

Herriman City
Residential
Basement Finish
Plan Check
2006 IRC

Applicant	
Address	
Date	
Plans Examiner	

Permit Valuation

Valuation per square foot		
Sq. Ft.	Per s.f.	Total rounded up to the nearest thousand
	\$6.50	\$

Return Correction List with Re-review.

Correction list

Minimum room sizes and spaces

- Plans need to be fully dimensioned. Bedrooms req. min. 70 s.f. with a min. 7' dimension.
- Ceiling height to be 7' minimum.
- 21" clear space in front of toilet and 15" to each side of center.
- 900 square inch shower floor area and min. 30" dimension one side. Min. 22" door with a min. 24" in front of door. Water resistant gypsum board (green board) is not required if non-absorbent shower surround is in place.
- 36" finished width for hallways.
- NOTE! Any lesser dimensions must be approved at time application is made.

Stairway Minimums

- 36" finished width.
- 6'-8" head clearance (measured upwards from tread nosing).
- 8" maximum riser height; 4" minimum.
- 9" minimum tread extension measured tread nosing to next tread nosing.
- 34" to 38" height for handrails (req'd with 4 or more risers). Handrails must return to wall or post.

- 36" high guardrails with 4" spacing between intermediate rails (req'd beside landings and elevated floors of more than 30").
- Walls and ceiling under stairway are to be sheetrocked with 5/8" sheetrock.

Construction Materials

- Sole plate (wood on concrete) must be redwood or treated.
- Beams must be sized for weight carried.
- Max. stud spacing 24" o.c. non-bearing.

Window Minimums

- Show sizes of windows. Existing windows must be at least 8% of room area for natural light and ventilation.
- Each bedroom must have one window for emergency egress. Min. 5.7 s.f. actual opening – min. 20" wide OR 24" tall. (Bedroom door to outside is an alternate escape.)
- In bedrooms, the height of one window sill must be 44" or less above the floor, unless egress is accomplished through a door to outside.
- Egress window wells must measure 36" out from house. If bottom of window well to top of window well is more than 44", a permanent ladder is required.
- Tempered glass is required when window is located within 24" of edge of doors, or if it is within 60" of tub drain.

Gas Furnaces and Water Heaters

- Gas furnaces and water heaters may not be located in bedrooms, bathrooms or similar confined rooms. Furnace rooms may not open into such rooms.
- Each appliance must be removable without moving the other.
- Must have minimum 30" clear work space in front of controls; minimum 6" clearance from firebox to combustibles. (Not applicable unless furnace room is changed.)
- Show how existing combustion air is being taken. Must be adequate for new use and not obstructed in any way.

**Wood Stoves and Fireplaces
(Show all, if applicable)**

- Fireplaces must be listed. Clearance will be according to the listed appliance manufacturer's specifications.
- One-piece non-combustible hearth over a combustible floor with min. 16" extension beyond front and 8" beyond sides of appliance door.

- 28. Combustible chase containing a metal firebox and chimney must be lined with sheetrock, where open to an attic or floor cavity.
- 29. Chimney must extend to 2 ft. above combustible roofing located within 10 ft.

Electrical

- 30. Receptacle outlets must be provided so any point along a wall does not exceed 6' distance to an outlet.
- 31. Small wall sections between doors require an outlet when 2 ft. or wider.
- 32. Hallways of 10 ft. or more in length shall have at least one receptacle outlet. The hall length shall be considered the length measured along the centerline of the hall without passing through a doorway.
- 33. GFCI protection device must be provided for a receptacle outlet required at the bathroom basin, above kitchen counters, and in a laundry room within 6 feet of the utility sink.
- 34. GFCI protection device must be provided within 25' of the mechanical room.
- 35. AFCI protection is needed for all bedroom lights and outlets.
- 36. Clearance of lights installed in clothes closets must comply with E3903.11.
- 37. Show light switches and lights. A switch controlled light must be provided at hallways, stairways, exits and in each room.
- 38. Space from bottom of stairs to finished rooms must be conditioned and provided with switch controlled lighting.
- 39. A smoke detector must be installed in each sleeping room and outside each separate sleeping area in the immediate vicinity of the bedrooms, and shall be interconnected.
- 40. A carbon monoxide detector shall be on each level of a home.
- 41. A receptacle outlet must be provided at each section of kitchen countertop 12" or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24". There must be a minimum of two (2) dedicated countertop circuits, if applicable.
- 42. Show location of electrical panel. Electrical panel cannot be located in a bathroom or closet.

Miscellaneous

- 43. In theater rooms, offices or similar rooms with no window, provide conditioned air and return air exchanges per code requirements.
- 44. Insulation to be at least R-13 in exterior walls.
- 45. All exterior walls are to be fireblocked (draftstopped) horizontally and vertically in

- 10' compartments, and all vertical to horizontal concealed spaces.
- 46. Any bathroom without an openable window requires a 50 CFM fan vented to the exterior.
- 47. A minimum 36"x 36" landing is required at a basement walk-out door.
- 48. Complete contractor license information on permit application, if applicable. If sub-contractor information is not available at time of permit issuance, that information must be provided to the city office by the time of the first inspection on any sub-contractors work. Provide business name, state license number and phone number by email (building@herriman.org), phone (446-5327), hand-delivered to office, or given to the inspector at the inspection.
- 49. A signed and notarized Occupancy Restriction Form from the property owner is required for a kitchen, kitchenette or wet bar finish. The form states that the basement will never be used as a rental unit. This restriction must be disclosed to any future owner of the property. A copy of this form is available at the city office, or on the Building Dept webpage under Basement Finishes on the city website www.herriman.org.

Additional items:
