

Obtaining a Permit

Two copies of your plans with the following is necessary for obtaining a basement finish or alteration permit:

- Framing detail- material, spacing, etc.
- Plumbing - fixture types and locations
- Electrical - outlets, switches and light locations
- Mechanical - register supply, return air and exhaust fan locations
- All room dimensions - include ceiling height

INSPECTIONS

The City will conduct the following inspections as required for basements. Additional inspections may be required as determined by your project, check your approved plans from the City for a list of these requirements.

- Framing Rough**
Required after all framing, fire blocking, above ground plumbing, electrical, and mechanical work is completed. **St. Louis County inspection approval is required prior to Des Peres performing an inspection.** This inspection approval is required **before** insulating and/or drywall or paneling can be installed.
- Drywall Inspection**
Scheduled after drywall has been installed but prior to taping and installation of joint compound.
- Final inspection**
Is conducted upon completion of the project and **before** furniture is installed and/or the room(s) are used.

**Schedule inspections:
(314) 835-6130
Permits@desperesmo.org**

Inspections called in by 4:00 p.m. will be on the next business day's schedule.

The City of Des Peres's Public Works Department supports and encourages every resident's decision to improve their home. Approval of plans and inspection of work being done helps ensure your home improvement project meets minimum code requirements while improving your property.

The permit applicant is responsible to call for all required inspections. Construction must not lapse for longer than 6 months to maintain a valid permit.

This is a general guide for the construction of a basement renovation within the City of Des Peres, Mo. All code requirements are too extensive to list within this guide. For specific questions or further information, contact:

