

BASEMENT FINISH

Based on the 2012 IRC

Submit 2 sets of plans showing proposed work to include locations of additional electric and/or plumbing work, if applicable.

Include size of framing members and spacing.

NOTE:

- Habitable spaces, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than seven (7) feet. Portions of basements that do not contain habitable space, hallways, bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than six (6) feet eight (8) inches. Beams, girders, ducts or other projections may project to within six (6) feet four (4) inches of the finished floor.
- All basement finish projects shall be required to have an emergency escape and rescue window with a minimum net clear opening of 5.7 square feet. A maximum sill height of 44", as measured from the finished floor to the bottom of the clear opening, is required.
- If a bedroom is part of the basement finish project, the emergency escape and rescue window must be in the bedroom.
- Smoke detectors are required in each bedroom, outside of the bedrooms in the common hallway serving the bedrooms. At least one smoke detector is required on each floor of the house, including the basement.
- Hard-wire, battery back-up, smoke detectors may be located where construction allows. Battery operated smoke detectors may be installed in areas not affected by new construction. All smoke alarms must be interconnected in such a manner that when one is activated they shall all sound.
- Carbon monoxide alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms.

Emergency Escape & Rescue Opening Requirements for One & Two-Family Dwellings Based on the 2012 IRC

Emergency Escape & Rescue Openings – Sec R310.1

Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. They shall have a sill height of not more than 44 inches measured from the finished floor to the bottom of the clear opening.

- The net clear opening dimension shall be a minimum of 5.7 sq ft – (820.8 square inches)
- Net clear opening height shall be 24 inches minimum x 34.2 inches wide to equal 5.7 sq ft
- Net clear opening width shall be 20 inches minimum x 41.04 inches high to equal 5.7 sq ft

The net clear opening dimensions shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools, or special knowledge.

Window Wells – Sec R310.2

The area of a window well shall allow the emergency escape and rescue opening to be fully opened. The minimum horizontal area of the window well shall be 9 sq ft., with a minimum horizontal projection and width of 36 inches.

Exception: The ladder/ steps required by Sec R310.2.1 shall be permitted to encroach a maximum of 6 inches into the required dimensions of the window well.

Ladder & Steps – R310.2.1

Window wells with a vertical depth greater than 44 inches below adjacent ground level shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or rungs shall have an inside width of at least 12 inches and shall project at least 3 inches from the wall, shall be spaced not more than 18 inches on center vertically for the full height of the window well.

Drainage- R310.2.2

Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system or by an approved alternative method.

Bars, Grills, Covers & Screens – R310.4

When placed over emergency escape and rescue openings, or window wells that serve such openings, such devices shall be releasable or removable from the inside without the use of a key, tool or special knowledge or force greater than that which is required for the normal operation of the emergency escape and rescue opening.

Emergency Escape Windows Under Decks and Porches- R310.5 (as amended)

Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches in height and a travel distance not to exceed 25 feet, to a yard or court.