

Single Family Residential Basement Finish

Basement Finish Requirements

1. Ceiling Heights:

If the finished ceiling will be less than 7'-6", please consult your Building Department.

2. Emergency Escapes:

All sleeping rooms must have an egress window or exterior door. Emergency escape windows with a sill height below grade must be provided with an egress window well. (For egress window and window well requirements, see Item II and III on Page 4 of this handout.)

3. Smoke Detectors:

Smoke detectors are required in all basements. If the finished basement contains a sleeping room, a smoke detector must be installed on the ceiling or wall in the sleeping room and in the hallway or area immediately outside of the sleeping room. Smoke detectors added to satisfy the above requirements must be hard-wired with battery backup, and interconnected with existing smoke detectors. If interior remodel work exceeds \$1000 in valuation, battery smoke detectors must be added to bedrooms and common hallways in existing portions of the house.

4. Fuel Burning Appliances:

Furnaces and water heaters cannot be located in or accessed through a bedroom or bathroom. If the furnace and water heater are being enclosed, adequate combustion air must be provided for these appliances to operate properly. For maintenance purposes, a minimum of 30 inches clear working space must be provided in front of furnaces and water heaters. Maintenance or removal of each appliance must be possible without removing the other or disturbing walls, piping, valves, wiring and junction boxes.

5. Floated Walls:

In areas subject to floor heaving, non-bearing walls on basement floor slabs should be built to accommodate not less than 1-1/2 inches of floor movement. A detail of a typical floated wall is included on Page 4 of this handout. Drywall should be held to a minimum of 1 inch above the slab to allow for movement.

6. Firestopping:

Firestopping must be installed in concealed spaces of wood-furred walls at the ceiling level, at 10-foot intervals along the length of the wall and at all interconnections of concealed vertical and horizontal spaces such as intersection of stud walls and soffits or dropped ceilings. A detail of typical firestopping is included on the following page of this handout. Firestops may be constructed of 1-1/2 inch lumber, 3/4 inch plywood or particle board, gypsum board or fiberglass insulation.

7. Insulation:

Check with your Building Department for insulation requirements.

8. Space Under Stairs:

If access to the area or space under the basement stairs is provided for storage or other uses, the walls and ceiling of this enclosed space must be fire-protected on the inside with 5/8 inch, Type X drywall.

9. Bathrooms:

Toilets must be provided with a minimum of 24 inches in front of the toilet and 15 inches between the center of the toilet and any sidewall or other obstruction. Showers shall have a minimum inside dimension of 1,024 square inches, capable of encompassing a 30 circle and be finished 70 inches above the drain with non-absorbent materials. Note: These measurements are not acceptable for accessible restrooms for the disabled.

A ventilation fan is required in bathrooms and toilet rooms with unopenable windows. The fan must be vented to the exterior of the building if the bathroom has a tub or shower.

