

FINISHED BASEMENT PLANS **MINIMUM INFORMATION REQUIRED**

Show entire area finished/unfinished including any garage. LABEL ALL AREAS.
Plan to show stairway details including headroom, width, risers, treads and handrails.
Plans to have dimensions for all areas with the location of all mechanical equipment.

Furnace: no access allowed through bathroom or bedroom. Provide combustion air based on BTU's of furnace. Exceptions – direct vent appliance. (See attached sheet.)

Electric panel not allowed in bathrooms or closets, working space 30" wide and 36" in front of panel from floor to 6' 6" high. (Nothing can be located in this space.)

Provide drawing of wall showing size and spacing of members. Indicate pressure treated sill; fire blocking, and wall finish. (See attached sheet.)

*In new construction required ceiling height for finished basement shall be 7' with any projections downward not to exceed 6". For existing unfinished basement conversion to finished, required ceiling height is 6' 10" minimum, and beams and girders shall provide not less than 6' 6" clear ceiling height. **For Stairways**: In **new** construction minimum headroom for all parts of stairway to **finished** basement shall not be less than 6' 8". Minimum headroom in all parts of **existing or replacement stairways** serving existing unfinished basements being converted to habitable space shall be 6' 6".*

Common wall garage to living requires 5/8" fire code sheetrock. Doors to be 1 _" solid wood, 1 _" solid or honeycomb core steel door or 20-minute fire rated door and shall be fitted with self-closing device.

Storage under stairway requires one layer of _" sheetrock.

Smoke and carbon monoxide detectors shall be provided on all levels and all bedrooms, or provide note on your plan if they already exist in required locations.

Egress Window – One each in each sleeping room and must meet all of the following:

1. 20" minimum clear opening width.
2. 24" minimum clear opening height
3. 5.7 sq. ft. or 820.8 sq. inches
4. 44" maximum window sill height above floor

Indicate if window is tilt and takeout, manufacturer and style: double hung, casement, or slider.

Insulation shall comply with R-13 for walls.

State modification required when you cannot comply with the code. Form must be completed by applicant and returned to this office for submission for approval.

COMBUSTION AIR

Direct vent appliances and appliances equipped with a combustion air kit do not require additional combustion air.

All fuel-burning appliances (furnaces, hot water heaters, etc.) require air for combustion based on 50 cubic feet of air for each 1,000 BTU's of appliance(s).

The air may be taken from the space where the appliance(s) is located if sufficient or adjacent spaces (if volume is sufficient and connected by two openings of required size).

To see if you comply, please do the following calculation below for your space.

Length _____ X Width _____ = Area _____ X Height _____ = SPACE VOLUME in cubic feet _____.

BTU's of your appliance(s) _____ X 50 Cu. Ft. = required VOL. in cubic feet _____.
1000

SPACE VOL. of air _____

APPLIANCE VOL. of air _____

The volume of air required for the appliance(s) must be equal to or less than the SPACE VOL. of air. If the space volume of air is less (not enough combustion air) outside air is required.

Connected spaces require two openings.

One opening must be located 12" from the floor; the other must be located 12" from the ceiling.

Each opening shall have a clear opening equal to 1 sq. inch per 1,000 BTU's, but not be less than 100 sq. inches.

Calculations for openings:

Appliance BTU's _____ X 1 sq. inch = _____ sq. inch of opening.
1000

Metal louvers are 75% efficient. Wood louvers are 25% efficient. Use calculations below for the type of louvers used.

Metal _____ sq. inch of opening (divided by) .75 = _____ required size of louver in sq. inches.

