

Basement Remodels

BASEMENT REMODEL GUIDELINES

Items needed:

1. City of Antigo Building Permit
2. Proper Fees--\$7.00 per thousand of construction costs or min of \$30.00
3. Floor Plan to include:
 1. Show location of existing and proposed walls and rooms.
 2. Include wall measurements, window and door sizes and locations.
 3. Label all spaces/rooms i.e. Bedroom, Den, Storage etc.
 4. Location of water heater/electric panel/furnace
 5. Stairway(s)

Bedrooms in a basement require:

1. Egress Window in bedroom or two exits out of basement (If using the two exit scenario, exits must be located more than 50% of basement distance apart and different exit paths to get to them.
2. Windows used as egress windows must ---
 - a. Sized at least 20" x 24" or 24" x 20" clear opening with no hardware obstructing opening.
 - b. Can be larger than above sizes.
 - c. Sill must be no more than 46" above floor
 - d. A platform may be constructed to meet this requirement, however, steps up to the platform must meet stair requirements
 - e. Window well outside house must be as wide as the window and extend 36" out from window.
 - f. A means of exiting from well must be provided, steps built in wall
 - g. Adequate drainage must be built into window well
3. Light and Ventilation Requirements — Eight (8) % window area for light and three and one-half (3.5) % ventilation based on floor space. If window area not available then artificial light and ventilation are required.
4. Smoke detector inside each bedroom(s) and one more in main area. (Electrically connected with battery backup)

Bathrooms require:

1. Exhaust fan to outside of at least 50 cfm.
2. 20 amp circuit specifically for bathroom receptacle and must be ground fault interrupter (GFI) protected.

Items that must be considered:

1. Electric panel requirements – 30” wide by 36” deep working space in front of panel floor to ceiling.
2. Outlet locations.
3. Gas shutoffs.
4. Closet lighting.
5. Insulation type.
6. Ceiling – drywall or suspended.
7. Hallway width minimum 36”.
8. Wall coverings.
9. Water shutoffs - accessibility.
10. Heat and cold air runs w/ accessibility to dampers.
11. Proper makeup air for furnace and water heater if not direct vent appliances.
12. Basement Heaters – unvented gas space heaters illegal for use in the State of Wisconsin.
13. 3 Foot Landing at bottom of stairway if door at bottom.

