



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — CONSTRUCTION SERVICES

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BASEMENT REMODELING

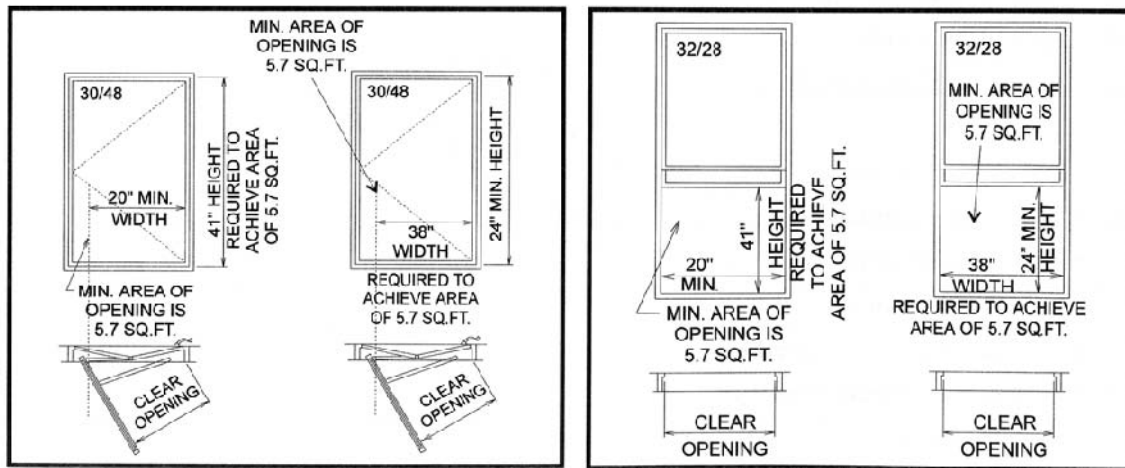
Egress Windows

If you are creating habitable space in a basement, you will need to include egress windows in your plans. *Habitable Space* refers to areas used for living, sleeping, eating, or cooking.

Basements with habitable space require at least one *emergency egress* -- an operable window or door approved for emergency escape or rescue that open directly out to a public street, public alley, yard or court. This egress must be operable from the inside to provide a full clear opening without the use of keys or separate tools.

Where basements contain one or more sleeping rooms, emergency egress windows are required in each sleeping room but not in adjoining areas of the basement -- habitable or otherwise.

Here are some examples of typical egress windows:



Casement

Double Hung

Detailed egress window information can be found in the Windows information sheet available from the City of Ann Arbor, Planning and Development Services Department.

Ceiling Height

The minimum finished ceiling height in habitable basement space is 6'8" from ceiling to floor. Obstructions such as pipes, ductwork, or beams -- may project to 6 feet 4 inches of the basement floor.

Basement Bathrooms

Minimum basement bathroom ceiling height is 6'8". An egress window is not required in the bathroom. If a bathroom basement does not have three square feet of window space -- half of which must open to the outside -- then a mechanical vent fan is required. A GFCI outlet is required within 36" of outside face of the lavatory. Any existing outlets within six feet of a water source must be GFCI protected. Additional basement bathroom code requirements are addressed in 2006 MPC, 2006 MRC, and 2007 NEC.

Smoke Detectors

A smoke detector is required in each basement bedroom. An additional smoke detector is also required elsewhere in the basement -- near the stairs or in the furnace room. When installed during a basement remodeling, these detectors are required to be hard-wired and interconnected. Required smoke detectors in areas not affected by the remodeling may be battery-operated.

Stairs

Stairs not being altered in conjunction with the remodeling may maintain their existing dimensions. New or altered stairs must conform to dimensions prescribed in the 2006 MRC:

Head room is a minimum 6'8" measured from nosing vertically to ceiling.

Riser height is minimum 4" and maximum 8 1/4" and maintain uniformity within 3/8" for entire run of stairs.

Tread depth is minimum 9" with a 1" nosing, and must also maintain a uniformity within 3/8".

Additional Requirements

- When framing with wood, the bottom plate of all walls must be treated lumber.

When framed walls are insulated, a vapor barrier must be installed prior to a finish sheathing (drywall, paneling, etc.).

Draft-stopping is required at the top of all perimeter walls.

Separate trade permits are required for electrical, plumbing, & mechanical work.

A floor plan of the entire basement is required regardless of the extent of remodeling. The plans should be drawn to scale (preferably 1/4" = 1'). Show all electrical, plumbing, & mechanical work on plans.