

BUCKINGHAM TOWNSHIP

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Requirements for Basements Completed without a Permit

1. A SECOND MEANS OF EGRESS IS REQUIRED FOR ALL FINISHED BASEMENTS

2. If an egress door was installed, was it a Bilco door or walkout door to exterior grade?
3. If an egress window was installed, provide the size of the window installed, width and height, is it a double hung or casement window?
4. Provide the measurement from the floor of the basement to the bottom of the window opening.
5. A layout plan is needed for the basement with all rooms and their uses shown. Indicate where the egress window and/or door is located or will be installed.
6. A basement wall detail is needed.

7.

Example: Were wood or metal studs used for the basement walls?
Stud wall spacing 16" or 24" on center?
Insulation installed in the walls
Insulation R- value?
Drywall thickness?

8. Did your basement fit out include plumbing? If plumbing was installed, your ejector pump will need a check valve and ball valve installed on the discharge plumbing pipe above the ejector pump.
9. The vent for the basement plumbing will need to vent to the roof or exterior of the building. Wet venting into the 3" or 4" main drain of the house is not to code.
10. Fire blocking - All mechanical, storage, and unfinished areas will need fire blocking.

11.

Example: Vertical fire blocking is needed on ends of the stud wall leading from the unfinished rooms. Joist bays and around HVAC duct will need fire blocking installed in the unfinished rooms.

12. 1/2" drywall is needed under the steps.
13. If so equipped, fire sprinklers will need to be inspected by the Buckingham Township Fire Marshal.
14. A "Final Electric Inspection" by a third party electrical underwriter will be required prior to final.
15. ALL BASEMENTS MUST BE HEATED. Indicate how your basement is heated. Note: Gas or wood fireplaces are not a primary source of heat.
16. A CARBON MONOXIDE ALARM is needed in the hallway outside the vicinity of the bedrooms on all floors where bedrooms are located.
17. High and Low air exchange grills / vents are needed for the mechanical room to new living space - 12" from the ceiling - 12" from the floor. 1" per 1000 btu's no less than 100 sq. inches.
18. One smoke detector is needed in the basement.
19. Handrails are needed for the basement steps.