

RESIDENTIAL BASEMENT FINISH

GENERAL REQUIREMENTS

Bedroom: Any room larger than 70 square feet having a clothes closet.

Ceiling heights: Minimum 7'6" finished height floor to ceiling; 6'8" below beams and ducts 8'0" maximum width, or 50 percent of ceiling area of room except for bathrooms, closets, hallways, utility and storage rooms.

Egress window wells: Minimum 36" from exterior foundation to inside of well; 30" for homes built prior to Jan. 1, 2000. A vertical depth of 44" requires a permanently affixed, approved ladder with the lowest rung no greater than 18" above grade.

Exits/Egress: Two (2) exits required, stairway and window egress or door. Window egress required for each bedroom; minimum 20" width, 24" height and 4.5 sq. ft. of opening area. Maximum 44" sill height from finished floor. Bedrooms must have egress windows or doors to exterior.

Fire stopping: Top of walls (furred) and 10' horizontal - vertical where soffit and wall meet.

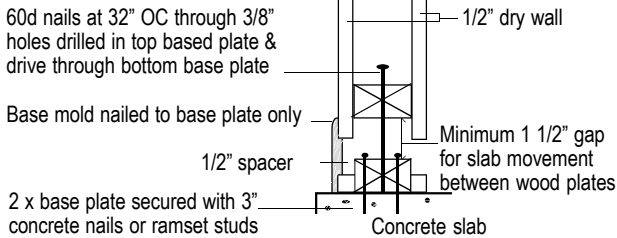
Gas fueled appliances: Gas furnaces and water heaters cannot be located in or obtain combustion air from a bedroom, bathroom or closet. Clothes dryers can't be located in the same room as gas fueled appliances unless makeup air is provided; see 2003 International Fuel Gas Code, Section 614.

Insulation exterior wall - Minimum R-9 insulation.

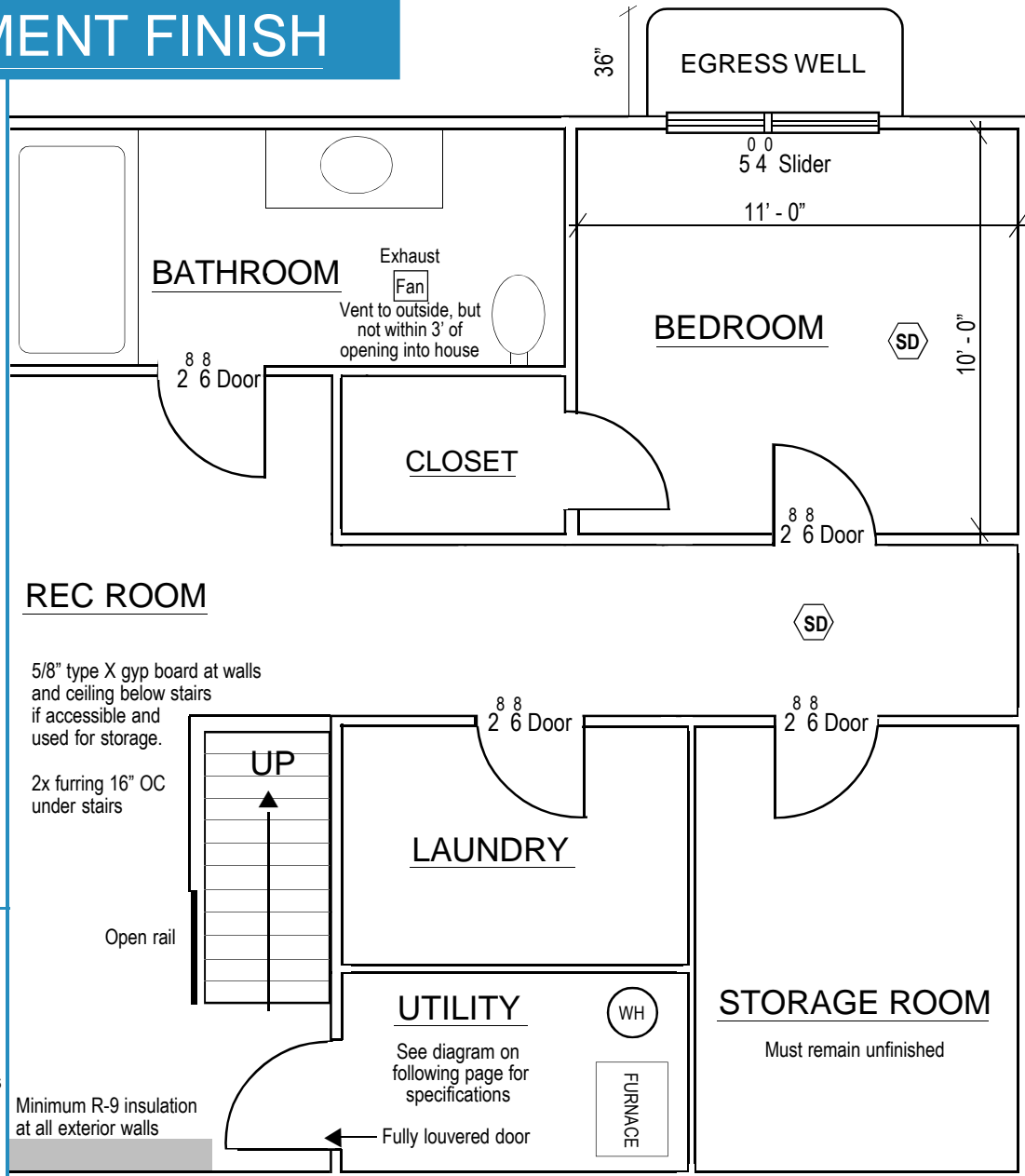
Natural light & ventilation: 8 percent and 4 percent respectively of square footage of floor area require for habitable rooms. Alternative option is providing artificial light of minimum average illumination of 6 foot-candles, and mechanical ventilation of a minimum 0.35 air changes per hour. Exception: Bedrooms that require emergency egress.

