

Herriman City
Residential
Basement Finish
Plan Check
2015 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	\$

Correction list

Return Correction List with Re-review.

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" clearance in front of door. Water resistant gypsum board is not required if non-absorbent shower surround is in place.
- Tempered glass is required for glass in a shower door or if a window is located within 60" of a standing or walking surface, or measured 60" horizontally of water's edge.
- 36" finished width for hallways.
- NOTE! Any lesser dimensions must be approved at the 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 a wall or post.
- 36" high guardrails with 4" spacing between intermediate rails (req'd beside landings and elevated floors of more than 30").

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.
- Walls and ceiling under stairway are to be sheetrocked with 1/2" sheetrock.
- If metal studs are used, continuous foam board insulation is required behind the metal studs.

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 the 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.
- If the exercise room could possibly be used as a bedroom, either for your use or listing the use when reselling the home, change the label on both copies of the plans. Provide all egress requirements for the window, a smoke alarm and AFCI protection for the breaker. Note: the building code does not require bedrooms to have a closet.
- Tempered glass is required when window is located within 24" of edge of doors.

Gas Furnaces and Water Heater Clearances

- 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.
- Door swing must clear all appliances by 12" without the use of door stops or closures.

Wood Stoves and Fireplaces

(Show all, if applicable)

- Provide a COPY of manufacturer installation requirements to the inspector at the rough 4-way inspection, and all other inspections.
- Fireplaces must be listed. Clearances 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.
- Combustible chase containing a metal firebox and chimney must be lined with sheetrock, where open to an attic or floor cavity.
- Chimney must extend to 2 ft. above combustible roofing located within 10 ft.

Electrical

- 35. Receptacle outlets in habitable rooms must be provided so any point along a wall does not exceed 6’ distance to an outlet.
- 36. Small wall sections between doors require an outlet when 2 ft. or wider.
- 37. 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.
- 38. GFCI protection device must be provided for receptacle outlets required at the bathroom basin, above kitchen counters and within 6’ of a sink.
- 39. GFCI protected outlet must be provided within 25’ of the mechanical room.
- 40. AFCI protection is required for all bedroom circuits including lights, smoke detectors and outlets.
- 41. All receptacles to be tamper-resistant.
- 42. Clearance of lights installed in clothes closets must comply with E4003.12. See attachment.
- 43. Show light switches and lights. A switch controlled light must be provided at hallways, stairways, exits and in each room.
- 44. In mechanical room, at least one light shall be installed for servicing equipment. A wall switch or integral switch shall be at the usual point of entry. The light shall be at or near the equipment.
- 45. Space from bottom of stairs to finished rooms must be conditioned and provided with switch controlled lighting.
- 46. 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 with the main dwelling. A combination smoke detector/carbon monoxide is allowed.
- 47. The smoke detector must be installed at least 3 feet away from the door to a bathroom. The smoke detector must clear permanently installed cooking appliances at 20 feet for an ionization type smoke alarm or 6 feet for a photoelectric type smoke alarm.
- 48. A carbon monoxide detector shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms. A combination smoke detector/carbon monoxide is allowed.
- 49. A GFCI protected 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) 20 amp dedicated countertop circuits, if applicable.
- 50. At least one GFCI protected receptacle outlet shall be installed at each island countertop space. Receptacle is to be mounted no more than 12” below the countertop, and not allowed to be installed below a countertop overhang of greater than 6”.
- 51. The outlet for the dishwasher must be GFCI protected.
- 52. Install anti-tip bracket on range as required by the manufacturer.
- 53. In laundry room, a minimum of one 20-amp circuit for outlets only shall be provided. All outlets installed in laundry area are to be GFCI protected. The maximum

length of a clothes dryer duct is 35 ft., or less if fittings are used, or per manufacturer’s instructions.

- 54. Show location of electrical panel. Electrical panel cannot be located in a bathroom or closet. There must be 36” of working space clearance in front of the panel.

Miscellaneous

- 55. In theater rooms, offices or similar rooms with no window, provide conditioned air and return air exchanges per code requirements.
- 56. Provide at least one return air exchange.
- 57. Insulation to be at least R-13 in exterior walls. Vapor barriers are not allowed over insulation on below-grade exterior foundation walls in basements.
- 58. If outside cold air is supplied into the mechanical room through an opening to the exterior, install insulation with a barrier on both sides of interior walls and ceiling, and a weather-stripped door sealed on 4 sides. All water lines and ducts in the room are to be insulated. Where the combustion air duct passes through conditioned space, a minimum R-8 insulation is required.**
- 59. All exterior walls are to be fireblocked (draftstopped) horizontally and vertically in 10’ compartments, and all vertical-to-horizontal concealed spaces. See www.herriman.org; click on Your Government, Building Home Page, Basement Finishes. At the bottom of the page click on Fireblocking Requirements.
- 60. Fill all top plate penetrations for electrical and plumbing with foam or fiberglass insulation.
- 61. In a townhome with shared walls (party walls) plumbing electrical and low voltage penetrations are NOT allowed. If you must install electrical or low voltage boxes, a second furred-out wall will be required.**
- 62. Any bathroom without an openable window requires a 50 CFM fan vented to the exterior.
- 63. A minimum 36”x 36” landing is required at a basement walk-out door. A light is required outside the walk-out door.
- 64. If a second kitchen, kitchenette or wetbar is finished in a basement that also has a walk out, the basement **cannot** be used as a second dwelling and must comply with City Ordinance 12-27 or 10-19-35. This restriction must be disclosed to any future owner of the property. Contact the City Planning and Zoning Department at www.herriman.org. See Herriman City ordinance on the Planning and Zoning webpage.

Additional items: _____
