

City of Iowa City
Housing & Inspection Services
Building Division

**GUIDELINES FOR DRAWING
RESIDENTIAL
FINISHED BASEMENT PLANS**



CITY OF IOWA CITY

**CITY OF IOWA CITY
HOUSING AND INSPECTION SERVICES
BUILDING DIVISION
GUIDELINES FOR DRAWING RESIDENTIAL FINISHED BASEMENT PLANS**

The following form was prepared by the Building Division to be used only as a general guideline for the drawing of construction plans which are required to be submitted at the time of application for a building permit.

To make application for a building permit, the applicant shall submit two (2) sets of detailed construction plans drawn to scale (3/16"-1/4" – 1'-0") on minimum 8 1/2" x 11" sheets of each of the following to the Building Division—Housing and Inspection Services, City Hall, between 8:00 a.m. and 4:30 p.m. Monday through Friday. The office is closed on all City holidays. If project is located in a Historic District or Conservation District or is a Historic Landmark, please go to www.icgov.org/default?id=1484 for an application that will need to be submitted with the Building Permit application.

1. Site Plan
2. Floor Plan
3. Typical Wall Section
4. Additional Details (if necessary)

The following are lists of the items that should be shown on each of the above plans: The illustrations are guides for plan preparation only to give you a basic idea what each type of plan should look like and are not necessarily specific Code and other Ordinance requirements. Each individual site location, the location of the building on the site and/or size of building might vary as requirements of the Iowa City Zoning Ordinance, the Building Code, and other ordinances dictate, and each will have to be reviewed on its own specific conditions after submittal.

FLOOR PLAN

- √ Indicate length and width of the proposed finish basement. Show basement area, room layout, and identify use of each room or space by name and indicate both existing and new walls or partitions, furred and insulated foundation walls. Rooms shown with clothes closets, etc. which resemble a bedroom or could easily be converted to a bedroom in the future will be reviewed for bedroom requirements regardless of the room name presented in the drawing.
- √ Indicate location, size and spacing of furred wall or partition framing system. Identify existing and new walls or partitions graphically or by notes.
- √ Indicate size and location of doors and windows. Show all existing and new window locations. Indicate the sill height, clear opening width and clear opening height for the required emergency escape window.
- √ Indicate smoke detector location. Smoke detectors shall be AC powered and have battery backup.
- √ Indicate width and location of existing or new stairs
- √ Indicate number and size of risers and treads on existing or new stair
- √ Indicate handrails
- √ Indicate ceiling type and height of all rooms/spaces and ceiling height of lowest projections
- √ Indicate new ducts, diffusers and exhaust fans
- √ Indicate floor drains
- √ Indicate electrical panel(s)

