

CODE SPECIFICATIONS FOR RESIDENTIAL BASEMENT FINISHING

Minimum room sizes and spaces:

- Bedrooms min. 70 sq. ft. with a min. 7' dimension.
- Ceiling height to be 7'
- 21" clear space in front of toilet and 15" to each side of center.
- 900 sq. inch shower floor area and min. 30" dimension one side. Min. 22" door with a min. 24" in front of the door.
- 36" finished width for hallways.
- NOTE! Any lesser dimensions must be approved at time application is made.

Stairway Minimums

- 36" finished width.
- 6'8" head clearance (measured upwards from tread nosing).
- 8" maximum riser height, 4" minimum.
- 9" minimum tread extension measured tread nosing to next tread nosing.
- 34" to 38" height for handrails (required with 4 or more risers). Handrails must return to wall or post
- 36" high guardrails with 4" spacing between intermediate rails (required beside landings & elevated floors of more than 30").
- Walls and ceiling under stairway are to be sheetrocked with 5/8" sheetrock.

Construction Materials

- Sole plate (wood on concrete) must be redwood or treated.
- Beams must be sized for weight carried.
- Insulation to be at least R-13 in walls. In most applications of insulation, a vapor barrier is not needed. Please note this on your plans.
- Max stud spacing 24" on center non-bearing.

Window Minimums

- Size of existing windows must be at least 8% of room area for natural light and ventilation
- Each bedroom must have one window for emergency egress. Min 5.7 sq. ft. actual opening. (Min 20" wide OR 24" tall). Height of sill above floor must be 44" or less. (Bedroom door to outside is an alternate escape.)
- Tempered glass is required when window is located within 24" of edge of doors, or if it is within 60" of a tub drain.
- Egress window wells must measure 36" out from the house. If bottom of window well to top of window well is more than 44" a permanently affixed ladder is required.

Plumbing

- All fixtures must be properly trapped and vented.
- No lead or acid bearing solders are allowed.
- Clothes washer P-trap must be min. 6" above the floor.

Gas Furnaces and Water Heaters

- May not be located in bedrooms, bathrooms or similar confined rooms. Furnace rooms may not open into such rooms.
- Each appliance must be removable without moving the other.
- Must have minimum 30" clear work space in front of controls; minimum 6" clearance from firebox to combustibles.
- Show how existing combustion air is being taken (must be adequate for new use and unobstructed in any way)

Wood Stoves and Fireplaces

Must be installed with clearances to combustibles as specified in their listing requirements or as follows:

- Fireplaces must be listed, clearances will be according to the listed appliance manufactures specifications.
- One-piece non-combustible hearth over a combustible floor with min. 16" extension beyond front and 8" beyond sides of appliance door.
- Combustible chase containing a metal firebox and chimney must be lined with sheetrock, where open to an attic or floor cavity.
- Chimney must extend to 2 ft above combustible roofing located within 10 ft.

Electrical

- Receptacle outlets must be provided so any point along a wall does not exceed 6' distance to an outlet.
- Small wall sections between doors require an outlet when 2 ft or wider.
- GFCI protection device must be provided for a receptacle outlet required at the bathroom basin, and above kitchen counters.
- AFCI protection is needed for all bedroom outlets.
- A switch controlled light must be provided at hallways, stairways, exits and in each room.
- A smoke detector must be installed at the entry-ways to existing bedrooms as well as in all bedrooms and in basements, and shall be interconnected.
- A carbon monoxide detector shall be on each level of a home.
- A receptacle outlet must be provided at each section of kitchen countertop 12" or wider there must be a minimum of two (2) dedicated countertop circuits.