



CODES FOR BASEMENT FINISHED PLANS

The following code minimums shall be considered part of the approved plans, may be superseded by more stringent submitted specifications, and shall NOT be considered inclusive of all code requirements.

1. Windows: All bedroom windows shall meet egress requirements: (a) have an opening height of not more than 44" from the floor; (b) min. net clear openable area of 5.7 sq. ft. with a min. height of 24" and a min. width of 20" (minimums may not be combined).
2. Window Wells: Min. horizontal area of the window well shall be 9 sq. ft. with a min. horizontal projection and width of 36". Window wells with a vertical depth greater than 44" shall be equipped with a permanently affixed ladder or steps. Ladders or rungs shall have an inside width of at least 12", project at least 3" from the wall and shall be spaced not more than 18" on center vertically for the full height of the window well.
3. Minimum Ceiling Height: Min. ceiling height for habitable rooms shall not be less than 7'0" from finished floor. Kitchens, hallways, bathrooms, laundry rooms and stairways shall have a ceiling height of not less than 6'8". Beams, girders, ducts or other obstructions may project to within 6' 4" of the finished floor, *except stairways*.
4. Fire Blocking: Fire-blocking shall be provided in wood-framed construction in the following locations:
 - a. In concealed spaces of stud walls including furred spaces and parallel rows of studs or staggered studs vertically at the ceiling, or horizontally at intervals not exceeding ten feet (10');
 - b. at all interconnections between concealed vertical and horizontal spaces such as soffits, drop ceilings and cove ceilings;
 - c. in openings around vents, pipes, ducts, cables and wires at ceiling and floor level;
 - d. for chimneys and fireplaces. Fire-blocking may consist of one of the following:
 - i. one thickness of 3/4" particleboard joints backed by same, lapped;
 - ii. 1/2" gypsum board;
 - iii. batts or blankets (paperless) of mineral or glass fiber installed securely in place.
5. Sill Plates: All sill (bottom) plates attached to concrete or masonry foundations or slabs shall be of redwood or treated wood.
6. Bathrooms: Bathrooms, toilet compartments shall be provided with an openable window to the exterior of at least 3 sq. ft. *or* a mechanical ventilation system. Ventilation air from the space shall be exhausted directly to the outside (no attic or under-floor terminations), and shall be protected with corrosion-resistant screens, louvers or grilles having a minimum opening size of 1/4" and a maximum opening size of 1/2" in any direction.
7. Bathroom Fixtures: Toilets, lavatories or bidets shall not be set closer than 15" from its center to any side wall, partition or vanity or closer than 30" center to center between adjacent fixtures. There shall be at least 21" clearance in front of each fixture.
8. Showers: Shower compartments shall have at least 900 sq. inches of interior cross-sectional area and shall be not less than 30" in minimum dimension measured from the finished interior, (exclusive of fixture valves, soap dishes, etc.) to a height of 70" above the shower drain. Hinged shower doors shall open outward and have a min. clear and unobstructed opening of 22" wide.
9. Wall Receptacles: Wall receptacles shall be spaced so that at no point along the floor-wall line shall the distance to a receptacle be greater than six feet (6') making outlet spacing no more than 12' apart. Walls two feet (2') or more in width shall have a receptacle. Hallways ten feet (10') or more in length shall have at least one receptacle. *All receptacles must be tamper-proof type.*

- 10. GFCI Receptacles:** GFCI receptacles are required in bathrooms, kitchens, for hydro massage tubs, laundry or bar sink outlets, and unfinished areas in basements. Kitchen counter receptacles shall be served by a minimum of two (2) 20-amp circuits; have at least one (1) receptacle at each countertop space 12" or wider and installed so that no point along the wall line is more than 24" from a receptacle (4' on center). Bathrooms must have at least one (1) wall receptacle located within 36" of the outside edge of each sink.
- 11. AFCI Breakers:** All branch circuits that supply 120-volt, single-phase, 15- and 20-amp outlets, lights and smoke detectors installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter (AFCI) breaker.
- 12. Smoke Alarms:** Smoke alarms shall be installed in the following locations:
 - a.** in each sleeping room;
 - b.** outside each separate sleeping area in the immediate vicinity of the bedrooms.

Alarms shall be interconnected with all other alarms within the dwelling.

- 13. Carbon Monoxide Alarms:** An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwellings where fuel-fired appliances are installed and be interconnected with all other alarms.
- 14. Gas Appliances:** Gas appliances shall not be located in sleeping rooms, bathrooms, toilet rooms, storage closets or in a space that opens only into such rooms or spaces unless it is a direct vent appliance or has a sealed solid-core door. Adequate combustion air shall be provided for all fuel-fired appliances.
- 15. Dryer Duct Vents:** Dryer duct vents shall be a maximum length of twenty-five feet (25'). Five feet (5') shall be subtracted for each additional 90 degree elbow, and two and one-half feet (2 ½") for each 45 degree elbow. Or as required by the manufacturer's installation guide. Dryer vent termination shall be to the exterior *and at least 3' from any opening into the house.*
- 16. Electric Subpanels:** Subpanels shall not be located in clothes closets, bathrooms or over the steps of a stairway. The minimum working clearance in front of a subpanel shall be at least 36" deep and 30" wide and shall extend from the floor to a height of 6'5". The work space shall allow at least a 90-degree opening of equipment doors or hinged panels, and shall not be designated for storage.
- 17. Insulation:** Minimum R-13 insulation is required in all exterior foundation walls. Paper-faced batts must be secured to studs with staples. If insulation is pre-existing and draped over the foundation prior to the framing of the basement walls, do not compress the insulation behind the new stud walls.