

City of Alliance Building Guide



Residential Basement Finish or Remodel

Instructions to Obtain a Building Permit:

1. Provide drawings showing the information required on the following pages. The Building Official may request more information than is required by this form for clarification purposes or for unusual circumstances.
2. Provide the proposed floor plan including dimensions, the property address, and any other information required by the Building Official.
3. Fill out a building permit application and submit it with the documents described above. The review process moves without delay if the documents submitted are clear, complete, and in compliance with all adopted codes. Code allows 5 days for drawing examination; however, review comments may be ready sooner depending on the complexity of the project.

Other Permit Information:

- Separate permits and drawings are required for any plumbing and/or HVAC work.
- Electrical installations shall be reviewed, permitted, and inspected by the State of Nebraska Electrical Division.
- Permits shall expire 180 days after the date of issuance if construction has not commenced or has been suspended for 180 days.



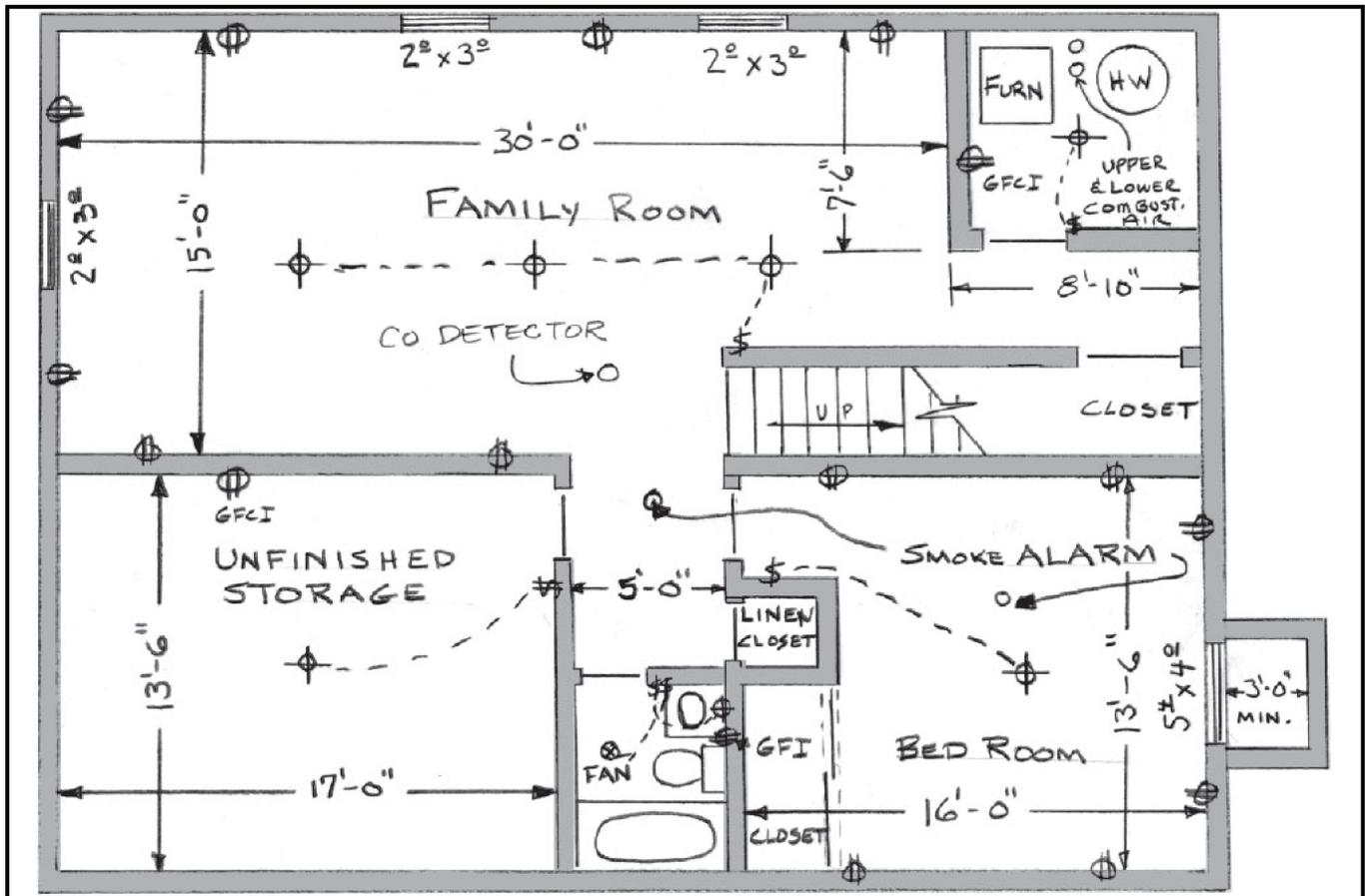
This handout was prepared according to the 2018 International Residential Code and the City of Alliance Municipal Code. Graphics are credited to the Colorado Chapter of the ICC. This handout is not intended to cover all circumstances. Additional or different information may be required by the City before approving any building permit application.