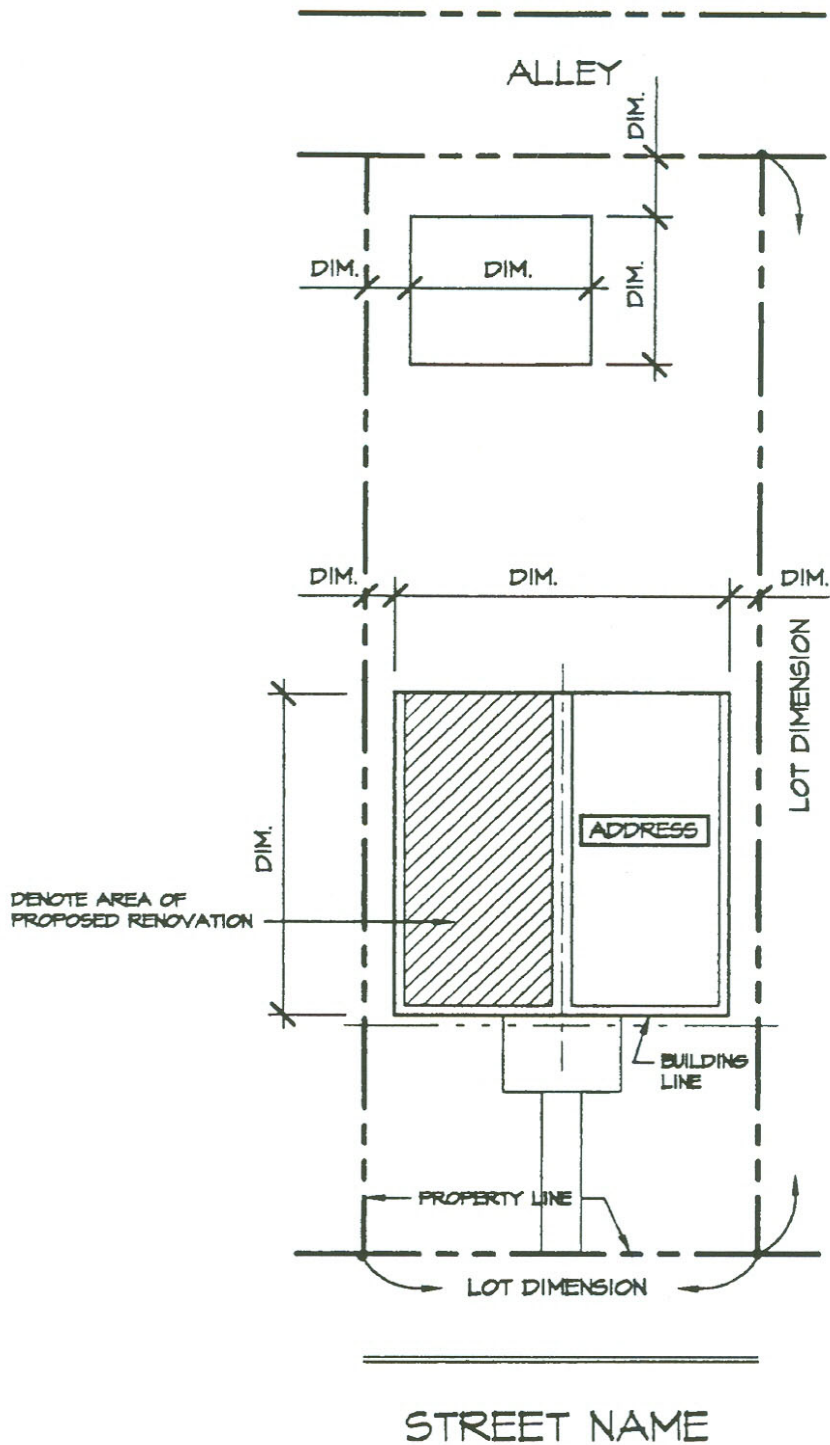
TYPICAL WALL SECTION

- √ Indicate size and spacing of furred wall or partition framing system. Identify existing and new walls or partitions graphically or by notes.
- √ Indicate size and type of interior wall and ceiling finish materials
- √ Indicate ceiling height of all rooms/spaces and ceiling height of lowest projections such as beams or sub-ducts
- √ Indicate stair and handrail

ADDITIONAL DETAILS

- √ Indicate whatever information is necessary to show how your proposal will be constructed.

For additional information, contact: Building Inspection Division at (319) 356-5120.



