



## **City of Nevada, Planning & Zoning Department**

### **Finish Basement Requirements**

- All Bedrooms shall have egress windows. Existing bedrooms shall be retrofitted with egress windows. Guidelines on back
- At least one egress window for all rooms combined, excluding bedrooms
- Outlets every 12' of wall space and any wall 2' or greater
- Bathrooms shall have an operable window or fan vented outside
- Open stairways shall have guardrails with a maximum of 4" spacing
- Stairways shall have grippable handrails on at least one side
- Smoke detectors, hard wired, in every bedroom, areas outside each bedroom and on each level of the dwelling
- Electrical panels shall not be behind doors or in closets. Need 36" clear space on front of panel from the floor to the ceiling
- Install combustion air into mechanical room
- Walls shall have treated bottom plates
- Bathrooms and Bedrooms shall not open directly into mechanical rooms
- Headroom clearance shall be 7'6", halls and bathrooms and furred ducts may be 7'. Stairs and doorways may be 6'8"
- Outlets shall be GFI's in bathrooms, laundry rooms and bars within 6' of countertops with sinks

**If you have any questions please contact the Planning & Zoning Dept. at 1209 6th Street, 515-382-5466.**

## Egress Windows

Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or exterior door approved for egress that opens directly onto a public street, public alley, yard, or court. The units shall be operable from the inside to provide a full clear opening without the use of separate tools or special knowledge.

All escape or rescue windows from sleeping rooms shall have a minimum net clear area of 5.7 square feet, grade floor openings shall have a minimum net clear area of 5 square feet. The minimum net clear open height dimension shall be 24 inches. The minimum net clear open width dimension shall be 20 inches. When windows are provided as a means of egress they shall have a finished sill height of not more than 44 inches above the floor.

Egress windows with a finished sill height below the adjacent ground elevation shall have a window well. Window wells for egress window shall comply with the following:

1. The clear horizontal dimensions shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 square feet, with a minimum dimension of 3 feet
2. Window wells with a vertical depth of more than 44 inches shall be equipped with an approved, permanently attached ladder or steps that is accessible with the window in the fully open position. The ladder or steps shall not encroach into the required dimensions of the window well by more than 6 inches