10. Lighting & Ventilation:

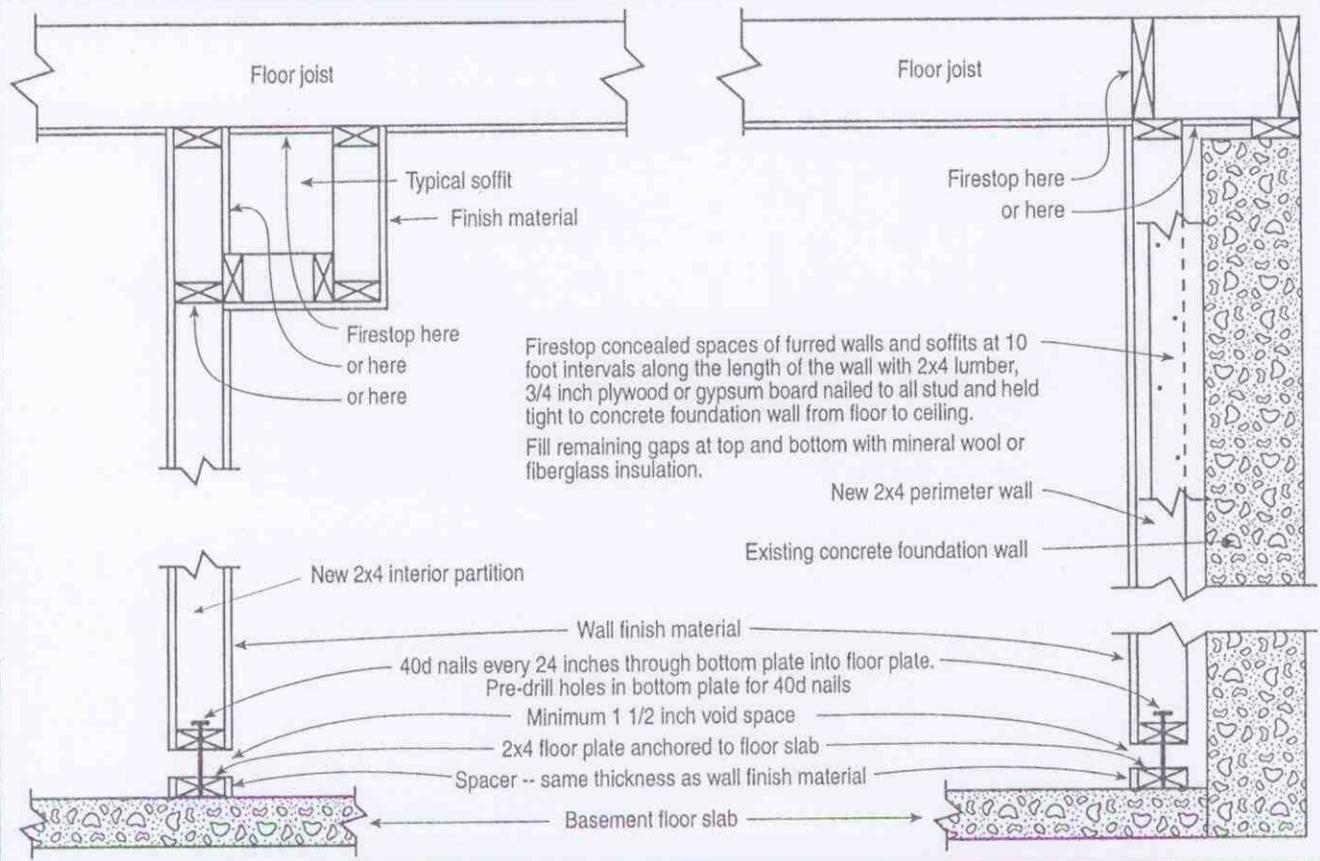
Lighting and ventilation are required for any finished portion of the basement. Contact your Building Department for specific requirements.

The Building Department staff can help you determine what is necessary to meet minimum safety requirements.



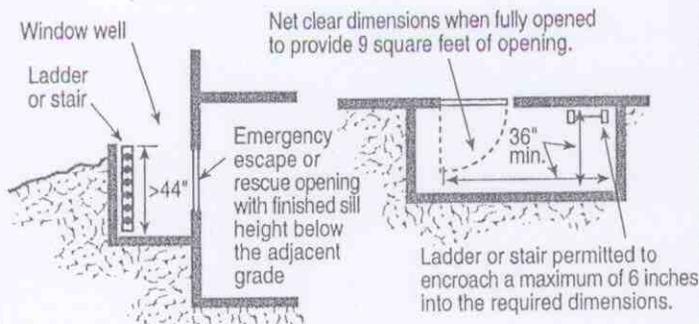
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Basement Finish Details



Egress Window Well

Egress window wells must provide a minimum area of 9 square feet with a minimum dimension of 36 inches and shall enable the window to open fully. If the depth of the window well exceeds 44 inches, a permanently affixed ladder must be provided. The ladder must not interfere with the operation of the window.

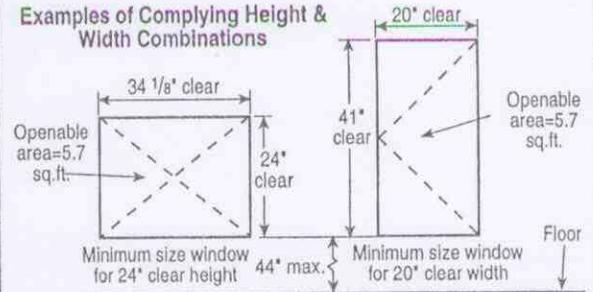


Emergency Escape & Rescue Window

Emergency Escape And Rescue Windows must meet the following criteria:

- A minimum total openable area of not less than 5.7 square feet
- A minimum clear openable height of not less than 24 inches
- A minimum clear openable width of not less than 20 inches.
- A finished sill height of not more than 44 inches above the floor and should be openable from the inside without the use of separate tools, knowledge or effort.