Contact Information:

City of Alliance	State of Nebraska
PO Box D	Electrical Division
324 Laramie Avenue	Phone: (308) 631-1828
Alliance, NE 69301	www.electrical.nebraska.gov
Phone: (308) 762-5400	
www.cityofalliance.net	

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Sample Floor Plan:



Inspections:

1. Framing before enclosing walls.
2. Any plumbing, HVAC, or electrical (State Inspection) work before enclosing any walls.
3. Final inspection.
 - The Building Official may assess a reinspection fee if the person or contractor habitually calls for inspections before being ready.
 - The Building Official may require additional inspections depending on the complexity of the project. Failure to call for inspections may result in removal of material to ensure code conformance.

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Common Requirements:

1. Ceiling Heights:

The minimum ceiling height is 7'. If the finished ceiling will be less than 7' tall, indicate the location on the floor plan, and why.

2. Emergency Escapes:

All basements and sleeping rooms must have an emergency escape window or exterior door. Emergency escape windows with a sill height below grade must be provided with an emergency escape window well and ladder. (See Pg. 4)

3. Smoke Alarms:

Smoke alarms are required in all basements. If the finished basement contains a sleeping room, a smoke alarm must be installed on the ceiling or wall in the sleeping room AND in the hallway or area immediately outside the sleeping room. Smoke alarms added to satisfy the requirements above must be hard wired with battery backup, and interconnected with existing smoke alarms. Smoke alarms are required to be hard wired and interconnected in new and existing bedrooms, halls, and on each level unless removal of interior finishes would be required. In this case, battery operated devices are acceptable. Listed wireless alarms are acceptable.

4. Carbon Monoxide Alarms:

Carbon Monoxide alarms are required on each floor with bedrooms if there are any fuel burning appliances in the structure. They are recommended to be located no farther than 15ft. from any bedroom entrance. Do not install within 15ft. of any fuel burning appliance. Follow the manufacturer's recommendations for location, testing, and replacement.

5. Floated Walls:

In areas subject to floor heaving, non-bearing walls on basement floor slabs should be built to accommodate not less than 1-1/2 inches of floor movement. (See Pg. 5)

6. Fuel Burning Appliances:

Furnaces and water heaters cannot be located in a bedroom or bathroom unless appliances are installed in a dedicated enclosure in which all combustion air is taken directly from outdoors, and a weather stripped solid door equipped with an approved self closing device is installed. If the furnace and water heater are being enclosed, adequate combustion air must be provided in order to operate properly. For maintenance purposes, a minimum of 30" of clear working space must be provided in front the furnace and water heater. Maintenance or removal of each appliance must be possible without removing the other or disturbing any wall, piping, valve, duct, vent, wiring, or junction box.

7. Space Under Stairs:

If access to the area or space under the basement stairs is provided for storage, the walls and ceiling of this enclosed space must be protected on the inside with 1/2" gypsum board.

8. Bathrooms:

Toilets must be provided with a minimum of 21" of clear space in front of the toilet and set at least 15" from the center of the toilet to the sidewall or any other obstruction. Showers shall have a minimum inside dimension of 900in² capable of encompassing a 30" circle and be finished 72" above the floor with non absorbent materials. The shower door minimum clear opening width is 22".

9. Lighting & Ventilation:

Lighting and ventilation are required for any finished portion of the basement. Check code for requirements specific to your build out.

10. Insulation:

Insulation of basement walls is required. A minimum of R-15 is required for continuous applications and a minimum of R-19 is required for cavity applications (application between wall studs, etc).

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Common Requirements Continued:

11. Fireblocking:

Fireblocking must be installed in concealed spaces of wood-furred walls at the ceiling level, at 10' intervals along the length of the wall, and at all interconnections of concealed vertical and horizontal spaces such as intersection of stud walls, soffits, or dropped ceilings. Fireblocks may be constructed of 1-1/2" lumber, 3/4" plywood, OSB or particle board, 1/2" gypsum board, or fiberglass insulation 16" minimum in height, securely fastened. (See Pg 5)

Floor Plan Minimum Requirements:

Plans should include at a minimum:

- The location of beams, posts, floor joists, and any proposed modifications.
- The height and location of any ceilings below 7'.
- Plumbing fixtures and their measurements from the surrounding items.
- Insulation location, type, and R values.
- Window locations and sizes.
- Electrical outlets, smoke alarms, CO alarms, lighting, fans, plumbing and pipe location and modifications, cleanouts, furnace, water heater, as well as any other items requested by the Building Official.