SITE PLAN

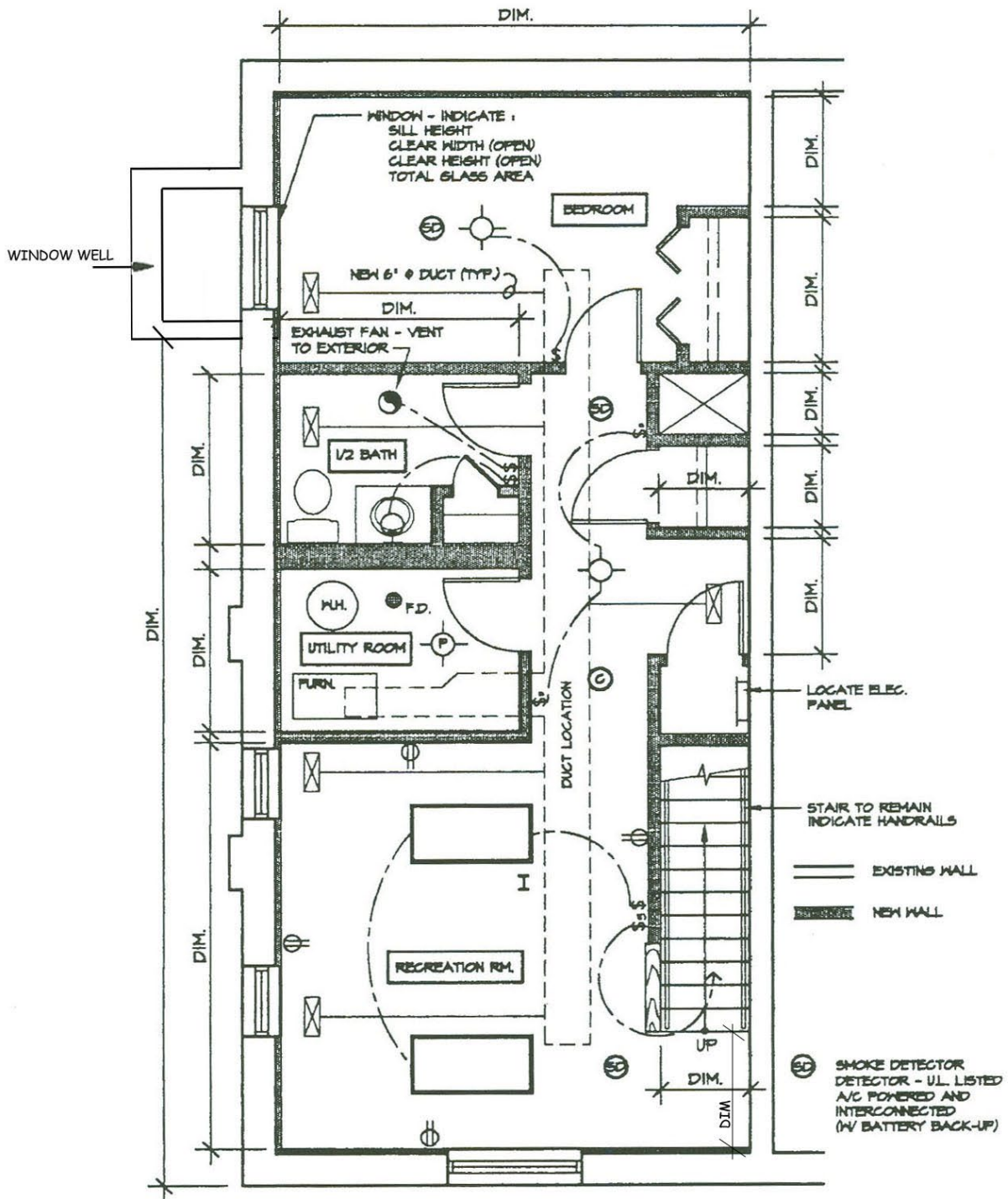
DENOTE SCALE



City of Iowa City - Building Division
RESIDENTIAL FINISHED BASEMENT
 Guidelines and Standard Construction Details

Date:

Drawing No.
 1 of 4



FLOOR PLAN

3/16" = 1'-0"

