

## Basement Finish

Some of the applicable code specifications for residential basement finishing are as follows:

### **Minimum Room Sizes and Spaces**

- Bedrooms min. 70 sq. ft. with a min. 7' dimension.
- 7'6" ceiling height in all rooms except bathrooms, kitchens, and halls which cannot be under 7'. The ceiling height includes a light fixture.
- 24" clear space in front of a toilet and 15" on each side of the center.
- 900 sq. inches of shower floor area with no dimension less than 30". A min. 22" door.
- 36" min. finished width for halls.

### **Stairway Minimums**

- 36" finished width.
- 6'8" head clearance measured upward from tread nosing.
- 8" maximum riser height.
- 9" minimum tread depth measured from the tread nose to the next tread nose along the tread.
- One continuous handrail between 34"-38" above the tread toe. The handrail must return to the wall.
- 36" high guardrails on all elevation changes of more than 30" with balusters less than 4" apart.
- Walls and ceilings under stairs are to be covered with 1/2" drywall.

### **Construction Materials**

- Sole plate must be redwood or treated wood.
- Beams must be sized for the weight carried.
- Insulation to be at least R-13 in walls.
- The max stud spacing is 24" o.c.

### **Window Minimums**

- Windows must be at least 10% of the floor areas for bedrooms, family rooms, and similar rooms.
- Each bedroom must have one window for emergency egress with a minimum 5.7 sq. ft actual opening but not less than 20" wide and 24" tall. The height of the sill above floor or anchored furniture must be 44" or less. A bedroom door to the outside will meet this requirement.
- Tempered glass is required when a window is located within 18" of floor level, within 24" of doors, in doors, or when located less than 60" above the walking surface of a tub.

## **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 floor.

## **Gas Furnaces and Water Heaters**

- May not be located in bedrooms, laundry rooms, bathrooms or similar confined rooms. Furnace rooms may not open into such rooms.
- Each appliance must be removable without moving another one.
- Must have a min. 30" clear work space in front of controls and a min. 6" clearance from firebox to combustibles.
- Must have combustion air supplied to the appliance through 1 opening or duct into the furnace room with the opening within 12" of the ceiling. Consult building inspector for requirements of sizing, location and termination before installation.

## **Wood Stoves and Fireplaces**

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

- Min. 36" to combustible walls (for closer spacing consult building inspector or UMC 5-A allowances).
- Min. 18" from chimney connector to combustibles.
- One-piece non-combustible hearth over a combustible floor with min. 16" extension beyond front and 8" beyond sides.
- Combustible chase containing a metal firebox and chimney must be lined with drywall, where open to an attic or floor cavity.
- Chimney must extend to 2 ft above any part of the roof 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 require an outlet when 2 ft or wider.
- GFCI protection device must be provided for a receptacle outlet required at the bathroom basin, kitchen counter within 6' of sink.
- 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 bedrooms, in all bedrooms, and in unfinished areas of a basement. This requirement is retroactive and includes the existing portions of the home.
- When bedrooms occur on 2nd stories, the detector should be located at the top of the stairway.
- A receptacle outlet must be provided at each section of kitchen countertop 12" or wider. There must be a min. of two (2) dedicated 20 amp countertop circuits in the kitchen.