



Phone: 515-223-6221

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www.cityofclive.com



A permit and fee is required for all basement finishes. If Restrictive Covenants for the property are on file with the applicable county, the more restrictive requirements apply.



See reverse side for more egress window information!



INSPECTIONS REQUIRED

- Plumbing, electrical, mechanical rough-ins before insulation.
- Framing inspection before insulation.
- Final inspection before occupancy.
- Inspections must be scheduled at least 24 hours in advance.

Basement Finish Requirements

Basement:

That portion of a building that is partly or completely below grade.

Bedroom:

A room or space 70sq. ft. or greater size, with a closet, used for sleeping. An office, den, library, dining, or exercise room with a closet shall count as a bedroom.

Sill Height:

Measurement from the finished floor surface to the lowest opening of the emergency egress and rescue opening.

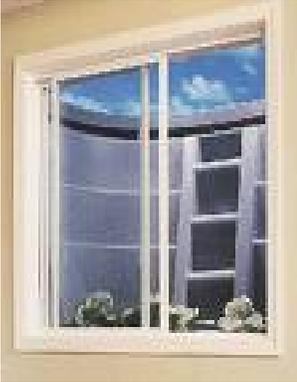
1. Basements and every bedroom shall have at least one operable emergency and rescue opening.
2. Where basements contain more than one bedroom, emergency egress and rescue openings shall be required in each bedroom, but shall not be required in adjoining areas of the basement.
3. Where emergency escape and rescue openings are provided, they shall have a sill height of not more than 44 inches above the finished floor.
4. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq. ft. Grade floor openings shall have a minimum net clear opening of 5 sq. ft.
5. The minimum net clear opening height shall be 24 inches and minimum net clear opening width 20".
6. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.
7. Egress windows with a finished sill height below the adjacent ground elevation shall have a window well. The minimum horizontal area of the window well shall be 9 sq. ft. with a minimum horizontal projection and width of 36 inches. Egress window shall open fully.
8. Dual sensor smoke detectors shall be installed in all bedrooms and also within the immediate vicinity outside the bedroom doors. All mechanical rooms housing fuel burning appliances shall also require a smoke detector within that room. Theater rooms, flex rooms over 70 sq ft., and exercise rooms, separated by a door, shall also require a smoke detector within that room. All detectors shall be hard wired and interconnected with the rest of the house.
9. Carbon monoxide detectors shall be installed immediately outside the bedroom door.
10. All mechanical rooms housing fuel burning appliances shall have adequate combustion air for appliances.
11. The unfinished areas of the basement will need the ceiling (underside of i-joists) dry-walled (does not have to be mudded and taped) with 1/2" sheet rock per section 501.3 of the 2012 IRC. An area of 80 sq. ft. may be omitted if properly firestopped.
12. New electrical branch circuits shall be installed for newly finished basements and new appliances.
13. GFCI and AFCI circuit protection per National Electrical Code.
14. All basements are prone to flooding. The city of Clive recommends a battery backup-up for sump pump equipment.

Call Before You Dig!
1.800.292.8989
 Call the toll-free number at least
48 hours
 prior to ALL excavations in Iowa.



Emergency Escape and Rescue (Egress) Windows

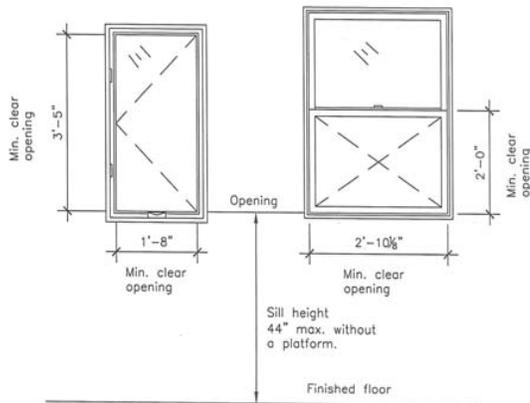
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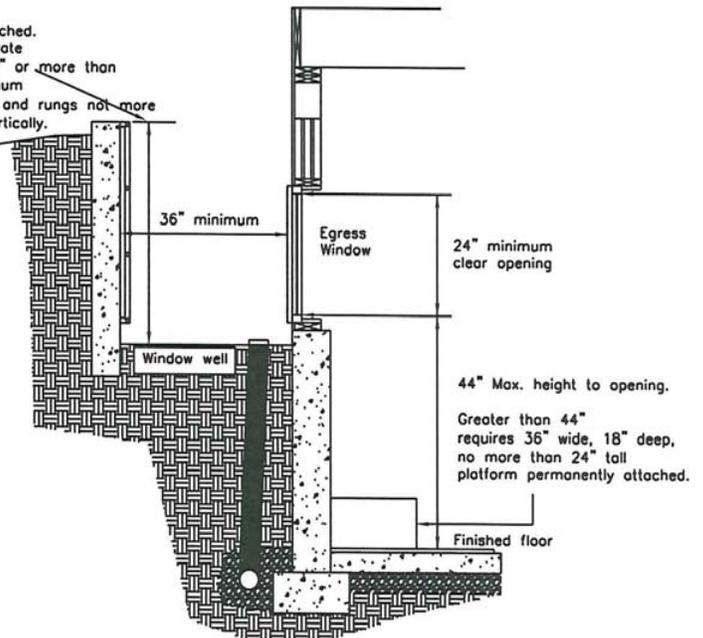
Egress Window:

An operable exterior window, door or similar device that provides for a means of escape and access for rescue in the event of an emergency.

1. Basements and every bedroom shall have at least one operable emergency and rescue opening.
2. Where basements contain more than one bedroom, emergency egress and rescue openings shall be required in each bedroom, but shall not be required in adjoining areas of the basement.
3. Where emergency escape and rescue openings are provided, they shall have a sill height of not more than 44 inches above the finished floor.
4. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq. ft. Grade floor openings shall have a minimum net clear opening of 5 sq. ft.
5. The minimum net clear opening height shall be 24 inches and minimum net clear opening width 20". Square footage requirements still need to be met as a 20x24 window is not compliant.
6. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools, or special knowledge.
7. Egress windows with a finished sill height below the adjacent ground elevation shall have a window well. The minimum horizontal area of the window well shall be 9 sq. ft. with a minimum horizontal projection and width of 36 inches. Egress window shall open fully. See drawings for platform and window well ladder requirements.



Over 44" requires a ladder permanently attached. Ladder must not penetrate egress well less than 3" or more than 6". Ladder to be minimum 12" wide on the inside and rungs not more than 18" O.C. apart vertically.



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Sill Height:

Measurement from the finished floor surface to the lowest opening of the emergency egress and rescue opening.

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**MINIMUM WIDTH/HEIGHT REQUIREMENT FOR
EMERGENCY ESCAPE AND RESCUE WINDOWS (inches)**

Width	20	20.5	21.5	21.5	22	22.5	23	23.5	24	24.5	25	25.5	26	26.5	27
Height	41	40	39.1	38.2	37.3	36.5	35.7	34.9	34.2	33.5	32.8	32.2	31.6	31	30.4

Width	27.5	28	28.5	29	29.5	30	30.5	31	31.5	32	32.5	33	33.5	34	34.2
Height	29.8	29.3	28.8	28.3	27.8	27.4	26.9	26.5	26.1	25.7	25.3	24.9	24.5	24.1	24