**Building and Code Enforcement
(314) 835-6130**

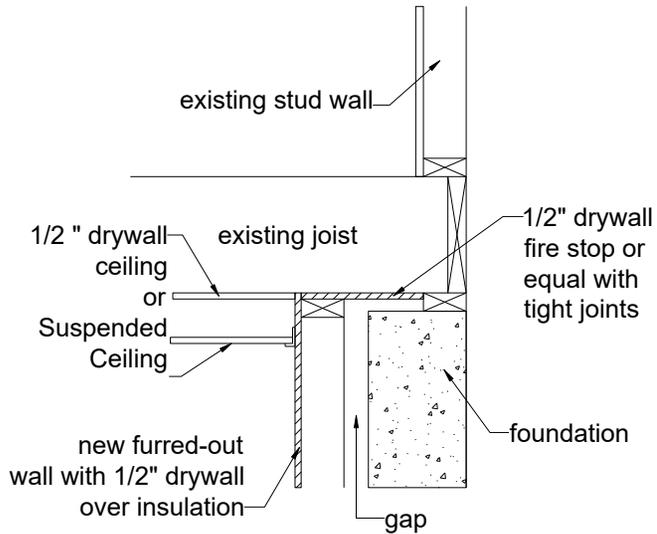


Basement Guide

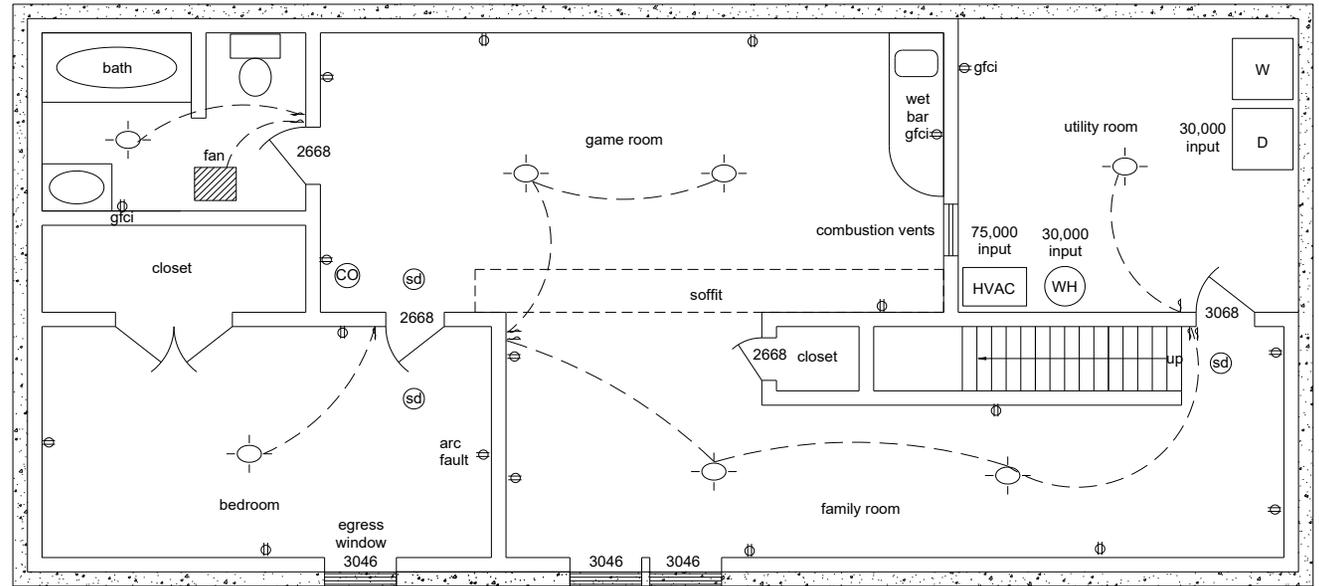
**City of Des Peres, Missouri
Public Works Department
12325 Manchester Road
Des Peres, MO, 63131
(314) 835-6130**

www.desperesmo.org

Typical Foundation Wall Detail



Typical Basement Floor Plan



Construction Guidelines

- Draw plans to scale with finished dimensions.
- Every **Sleeping room** in a basement shall have one operable emergency escape and rescue opening. The minimum clear opening dimensions of the window shall be at least 24 inches high and at least 20 inches wide. The total opening size of the window for escape or rescue shall be 5 square feet if the window sill is 44 inches or less below the exterior finished grade or 5.7 square feet if greater than 44 inches. The bottom of the windows clear opening shall not be installed more than 44 inches above the inside finished room floor.
- Smoke Detectors are required outside of all bedrooms and inside all bedrooms. If there is a door leading to downstairs, a smoke detector will be needed at the landing of stairs in basement.
- If plans propose concealment or enclosing a gas furnace and/or water heater, proper ventilation at the top and bottom of the room is required for combustion air. Each ventilation opening shall equal 1 square inch per every 1000 BTU's of input for the gas fired appliances. A louvered door or air grates through wall(s) to adjoining spaces can accomplish this. Remember to provide door opening(s) wide enough for repair or replacement of your mechanical equipment. Also, remember to maintain the manufacturers clearance recommendations around all mechanical equipment.
- Finished ceiling height shall be not less than 7 feet. Beams may project down an additional 6 inches to 6 feet and 6 inches respectively.
- Hallways require a minimum 3 foot (36 inch) wide finished width. If using 1/2 inch drywall, the rough width should be at least 37 inches wide.
- Receptacles shall be spaced within 6 feet of door openings then every 12 feet measured horizontally along the wall edge of the floor.
- Bathrooms require exhaust fans that shall be vented to the exterior. Vent hoses are required to be fastened to the vent with a screw or clamp.
- Concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs must be blocked at the ceiling and floor level and horizontally at intervals not to exceed 10 feet. Approved materials would include, but are not limited to: 1/2 inch drywall, 2 by lumber, metal flashing, rock wool (or paperless fiberglass) insulation, and/or fire caulk. All holes/gaps in top plate must be sealed.
- If ACQ treated lumber bottom plates are required or if you choose to use them, approved fasteners are required. Hot-dipped galvanized or stainless steel fasteners are acceptable.
- If the area beneath the stairs is utilized as enclosed storage, 1/2 drywall is required.