

Common code applications that are a part of a basement remodel that are commonly missed;

Plumbing

- Nail plating of plumbing too close to the stud face. (1 1/4 inches or less)
- Inadequate toilet alcove opening due to cabinet location (30 inches upon finish)
- Access for plumbing cleanouts not maintained after drywall application (18 inch clearance)
- Concealing auto-vent device in wall cavity
- Caulking of plumbing fixtures for sanitation
- Proper support on pipe work
- Installation of corrugated piping is not permitted

Electrical

- Nail plating of conductors less than 1 1/4 inches to stud face (measured to opening edge)
- Securing of electrical cables at the box location (8 inches)
- Wrong size wire or incorrect wiring method on restroom circuits. (12 a.w.g. wire for 20 amp circuit, dedicated)
- Failure to update panel with new circuit information
- Smoke detectors wired with appropriate cable assembly (14-3 with ground) and interconnected to existing
- Carbon monoxide detector (installed in hall, interconnected with smoke detectors)
- Maximum spacing of wall receptacles of 12 feet

Heating/cooling

- Inadequate support for ducting materials
- Lack of return air in basement level
- Failure to seal ducting joints
- Venting bathrooms to outside if lacking window
- Door opening from mechanical room into bedroom or bathroom without sealed door
- Ducting used for drywall support is prohibited
- Individual runs for air supply to living spaces
- Return air cannot be located in restroom locations

Framing

- Draft stop at top of wall or every ten feet horizontally and at locations where drops tie into walls.
- Use of gypsum behind tile in a shower surround not permitted
- Use of green board gypsum in ceiling with additional blocking (requires 12 inch on center support)

- Block shower pan locations with 2X6
- use of treated or decay resistant wood in contact with concrete for bottom plate.
- Appropriate sized headers for bearing locations
- Provide backing at all corners and ceiling drop locations
- Ceiling dry wall attachment of 12 inch max spacing for screw and wall attachment of 16 inches.
- Install handrails/guardrails as necessary

Building Design

- Egress windows for bedrooms require 5.7 square feet with minimum of 20" for width and 24" in height.
- Egress ladders required if window wells exceed 44 inch depth
- Window frame height cannot exceed 44 inch height from finish floor
- Exterior clearance for wells require 9 square feet and minimum of 36 inches depth.
- 36 inch clearance required under decks and overhangs for egress locations.
- Cover window wells if within 36 inches of walkway
- Ceiling height of 6'8" for habitable locations
 - 6'4" allowed for beams/girders

Energy Code

- Window u-value minimum of 0.32
- Insulation R value of 19 for exterior walls
- Insulate duct work in unconditioned areas with R-8
- Insulate walls adjoining conditioned-unconditioned areas (mechanical room with combustion air).

Basement Improvement

Community Development Building Division



Building Requirements

Changing the use of a residential unfinished basement to a habitable location, adding electrical, plumbing, or heating systems all require application and permitting prior to starting of the projects. The State of Utah has adopted the International Residential Code for use within our State. This is an example of the information that will be needed to determine compliance with these laws.

Requirements for Submitting a Permit Application for a Basement Improvement:

1. Permit submissions must be completed at <https://www.springvilleutah.gov/community-development/building-division/> in City Inspect. Plans are uploaded on the website.
2. Plan check fees are due at time of plan submission and can be paid in City Inspect, by phone or in the office.

(over)

110 S. Main Street
Springville, UT 84663
801.489.2704

<https://www.springvilleutah.gov/community-development/building-division/>

buildingpermits@springvilleutah.gov

In your submission, provide construction drawings including:

- Floor plan of area proposed.
- Label all areas for intended use.
- Engineering for beams replacing bearing walls.
- Show all window and door locations.
- Show location of mechanical room and or equipment.
- Electrical/gas information pending on work to be done.
- Submit contractor information or owner builder indemnification certificate.
- If walk-out is part of permit, upload a site plan showing where on the property the house is and where the improvements will be placed, include setback measurements. You can contact the Planning & Zoning Department for setback requirements and easement information at 801.491.7861.
- Apply for an ADU certificate (if applicable)

Submit application and plans at <https://www.springvilleutah.gov/community-development/building-division/>

Plan review will take approximately 3 weeks. It may take longer if we call for corrections to be made to the plans. When plans have been approved, stamped and fees calculated, City Inspect will email you. [Payment of impact fees and bonds by cash or check only.](#) made payable to Springville City. Other building permit fees can be paid with a credit card, up to \$3,000, or with cash or check. After the permit has been paid for, work may commence.

