



BASEMENT FINISH

Based on the 2012 IRC

- Applications for building permits shall be filed with the Community Development Department upon forms prescribed by the Building Official.
- The building permit application shall be accompanied by construction documents and other information as required by the adopted codes and by the Building Official.
- The building permit application must be **typed or neatly printed**. List all of the subcontractors on the application.
- Provide two (2) complete set of plans (drawings) for the basement finish project to include a floor plan, framing details, stair details, plumbing, electrical, mechanical changes/alterations.

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, an emergency escape and rescue window must be located 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.

- Carbon monoxide alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms.
- Stairways shall not be less than 36 inches in clear width above the permitted handrail height and below the required headroom height.
- Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.
- The maximum riser height shall be 7 3/4 inches and the minimum tread depth shall be 10 inches.
- The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches.
- Handrails shall have a minimum height of 34 inches and a maximum height of 38 inches.
- Handrails shall be provided on at least one side of each continuous run of treads or flight with four (4) or more risers.
- Handrails shall be continuous the full length of the flight, from a point directly above top riser of the flight to a point directly above the lowest riser of the flight.
- Handrail ends shall be returned or shall terminate at newel posts or safety terminals.
- Handrails adjacent to a wall shall have a space of not less than 1 1/2 inches between the wall and the handrail.

