



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

BUILDING DEPARTMENT

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THOMAS TRACEY
Construction Official

FINISHED BASEMENT GUIDELINES FOR SINGLE FAMILY HOMES

1. Need to provide two (2) sets of plans showing: floor plan of entire basement, area being finished off and size of spaces, what space is to be used as, door locations and sizes, closets, utility rooms, electrical layout, plumbing layout, heating type for new habitable spaces, smoke detector location and stairway. **Note that no bedrooms allowed in basement** without meeting emergency egress requirements.
2. Some finished basements with private entrances may need Zoning as a prior approval.
3. Finished basements in townhome type complexes will need a letter of approval from their association.
4. Townhome and multi-family type structure plans are required to be designed by a N.J. licensed Architect.
5. Provide wall cross section detail showing: stud size and spacing, firestopping at top plate, firestopping of perimeter walls vertically at 10' intervals, insulation and r-value, wall coverings, ceiling height and materials being used.
6. Drop ceiling cover over 1,000 square foot or more are required to be draftstopped – show location on floor plan and materials being used.
7. Provide combustion air venting for all rooms that have gas fired appliances – furnaces & water heaters.
8. Vent bath fans to the exterior.
9. Wood veneer paneling 1/4" or less shall have a backing of 3/8" gypsum board and be stamped with a Flame & Smoke rating.

REQUIRED INSPECTIONS:

- A. ROUGH ELECTRICAL**
- B. ROUGH PLUMBING (IF APPLICABLE)**
- C. ROUGH FIRE (IF APPLICABLE)**
- D. ROUGH FRAMING – BUILDING**
- E. INSULATION – BUILDING**
- F. FINAL ELECTRICAL**
- G. FINAL PLUMBING**
- H. FINAL FIRE**
- I. FINAL BUILDING**

Call 973-325-4112 to request inspections.

Home Improvement contractors are required to be registered with The Division of Consumer Affairs.