Examples of Complying Height & Width Combinations

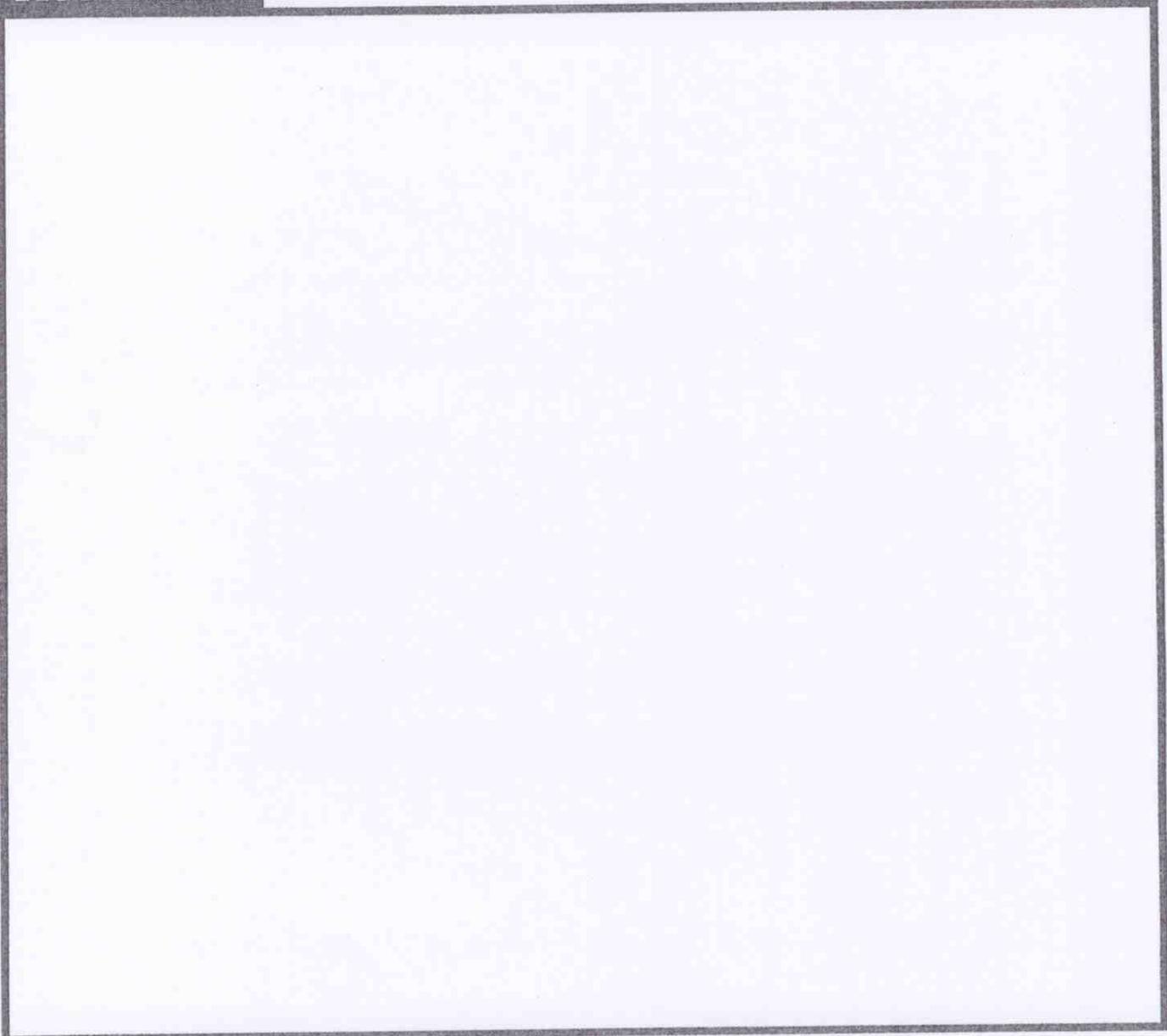


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Directions

1. Draw a floor plan with dimensions, showing the layout of the entire basement. Label the use for all of the rooms.
2. Show electrical outlets, smoke detectors, lighting, fans, plumbing modifications, cleanouts, furnace, and water heater.
3. List window sizes and types, identify emergency escape and rescue windows, and egress window wells.
4. Identify modifications to the existing structure such as posts, beams and floor joists.

Floor Plan



Property Address:

Permit #:

