

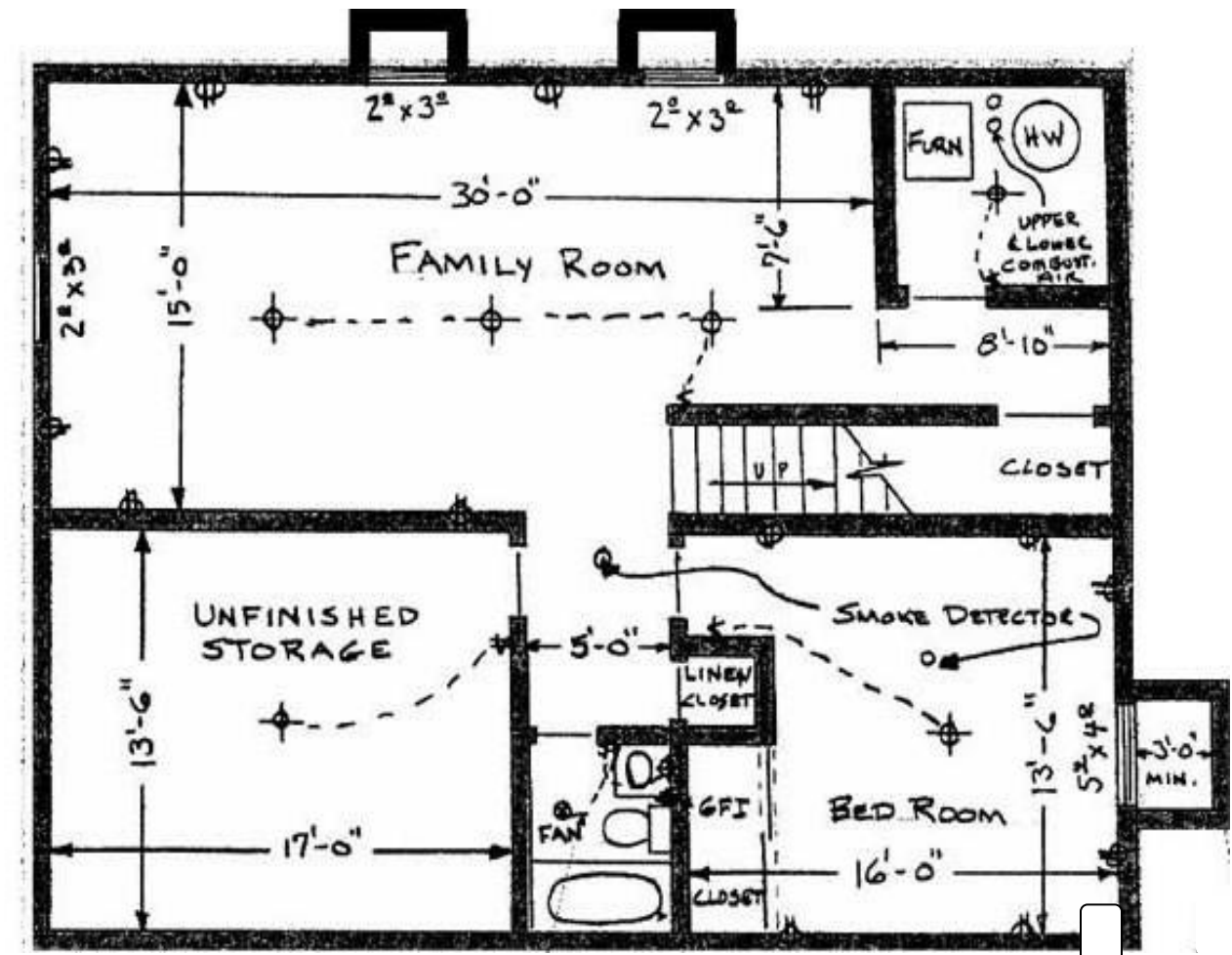
BASEMENT FINISH

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 1/4" = 1'.

*See minimum codes required on the reverse side.

TWO SETS OF DRAWINGS ARE REQUIRED FOR SUBMITTAL



*MINIMUM CODE REQUIREMENTS

BATHROOM SHOWERS

Shall be a minimum 30"x30" with water-tight walls finished to a minimum 72" above the shower drain. See P2708.4 of the 2018 IRC for shower control valve requirements.

CARBON MONOXIDE ALARMS

In buildings with attached garages or fuel-fired appliances, CO alarms shall be installed outside each separate sleeping area within 15' of each bedroom. Must be interconnected or listed wireless, hard-wired with battery backup.

CEILING HEIGHT

Minimum ceiling height for habitable space and hallways to be 7'0". Minimum height for laundry rooms, bathrooms, utility spaces to be 6'8". Clearance under beams and ductwork may be reduced to 6'4" but not more than 50% of room area may be less than 7'0" high.

DRYERS

Must be vented to the exterior at least three feet from all operable windows and doors. When enclosing a laundry room, make-up air is required (minimum 100 square inches).

ELECTRICAL OUTLET SPACING

See Chapter 39, Section E3901 of the 2018 IRC.

EMERGENCY ESCAPE AND RESCUE OPENINGS

One egress window or exterior door is required in the basement. All bedrooms must have an egress window or exterior door.

MINIMUM REQUIRED DIMENSIONS:

- Net clear openable area 5.7 square feet (Exception: 5.0 square feet is allowed if window is located less than 44" below grade).
- Net clear openable height 24".
- Net clear openable width 20".

(NOTE: Using both minimum height AND width will not yield the minimum required openable area.)

- Maximum sill height above finished floor 44".

FANS

Are required in bathrooms unless a window that opens at least 1.5 sq. ft. is installed. Fan duct must vent directly to the exterior, at least three feet from all operable windows and doors.

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

Non-direct vent appliances may not be installed in or accessed only through a bathroom or bedroom. Must be provided with outside combustion air.

GROUND FAULT AND ARC-FAULT CIRCUIT

INTERRUPTION PROTECTION

See Chapter 39, Section E3902 of the 2018 IRC.

INSULATION

Minimum 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 and replacement appliances must be on site for inspection.**

SMOKE ALARMS

Are required in every bedroom, hallway adjacent to bedrooms, and every story in the house. Must be interconnected or listed wireless, hard-wired with battery back-up.

STAIR CLOSETS

Enclosed useable space under the stairs must be protected with minimum 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 or 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 2018 IRC.