Basement Remodels

Basement Remodel Guidelines

Items Needed:

- City of Antigo Building Permit
  - Fees:
    - $0.15 per sq ft or a $40 minimum
- Floor Plan to Include
  - Show location of existing and proposed walls and rooms
  - Include wall measurements and proposed walls and rooms
  - Label all spaces/rooms (bedroom, den, storage, etc.)
  - Location of water heater, electric panel, and furnace
  - Stairway(s)
- Bedrooms in a Basement Require
  - Egress window in bedroom or two exists out of basement (if using the two exit scenario, exits must be located more than 50% of basement distance apart and different exit plans to get to them)
  - Windows used as egress windows must:
    - Sized at least 20" x 24" or 24" x 20" clear opening with no hardware obstructing opening
    - Can be larger than the sizes above
    - Still must be no more than 46" above floor
    - A platform may be constructed to meet to meet this requirement , however, steps up to the platform must meet stair requirements
    - Window well outside house must be as wide as the window and extend 36" out from the window
    - A means of exiting from well must be provided, steps built in wall
    - Adequate drainage must be built into window well
  - Light and ventilation requirements- 8% window area for light and 3.5% ventilation based on floor space
    - If window area not available then artificial light and ventilation are required
  - Smoke detector inside each bedroom and one or more in main area (electrically connected with battery backup)
- Bathrooms in a Basement Require
  - Exhaust fan to outside of at least 50 CFM
  - 20 amp circuit specifically for bathroom receptacle and must be ground fault interrupter (GFI) protected
- Items for Consideration
  - Electric panel requirements
    - 30" x 36" working space in front of panel floor to ceiling
  - Outlet locations
  - Gas shutoffs
  - Closet lighting
  - insulation type
  - Ceiling
  - Hallway width minimum 36"
  - wall coverings
  - Accessibility to water shutoffs
  - heat and cold air runs with accessibility to dampers
  - Proper makeup air for furnace and water heater if not direct vent appliances
  - Basement heaters
    - Unvented gas space heaters illegal for the use in the State of Wisconsin
    - Foot landing at bottom of stairway if there’s a door at the bottom