrical panel in closets and provide 3 feet of clear floor space for electrical panel.
15. Minimum headroom 7'0". Beams may project not more than 6" below the required ceiling height.
16. Habitable rooms shall be provided with a glazing of not less than 8 percent of the floor area of such rooms. (IRC Sec. R303).
17. Habitable rooms shall have natural ventilation thought openings with a minimal openable area of 4 percent of the floor area of such rooms.
18. Gas lines with mechanical joints must not be in concealed spaces. **NOTE: All gas work requires a licensed contractor.**

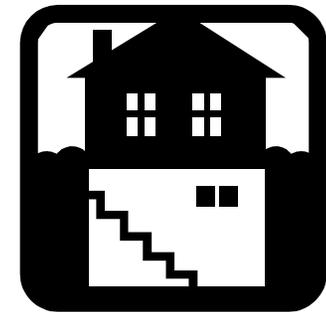


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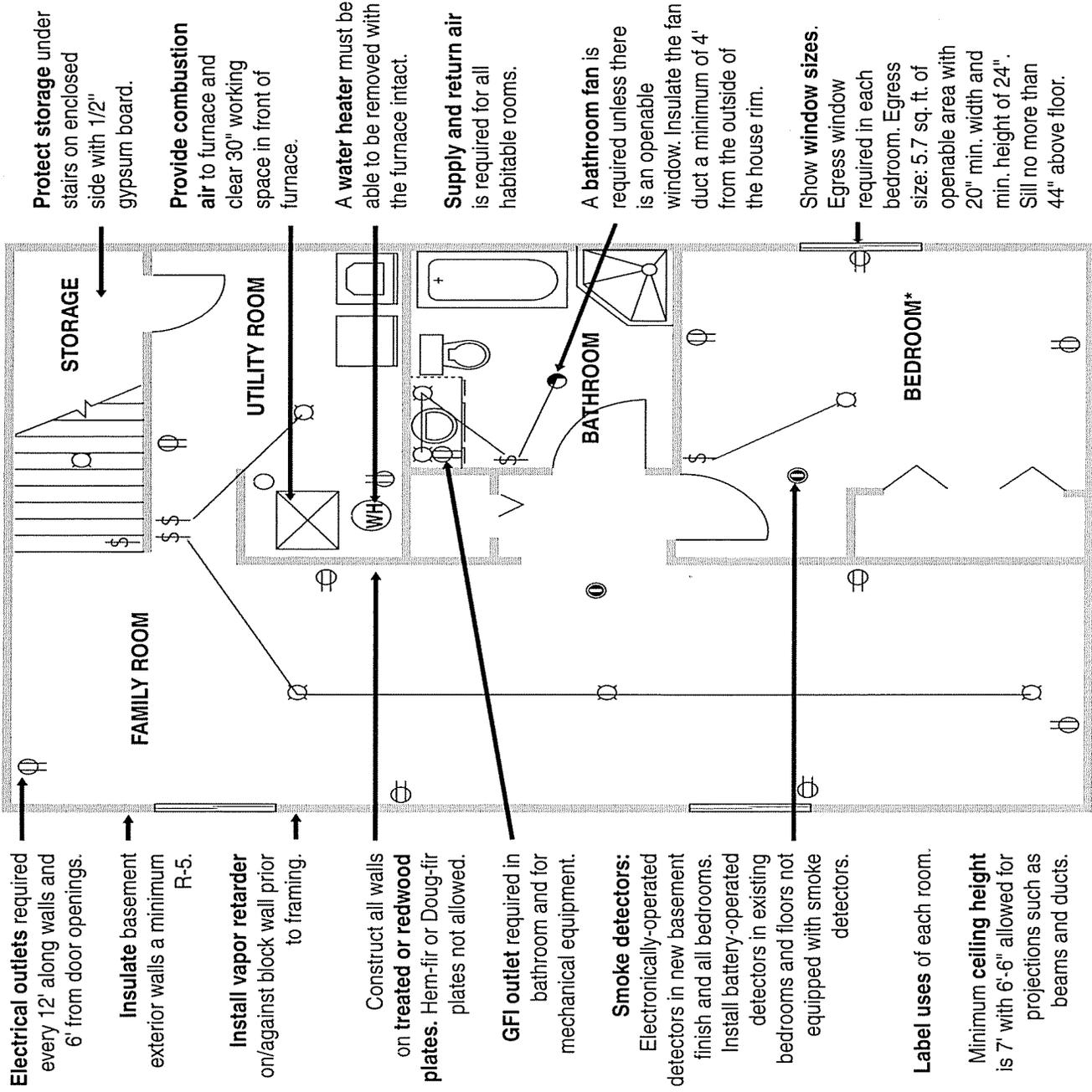
*Guidelines for finishing
your basement.*



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Basement finish Information Sheet



* All bedroom wiring must be protected by arc-fault circuit breakers (AFCB).

Note: Electrical boxes/panels are NOT allowed in bathrooms or closets.

This information is a guide to the most common questions. It is not intended, nor shall it be considered, a complete set of requirements.