Inspections required:

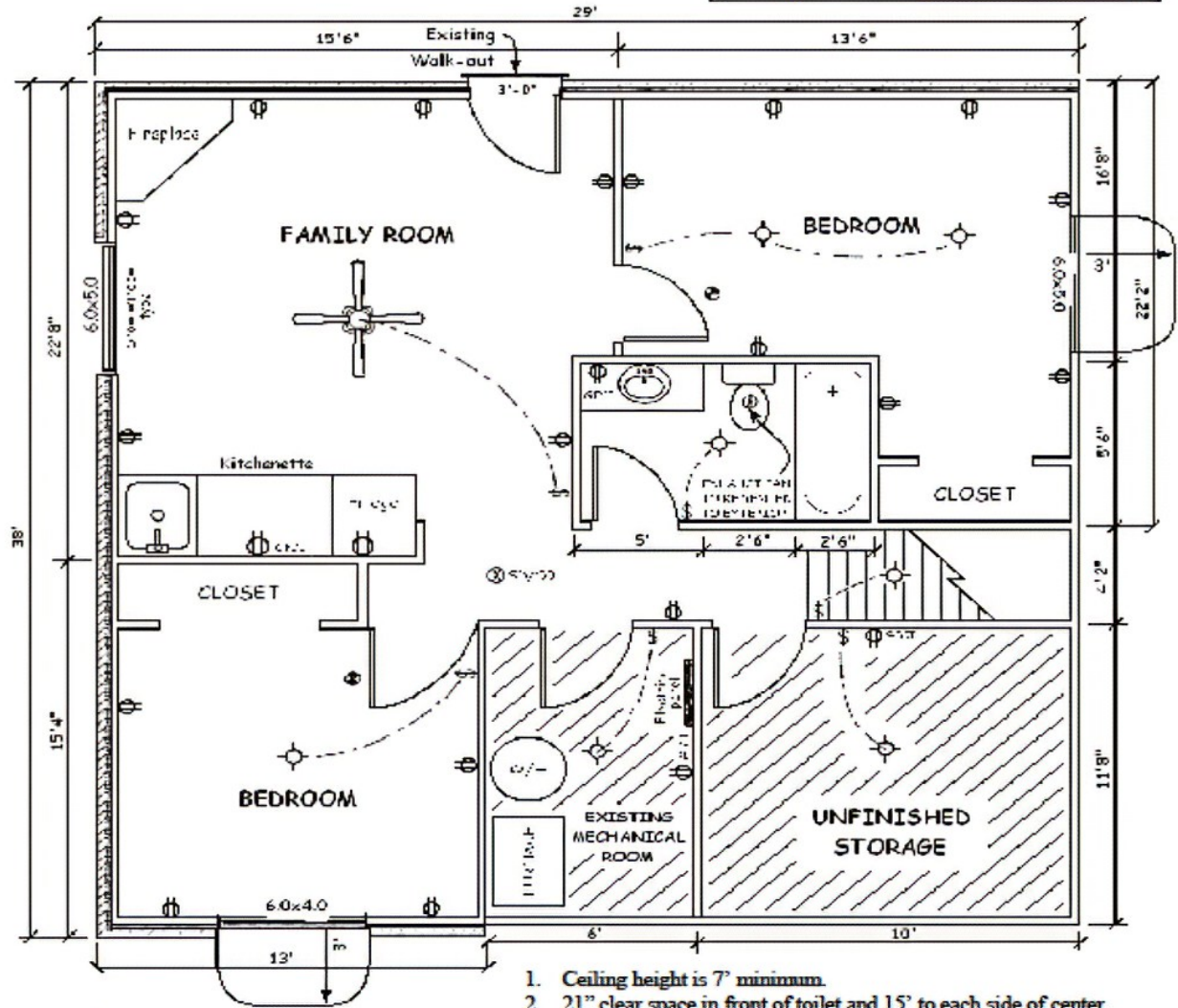
- Under-floor plumbing inspection, if necessary
- Rough inspections prior to covering installations of electrical /plumbing/ framing or gas lines.
- Insulation inspection
- Final inspection when the improvement is complete prior to use.
- Re-inspections as necessary

Inspections can be scheduled on City Inspect or by calling the Building Department at 801.489.2704 at least one business day before you wish to schedule each inspection. An adult must be present to meet the inspector at the property. After all inspections have been successfully completed, keep the plans, permit and inspection reports with your house records. For any questions or comments please contact the building department at 801.489.2704 / buildingpermits@springvilleutah.gov

[All plans and inspections are based off the International Residential Code as currently adopted by the State of Utah](#)

Typical for Remodel

Total Sq. Ft. of area being finished _____



- ⊕ = Electrical Outlets
- ⊙ = Light Fixture
- ⌚ = Light Switch
- ⊙ = Smoke Detector
- ⊙ SD/CO = Combination Carbon Monoxide/Smoke Detector

— FOR REFERENCE ONLY —
This drawing does not necessarily
Comply with current building code.

- Ceiling height is 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 on one side. Min. 22" door with a min. 24" in front of door.
- Tamper resistant receptacle outlets will be provided so any point along a wall does not exceed 6' distance to an outlet.
- Small wall sections between doors will have an outlet when 2 ft. or wider.
- All outlets will have AFCI protection, other than bathrooms and kitchens where GFCI outlets are required.
- Insulation will be at least R-13 in walls. (Vapor barriers are not allowed over insulation on foundation walls in basements. Please note this on your plans.)
- All exterior walls will be fireblocked horizontally and vertically in 10' compartments.