

BUCKINGHAM TOWNSHIP

P.O. Box 413, Buckingham, Pennsylvania 18912
Phone (215) 794-8834 • Fax (215) 794-8837

Website - www.buckinghampa.org



Basement Building Requirements

1. **Show second means** of egress to the outside by either an access window or door. Include the size of the window or door, 5.7 square feet minimum.
2. Fire stopping shall be installed where required. In basement renovations all concealed spaces created by new walls shall be fire stopped.
3. If plumbing is installed, a detailed plumbing diagram must be supplied showing pipe size, length of runs, distance to vent and water feed plan.
4. Access or access panels shall be provided for all plumbing cleanouts, water shut-off's and electrical panels.
5. Air exchange grills or a louvered door must be provided when mechanical equipment is enclosed, 12" from floor and 12" from ceiling.
6. All electrical work associated with this application shall be inspected and approved by and independent underwriting agency at both rough and final stages.
7. Illuminated 3-way switches at the top and bottom of stairs shall be required.
8. 1/2" gypsum is required under stairways when they are enclosed and available for storage.
9. Stairway detail showing the rise and tread sizes of the steps. 7 3/4" – 10".
10. A railing detail showing the height of the handrail, 34" – 38" and the distance between the spindles, less than 4".
11. Floor plan showing what the room will be used for, bedroom, recreation room, bathroom.
12. Smoke alarms must be installed
13. Carbon Monoxide Alarms: 2009 IRC, R315.1 for new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. R315.2 where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.
14. The ceiling height must be shown on the plans.
15. Basement walls must be waterproofed or have Dry -Lock applied
16. If a sprinkler system is in place, please show the placement of the sprinkler heads on a floor plan.