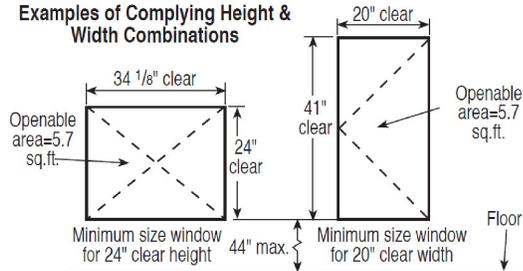
Window Details:

Emergency Escape & Rescue Window

Emergency Escape And Rescue Windows must meet the following criteria:

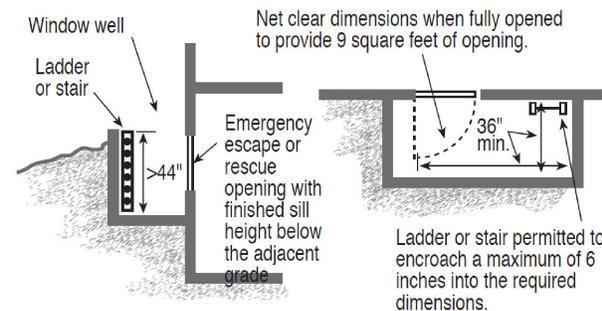
- A minimum total openable area of not less than 5.7 square feet
- A minimum clear openable height of not less than 24 inches
- A minimum clear openable width of not less than 20 inches.
- A finished sill height of not more than 44 inches above the floor and the window should be openable from the inside with normal operation and without the use of tools, keys or special knowledge.

Examples of Complying Height & Width Combinations



Emergency Escape & Rescue Window Well

Emergency Escape And Rescue window wells must provide a minimum area of 9 square feet with a minimum dimension of 36 inches and shall enable the window to open fully. If the depth of the window well exceeds 44 inches, a permanently affixed ladder must be provided. The ladder must not interfere with the operation of the window.



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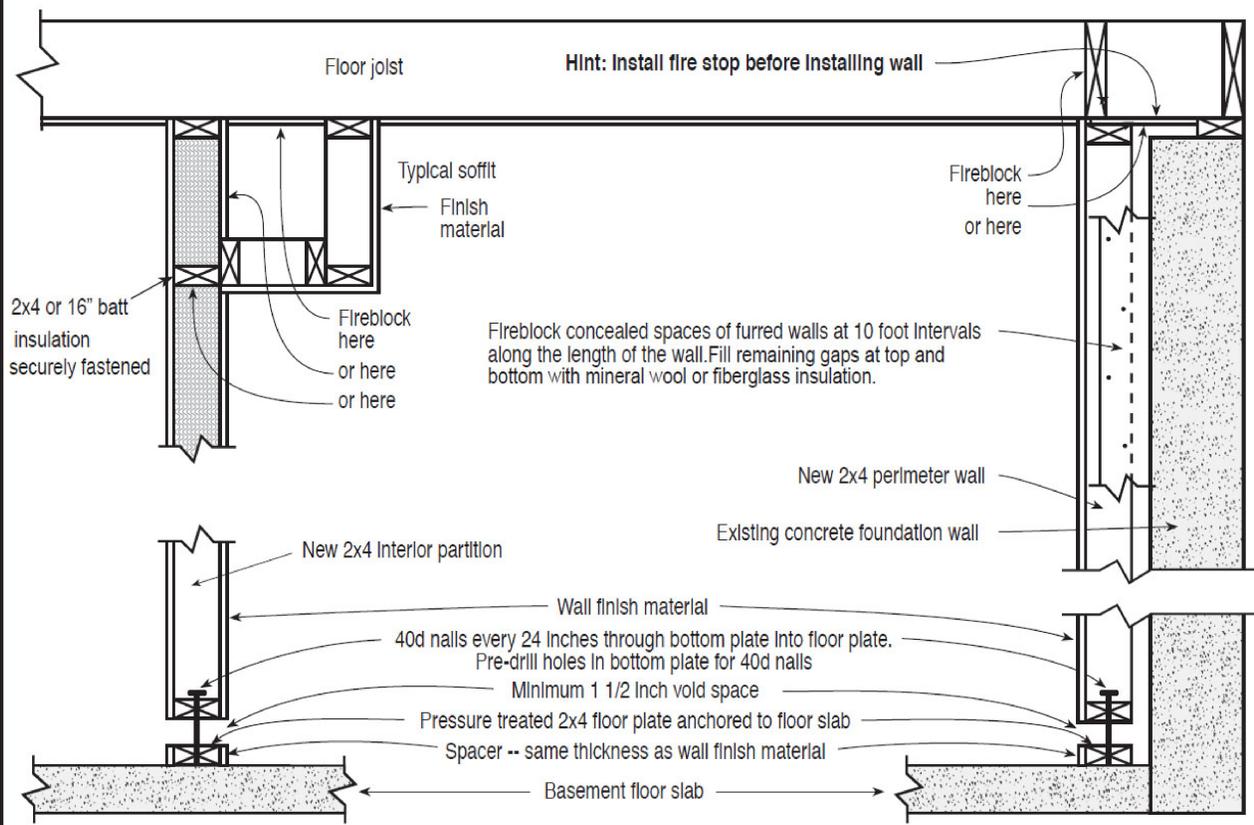
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Basement Finish Details



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