

FINISHED BASEMENT CONSTRUCTION

SOME HELPFUL ITEMS

1. Label each room or area for intended use. Draw plan of full basement showing finished rooms, stairs, windows, doors, furnace or boiler location, smoke detectors, closets, etc. supply a wall cross section, dimensions all areas.
2. Supply street address on plans.
3. Areas are NOT TO BE USED AS SLEEPING ROOMS unless constructed with that intent.
4. Sleeping rooms need an EMERGENCY ESCAPE window (R-310.2) min. 5.7 square feet with a maximum of 44" off the floor and min. of 20" wide and min. 22" high.
5. NO doors to enter a garage from a bedroom (R-309.1) .
6. Doors from a garage are to be fire rated self closing (R-309.1) .
7. Smoke detectors (R-316) are required.
8. Ceiling height of a fired basement ceiling is a min. 7' feet.
9. Sheet rock under the stairs (R-310.3) .
10. Supply min. of 3' feet working space around equipment (NEC-230.4) .
11. Fire stop and fire seal wires and pipe holes, also separate hollow wall cavities from hollow ceiling cavities (R-502.11 & R-602.7) .
12. Insulation is required as per the Model Energy Code.
13. Light and ventilation is min. 8% of the floor area or use mechanical means (R-3030.1) .
14. If applies use 6 mil poly (plastic) placed on top of floor sleepers as a moisture barrier (R-504-2.2) .
15. If applies Pressure treated wood sleepers and sill plates are to be used when in contact with concrete. (Boca.-1702.6.3)
16. Heat is required (R-303.6) maintain 68 degrees inside temperature at 5 degrees outside.
17. Recovery air for the heating appliance and water heater shall be per the manufacturers' instructions (R-2004.2) . OR if no instructions are available use the formulas - area of 50 cubic feet per 1,000 BTU (combined heater and water heater), OR 2 openings of one 12" from the ceiling and one opening 12" from the floor of 1 square inch per 2,000 BTU (combined) vented from the direct outside OR 1 square inch per 1,000 BTU (combined) vented from an adjacent interior space other than the garage.

(MAY USE FULL LOUVER DOORS ON THE MECHANICAL ROOM)

FAILURE TO SUPPLY PROPER RECOVERY AIR WILL ASPHYXIATE YOU WITH CARBON MONOXIDE POISON

18. Light switches are required at the top and the bottom of the stairs.
19. No open light bulbs in closets.
20. Guard rails and grasping hand rails are required on stairs.
21. Do not decrease the stair riser if raising the floor with sleepers.