

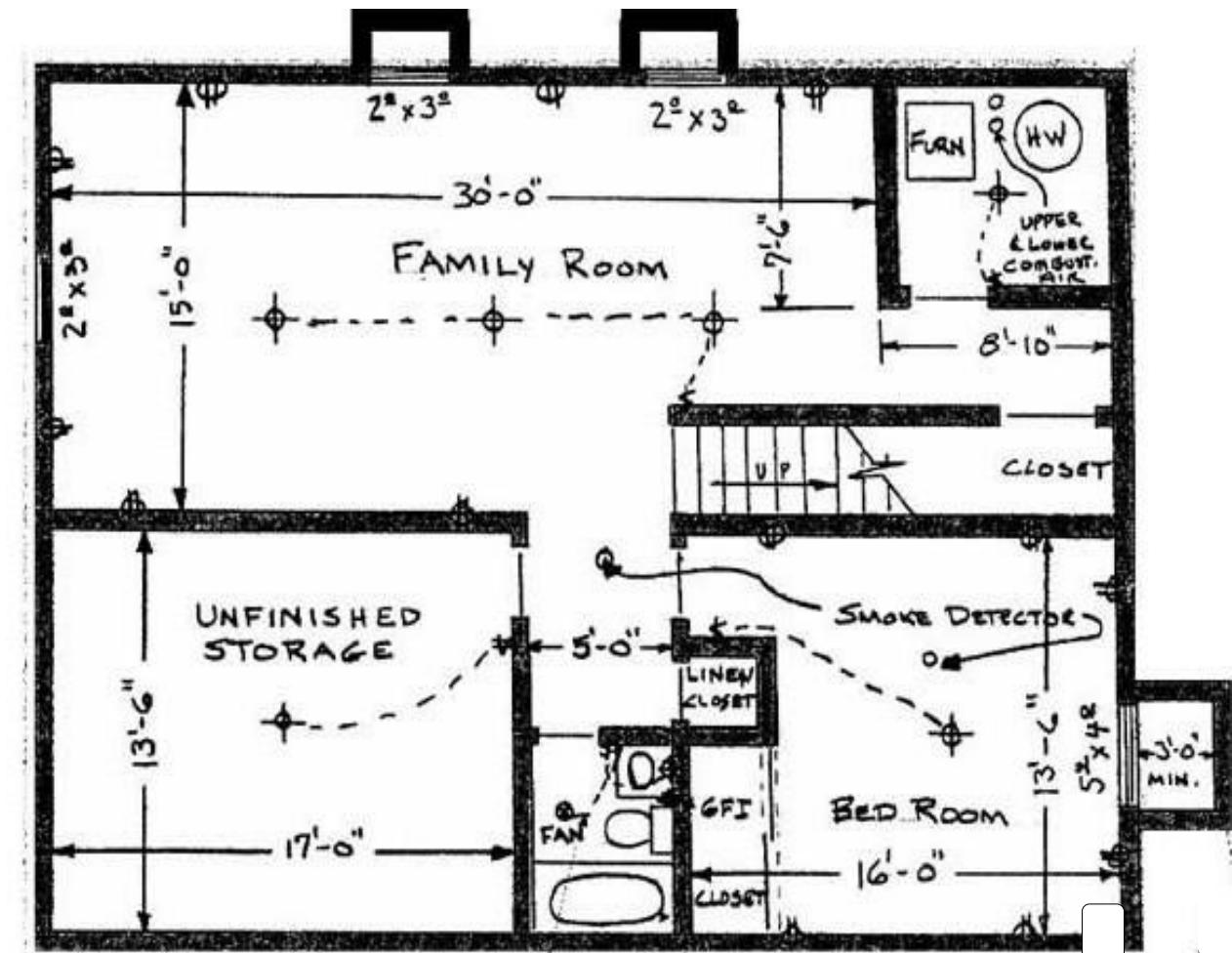
## BASEMENT FINISH

### WHEN SUBMITTING A BUILDING PERMIT:

A floor plan, with dimensions, drawn to scale will need to be submitted. It must show the layout of the entire basement with all rooms labeled with use. Preferred scale  $\frac{1}{4}" = 1'$ .

\*See minimum codes required on the reverse side.

### 2 SETS OF DRAWINGS ARE REQUIRED FOR SUBMITTAL



## **\*MINIMUM CODE REQUIREMENTS**

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### **BATHROOM SHOWERS**

To be a minimum 30"x30" and are required to be finished 70" above the shower drain. See P2708.1 of the 2015 IRC for shower control valve requirements.

### **CARBON MONOXIDE ALARMS**

Shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms.

### **CEILING HEIGHT**

Minimum ceiling height to be 7'0". Clearance under beams and ductwork may be reduced to 6'6" but not more than 50% of room area may be less than 7'0".

### **DRYERS**

Are required to be vented to the exterior at least 3 feet from all operable windows and doors. When enclosing an area for the laundry room, make-up air is also required. Minimum of 100 square inches.

### **EGRESS WINDOWS**

One egress window or door (walkout) is required in the basement.

All bedrooms are required to have an egress window.

A minimum net clear open able area of 5.7 square feet is required (Exception: 5.0 square feet is allowed if window is located less than 44" below grade).

The minimum net clear open able height shall not be less than 24", and the minimum net clear open able width shall not be less than 20". The maximum height above a finished floor is 44".

### **ELECTRICAL OUTLETS SPACING**

See Chapter 39 E3901 of the 2015 IRC.

### **FANS**

Must be vented to the exterior and are required in bathrooms unless an open able window is installed.

### **FIRE BLOCKING**

Required at 10' intervals along entire length of wall and at concealed spaces at stud wall, soffits and dropped ceilings.

### **FLOATING WALLS**

Required when the slab is floating.

### **GAS FIRED APPLIANCES**

Cannot be installed in or accessed through a bathroom or bedroom. They shall be provided with outside combustion air.

### **GROUND FAULT AND ARC-FAULT CIRCUIT**

#### **INTERRUPTION PROTECTION**

See Chapter 39 E3902 of the 2015 IRC.

### **INSULATION**

Value of R-13 required for cavity insulation.

### **MECHANICAL APPLIANCES**

Must be able to be removed without the removal of other appliances. They must also have a 30" clearance space in front. **Manufacturer's installation packet for new installations to be on site for inspection.**

### **SMOKE DETECTORS**

Are required in every bedroom, hallway adjacent to bedroom, and in the main living area. These detectors are required to be hard wired with a battery back-up.

### **STAIRS**

Enclosed useable space under the stairs must be protected with ½" gypsum wall board.

### **WINDOW WELLS**

Shall have a minimum clear dimension of 9 square feet with a minimum dimension of 36" measured from the exterior of the window directly out on a horizontal plane. Window wells with a vertical depth of more than 44" shall be equipped with an approved permanently affixed ladder of stair assembly. This assembly shall not encroach into the minimum 36" dimension more than 6".

### **WATER CLOSET CLEARANCES**

See Section R307.1 & Figure 307.1 of the 2015 IRC.