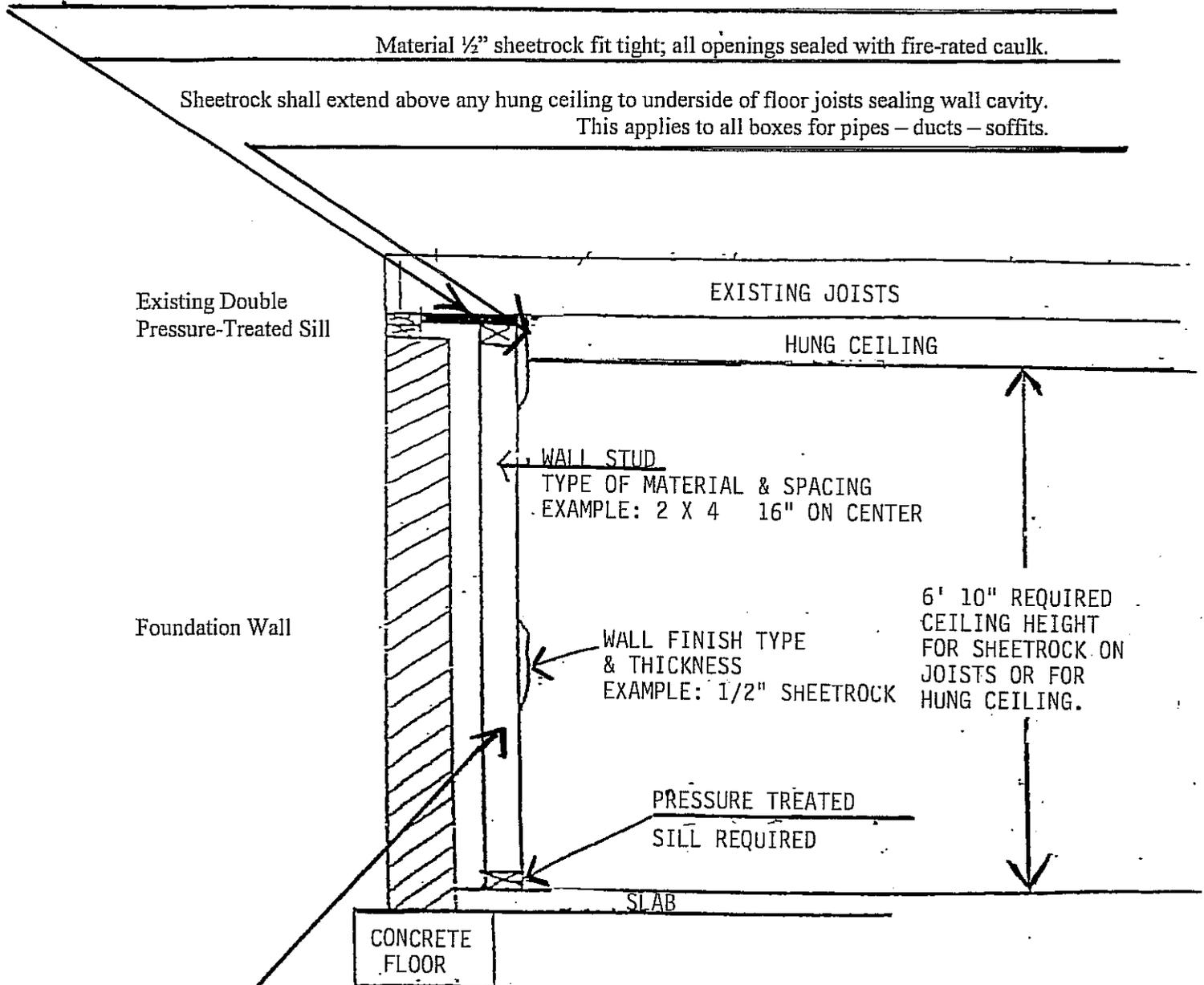
Wood _____ sq. inch of opening (divided by) .25 = _____ required size of louver in sq. inches.

FIRE BLOCKING
FOR INFORMATIONAL PURPOSES ONLY
APPLICANT MUST DRAW OWN PLAN

Provide Continuous Draft stopping at Intersection of Basement Partition and Floor Joists at Foundation

Material 1/2" sheetrock fit tight; all openings sealed with fire-rated caulk.

Sheetrock shall extend above any hung ceiling to underside of floor joists sealing wall cavity.
This applies to all boxes for pipes – ducts – soffits.



WALL INSULATION SHALL BE DETERMINED BY AN EVALUATION OF THE MODEL ENERGY CODE FOR R-VALUE AND THICKNESS. THE ENERGY CODE COMPUTER PRINTOUT SHALL BE SUBMITTED WITH APPLICATION.