



# City of Florissant

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## BASEMENT FINISHING GUIDE

According to the 2021 International Residential Code (IRC) And 2020 National Electrical Code (NEC)

*This document is meant to provide a general residential permitting guide and does NOT include all requirements.*

### GENERAL

1. All plans and work must comply with the 2021 International Residential Code and 2020 National Electrical Code and must be done in a [workmanlike manner](#).
2. All types of basement remodeling projects require a Building Permit. All electrical, plumbing or HVAC work also require permits.
3. All Basement Remodeling projects require plan review.
4. A Building Permit is valid for 180 days once issued.
5. A permit application can be obtained from the Public Works Department at Florissant City Hall or [HERE](#)
6. Cost of the permit is on a sliding scale based on construction cost, minimum \$95. <https://ecode360.com/38145405>

### Documentation

1. Two (minimum) copies of all construction documents.
2. Labeled floor plan including:
  - a. Dimensions, room sizes, designated room use, window locations and sizes, door locations, electrical outlets, light switches, light fixtures, carbon monoxide alarms, smoke alarms and service panel location, plumbing fixture locations.
  - b. Please include one layout of the existing basement and another with the proposed changes in the scope of work
  - c. Typical wall sections which include:
  - d. Type, size and spacing of lumber.
  - e. Sill plate anchorage locations and method.
  - f. Type of interior wall covering.
  - g. Type, thickness and R-value in all insulation.
  - h. Fire blocking details.

# CONSTRUCTION

1. The minimum finish ceiling height for habitable spaces is 7' feet. Bathrooms, toilet rooms and laundry rooms require 6' feet 8" inches.
2. Bedrooms are only allowed in basements which meet one of the following egress requirements.
  - a. Has a walkout basement door leading from the bedroom directly to the outside.
  - b. Has an Emergency Escape and Rescue Opening compliant with the [Residential Code Chapter 310](#) in the bedroom.
  - c. Minimum window clear opening height of 24 inches.
  - d. Minimum window clear opening width of 20 inches.
  - e. Minimum clear opening of 5.7 square feet.
  - f. Maximum sill height of 44 inches.
3. Stairs must have minimum ½" inch drywall installed under the stringers.
4. Stairs must have lighting at the top/bottom wired with a 3-way switch.
5. Stairs must have a graspable handrail.
6. Smoke alarms and carbon monoxide alarms on all floors are required to comply with the code when the basement is finished.
7. R-13 insulation is required on all exterior walls when finishing a basement.
8. All subfloor penetrations must be sealed before installing ceiling finishes.

## Electrical

1. ALL basement receptacles within the scope of work must be GFCI protected. Arc fault protection is also required in specific locations. [Code reference link.](#)
2. Receptacles must be installed so that no point along the floor line in any wall space is more than six feet when measured horizontally and six feet on each side of a doorway. Any wall space two feet wide or larger requires a receptacle.
3. Bathroom outlets must be on their own 20-amp branch circuit.
4. ALL permanently installed light fixtures must have 100% high efficiency (LED) bulbs.
5. All electrical boxes must be sealed for air leakage.

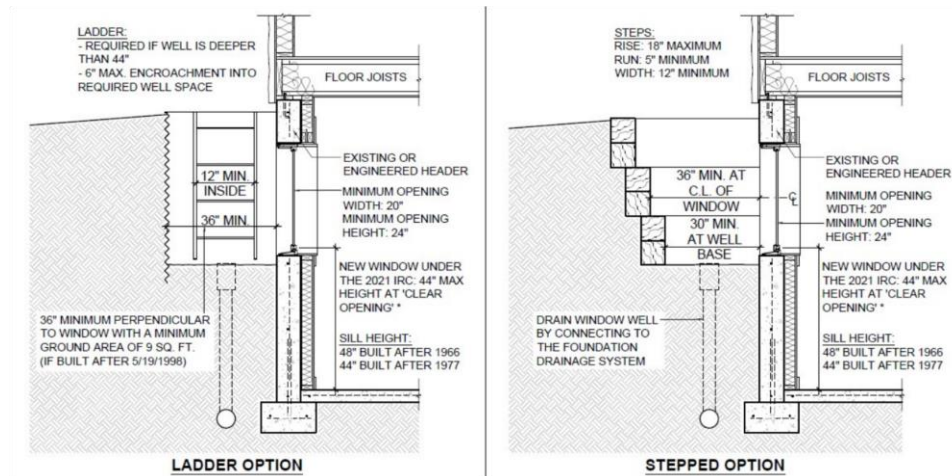
## Mechanical

1. Modifications to the ductwork requires a permit.
2. Code compliant combustion air is required.

3. Exhaust fans are required in bathrooms and must be vented to the exterior.
4. All ductwork in the scope of work must be sealed for air leakage.

## Emergency Escape / Rescue Opening (Egress)

1. Basements are NOT considered safe for sleeping purposes without an approved emergency egress opening.
2. Every basement bedroom must have an egress opening.
3. See code section for construction details. 2021 IRC Chapter 310:  
[https://codes.iccsafe.org/content/IRC2018P4/chapter-3-building-planning#IRC2018P4\\_Ch03\\_SecR310](https://codes.iccsafe.org/content/IRC2018P4/chapter-3-building-planning#IRC2018P4_Ch03_SecR310)
4. Plans must include site plan and framing detail for opening and direction of joists in relation to the header.
5. New basement bedrooms must comply with minimum room area, electrical receptacle distances, light, ventilation and privacy.



## Helpful links

1. [City of Florissant City Code](https://ecode360.com/FL3301): <https://ecode360.com/FL3301>
2. [City of Florissant Website](https://www.florissantmo.com): <https://www.florissantmo.com>
3. [2021 International Residential Code](http://www.codes.iccsafe.org) ([www.codes.iccsafe.org](http://www.codes.iccsafe.org))
4. A permit application can be obtained at Florissant City Hall, Public Works Department or downloaded [HERE](#).
5. Construction Permit Base Pricing: <https://ecode360.com/38145405>

For further assistance call: (314) 839-7648, email: [publicworks@florissantmo.com](mailto:publicworks@florissantmo.com)