



5400 West Civic Center Drive - Suite 1  
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Community Development Department

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## **Basement Apartment**

If you have the items on the following list, which meet the laws and ordinances of Highland City and the International Building Code, you should be able to receive your approved Building Permit very quickly. The following required items are required to make plan review faster.

- Two 8 ½ X 11 complete sets of working drawings. Showing doors, windows, lights & outlets.
- All of the engineer's requirements must be on both sets of plans.
- 1 hour fire separation between units for ceiling and stairway walls.
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Bring residents up to current adopted IRC code. For example, but not limited to the following:

- Egress windows for bedrooms are required to have 5.7 sq. ft. opening. If window wells are 44" deep, it will need an egress ladder. Window wells need to have a 9 sq. ft. opening.
- Hard wire smoke alarms and CO2 detector on all floors and bedrooms.
- A separate entrance from outside.
- Separate furnace.
- Square footage of what you will be finishing. Cannot travel through unfinished to get to finished area.
- Parking on streets is prohibited, provide off street parking.