Non-bearing walls: Required to be floating (see diagram below).

Smoke detectors: Install at least one smoke detector per level, in all bedrooms and hallways to bedrooms; interlink where possible.



FLOATING WALL DETAIL



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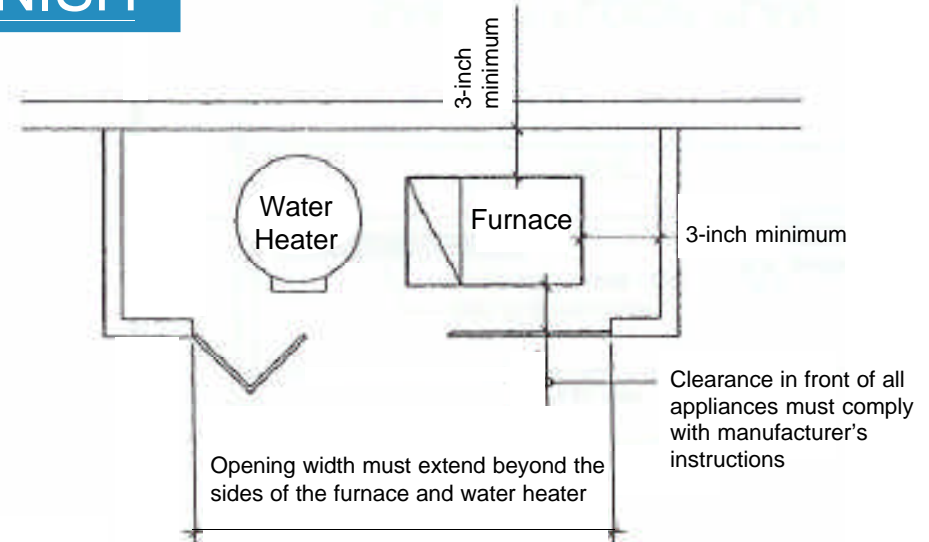
FURNACE & WATER HEATER ENCLOSURES

Combustion air must be provided to an area with volume of 100 cubic feet per 1000 BTUs for draft hood appliances; 50 cubic feet per 1000 BTUs for fan-assisted appliances. For structures built prior to the adoption of the 2003 International Fuel Gas Code, combustion air is provided to an area with volume of 50 cubic feet per 1000 BTUs for draft hood appliances; 30 cubic feet per 1000 BTUs for fan-assisted appliances.

For specific standards and options, see Section 304.5 of the 2003 IFGC.

Provide either a fully louvered door or two transfer grills in the wall.

Each transfer grill is to be sized of net free area at 1 square inch per 1,000 BTU/hr input ratings of all the appliances within the room, or 100 square inches, whichever is greater. When using two grills, the upper grill must be located within 12" of the ceiling, and the lower grill must be located within 12" of the floor. (For clearances and door dimensions, see diagrams A and B.)



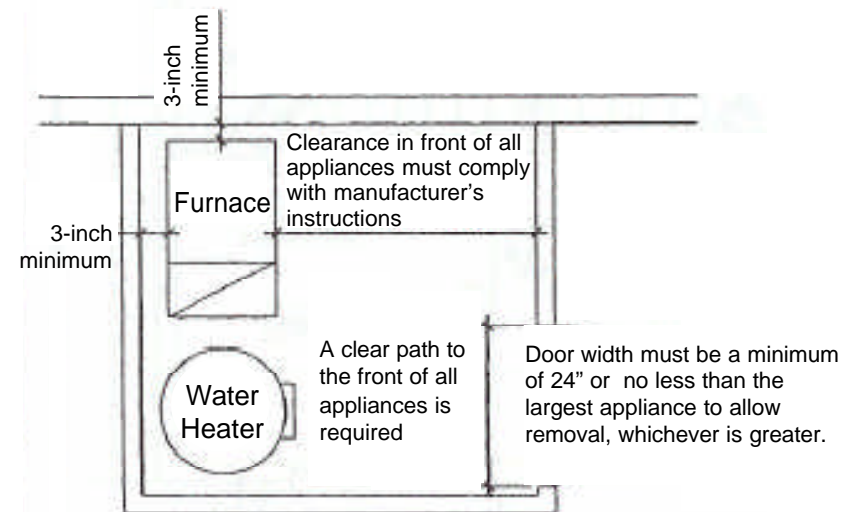
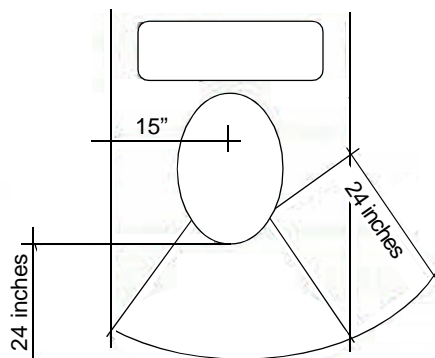
(A) FURNACE & WATER HEATER ENCLOSURES

CRITICAL BATHROOM DIMENSIONS

The shower must have a minimum finished floor area of 1,024 square inches and encompass a 30-inch diameter circle, (32" x 32" is not acceptable.)

The water closet (toilet) must be installed with not less than a 15-inch clearance to either side of its center line and have a clear space of a minimum 24 inches to the front. (See diagram C.)

(C) WATER CLOSET CLEARANCES



(B) FURNACE & WATER HEATER ENCLOSURES