NORTH

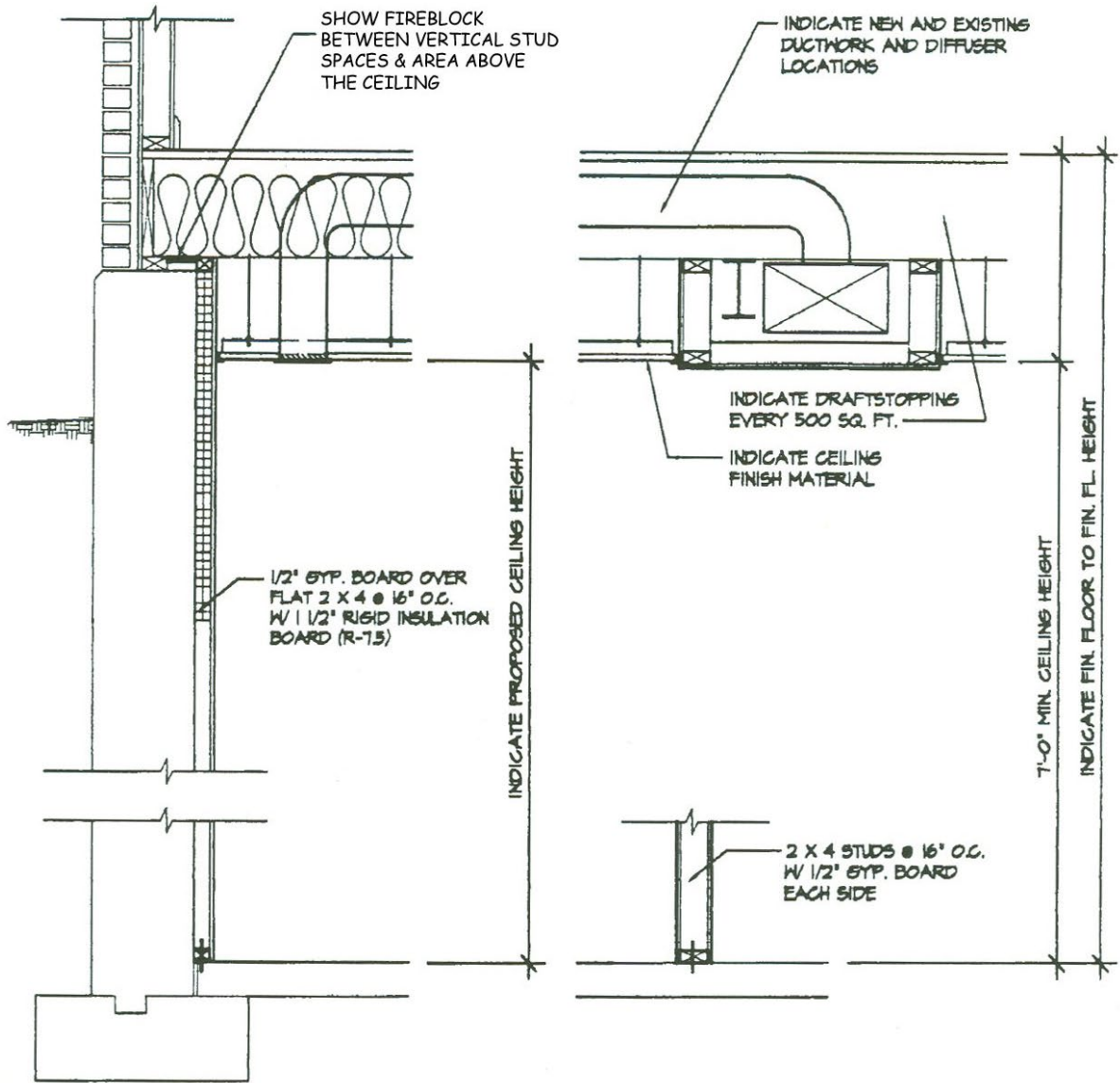


(INDICATE ORIENTATION)

City of Iowa City - Building Division
RESIDENTIAL FINISHED BASEMENT
 Guidelines and Standard Construction Details

Date:

Drawing No.
 2 of 4



DETAILS

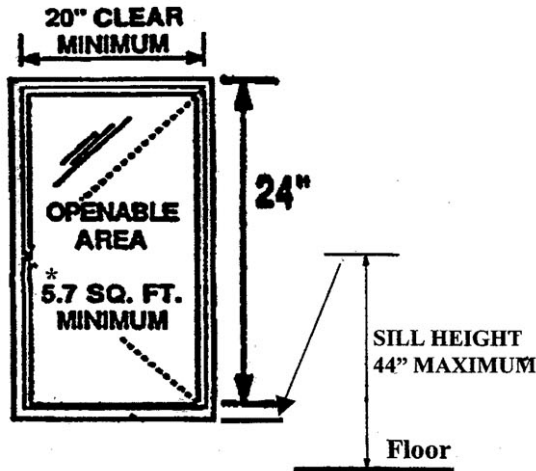
1/2" = 1'-0"

City of Iowa City - Building Division
 RESIDENTIAL FINISHED BASEMENT
 Guidelines and Standard Construction Details

Date:

Drawing No.
 3 of 4

Egress Window Requirements

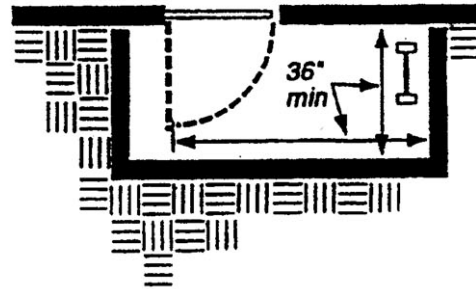


Must meet all four requirements:

1. Minimum 20" net clear width; and
2. Minimum 24" net clear height; and
3. Minimum 5.7 sq. ft. net clear opening; and
4. Maximum sill height 44" above finished floor

* Minimum 5.0 sq. ft. net openable area if the sill height is within 44" of the adjacent finished grade

Window Wells

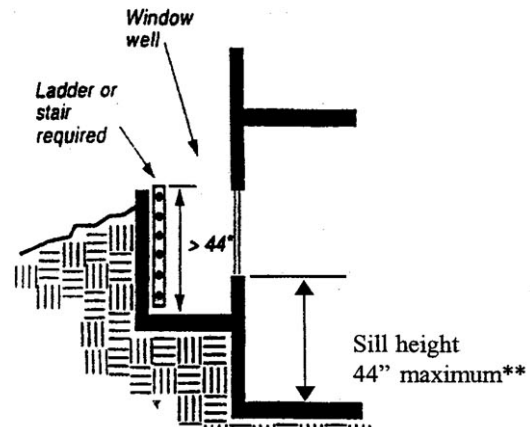


Minimum 9 s.f. clear space when window fully opened.

Ladder required if greater than 44" deep.

Ladder Design

1. Minimum 12" width
2. Rungs not more than 18" on center
3. Minimum 3" toe space



NORTH



(INDICATE ORIENTATION)

WINDOW WELL

DENOTE SCALE

City of Iowa City - Building Division
RESIDENTIAL FINISHED BASEMENT
Guidelines and Standard Construction Details

Date:

Drawing No.
4 of 4