



City of Urbandale  
3600 86<sup>th</sup> Street  
Urbandale, IA 50322-4057

Building Department (515) 278-3930  
Fax No. (515) 278-3927

## **Basement Finish Plan Review and Inspection Schedule**

Code requirements relative to basement finishes are not extensive; however a few items need to be pointed out.

- If the remodel affects structural conditions, such as removing a portion of a support wall that would need to be evaluated relative to the specific conditions. Information such as the number of stories supported, and the lengths of floor joists bearing upon the wall would be needed.
- Wood in contact with concrete needs to be treated material. This includes all bottom plates of wood framed walls.
- If a bedroom is planned, or what appears to be a bedroom because of a closet with the typical rod & shelf arrangement, the code requires an escape window from the room directly to the exterior (a door from the bedroom directly outside would also be acceptable). Escape window minimum dimensions are available if desired. If the escape window is separated from the stairs by the code prescribed distance, then it would not be required to be directly in the bedroom. In other words, this minimum separation is an alternate to the escape window directly in the bedroom.
- If the underside of the stair is to be enclosed to create a "closet", the inside of the "closet" needs to be finished with a minimum ½" gypsum board (drywall).

### **Separate Permits must be obtained for Electrical, Plumbing and Heating/Air-Conditioning.**

- All full bathrooms must be provided with a mechanical ventilation system exhausted directly to the outside.
- The code requires smoke detectors in all bedrooms, on all floors/levels of the house, and in the hallways accessing the bedrooms. Detectors must be interconnected if the area of work provides access to these locations.
- Electrical receptacles in bathrooms must be ground-fault circuit interrupter protected.
- Electrical receptacles must be arc-fault circuit interrupter protected and be tamper-resistant per NEC 2008.
- Water closets must be located in a clear space not less than 30" wide, and a minimum 21" clear in front.
- Anything that requires access for servicing, such as sump pumps, furnaces, water heaters, etc. must remain accessible.

## **Required Inspections**

1. Plumbing rough-in (if any)
2. Framing
3. Electrical rough-in (if any), can be combined with Framing Inspection
4. Final Inspection