



Lower Level Finish

The following items are conditions for permit issuance and strict compliance is mandatory.

1. Construction documents and a signed copy of the plan shall be kept at the site of the work, and open to inspection by the building inspector. MSBC1300.0130 subp 6
2. Installation of new gas lines shall be properly tested and witnessed by the building inspector to 25 psi minimum for 1/2 hour minimum. IFGC406.4.1-406.4.2
3. Provide exhaust fans in all bathrooms. MSBC1309/R303.3
4. When enclosed, area under steps to be covered with 1/2" gypsum board. This includes ceiling, walls and underside of steps. MSBC1309/R302.7
5. Smoke alarms required in all areas leading to sleeping rooms and on all levels, and shall not be installed less than 3 feet from a door to a bathroom containing a bathtub or shower. MSBC1309/R314.3
6. When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke alarms located as required for new dwellings. Exception: Work on the exterior which does not require entry into the interior for inspection. MSBC1309/R314.2.2
7. Ducts, air handlers and filter boxes shall be sealed. MSBC1322/R403.2.2
8. Floor assemblies constructed of I Joist or trusses shall be protected on the bottom side with one layer of 1/2 inch gypsum board, or 5/8 inch structural panel. MSBC1309/R302.13 (except over crawl spaces not intended for storage or containing heating appliances.)
9. All rim joist areas shall have a sealed air barrier. MSBC1322/Table R402.4.1.1
10. Interior air barrier: The building thermal envelope shall be continuously sealed. Areas of potential air leakage in the thermal envelope shall be caulked, gasketed, weather-stripped or otherwise sealed. This includes all plumbing, mechanical and electrical penetrations. MSBC1322/R402.4.1.1
11. All electrical, plumbing, mechanical, and other penetrations in the interior air barrier shall be sealed. MSBC1322/R402.4.1.1 Table 1322/R402.4.1.1
12. A residential ventilation system shall be installed that is capable of delivering outdoor air to each habitable space by a forced air circulation system, separate duct system, individual inlets, or a passive opening. MSBC1322/R403.5
13. Smoke alarms required in all areas leading to sleeping rooms and in each sleeping room. Smoke alarms to be interconnected with building wiring and shall be equipped with a battery backup. MSBC1309/R314.43, R314.4, R314.6

14. Carbon monoxide alarms shall be required in all single family homes and multi-family apartment units. General location requirements: within ten (10) feet of each sleeping room. MN Stat.299F.50 MSBC1309/R315

Where a fuel burning appliance is located within a bedroom or it's attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

15. Foam plastic insulation is required to be covered with 1/2" gypsum or other approved material. R316.4
EXCEPTION: Foam plastic shall be permitted to be spray-applied to a sill plate and header (rim joist) without thermal barrier subject to all of the following: 1) The maximum thickness of the foam plastic shall not exceed 3-1/4" (83mm). 2) The foam plastic shall have a flame spread index of 25 or less and an accompanying smoke developed index of 450 or less when tested in accordance with ASTM E84. MSBC1309/R316.4, R316.5.11
16. All fuel lines shall be of an approved material, properly sized for appliances that are to be served and installed according to the International Mechanical Code or manufacturer's installation specifications. IFGC403/MSBC1346.5403
17. All mechanical equipment shall be installed per manufacturer's listed specifications. Installation manual must be on site for inspection. MSBC1346/304.1
18. All sleeping rooms and basements shall have one window meeting egress standards, or an exterior door.
20" minimum opening in width
24" minimum opening in vertical dimension
5.7 square foot of opening minimum
44" maximum sill height MSBC1309/R310-R310.2.2
19. All wood in contact with concrete to be treated wood. MSBC1309/R317.1
20. Post the attached Inspection Record Card on the jobsite.
MSBC1300.0210 subp 3
21. a. The term "complete" shall include all work proposed in the approved permit. All building permits issued shall complete construction of the project within one hundred and eighty (180) days after the permit is issued, without additional approval. If at the time of application, the project is anticipated to not be completed within one hundred eighty (180) days, the applicant shall provide the project's anticipated timeline. CMS may adjust for reasonableness and approve project timelines as part of the permit review process up to five hundred and forty (540) days. Projects anticipated to exceed five hundred and forty (540) days shall seek approval from the jurisdiction's applicable governing body.
b. A permit holder may request extensions in increments of one hundred and eighty (180) days. CMS may approve up to two extensions if CMS judges steady and continuous progress is being made. Permit holders requesting more than two extensions shall make an application for a new permit. The new permit application shall state the reason and demonstrate that circumstances were beyond the control of the permit holder.
21. This structure must comply with all portions of the Minnesota State Building Code whether noted on this plan or omitted. Failure to note any detail(s) on the plan does not remove the builder from the responsibility of complying with the Building Code. Plan review was done in accordance with the current Minnesota Building Code. Plan review does not waive any additional code compliance issues found on site. MSBC1300