

TYPICAL BASEMENT ALTERATION PLAN REVIEW

City of Wadsworth

JOB ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_  
 NAME \_\_\_\_\_

Type	Comments
Protection from Decay	All framing in contact with masonry or concrete below grade, must be separated by a moisture barrier or be pressure treated with preservatives.
Foundation Wall	All walls to be concealed by framing must be in sound and watertight.
Firestopping	All new walls shall be fire-stopped at ceiling/soffit/floor intersections (particularly between top plates and masonry foundation), with blocking, or 16" of vertical unfaced insulation; and at 10' horizontal intervals for studs.
Insulation	Insulation is recommended for exterior walls. If a vapor barrier is installed (not required), there shall be one on the interior of the insulation, and is recommended to have a permeability rating between 2 and 5. Insulating materials are not to be left exposed unless rated for exposure.
Bedroom Egress	Below grade bedrooms require an access window or door inside the bedroom, with a minimum 20" wide, 24" high opening that is 5sq.' total, and sill height of 44", or other approved means. A 3'x3' exterior area at sill height is required with egress ladder/stairs.
Ceiling Height	A minimum ceiling height of 6' 8" is required in existing basements. Obstructions can project to 6'4" of floor.
Under Stair Area	Under stair areas that are fully enclosed with walls require drywall on both sides of the walls, and under stairs.
Ventilation	Basement baths containing a toilet or tub/shower require an operable 3sq.' operable window or a fan vented to the exterior.
Smoke/ Carbon Monoxide Alarms	A hardwired smoke alarm containing photoelectric technology is required outside of each <i>new</i> bedroom. An ionization smoke alarm must used inside a new bedroom if not existing elsewhere in the basement. UL2034 battery or hardwired carbon monoxide alarm is required to be installed outside of any <i>new or existing</i> sleeping area(s) of the dwelling.
Heating Appliances	Furnaces and HW tanks are not permitted in <i>storage</i> closets. Adequate combustion air must be available from adjacent spaces, from adjacent rooms, thru louvered doors, 2 wall mounted grilles, or from outside. Work space in front of the units is required per manufacturer, or 30". Furnaces require a light in the vicinity and an outlet within 25'. A motor disconnect switch is required in sight of the appliance
Electric/Plumbing	Obtain electric permits (Bldg. Dept.), and plumbing permits (Medina Co. Health Dept.) for new wiring and plumbing lines. Obtain rough inspection approvals before framing inspection, and covering of walls/ceilings.
Electrical Wiring	Exposed wiring in unfinished walls must be in conduit or covered with drywall or plywood. Service panels can't be located in closets.
Water Meters	Boxed in water meters require adequate access and working space to replace or maintain the meter as necessary.