

Basement remodels or finishes are subject to the following requirements:

1. One eighth of the floor area is required to be in windows. Exception: bathrooms, closets and non-habitable rooms. Bedroom windows must meet egress requirements and will require egress window wells and will require a ladder if over 44".
2. Windows above tubs or in showers and shower doors and enclosures to be tempered glass or safety glass.
3. A deck or cantilever must be a minimum 3' above an emergency egress window.
4. A floor drain is required by the water heater or piping is required from pressure relief valve to approved location.
5. Three foot landing required at bottom of stairs.
6. All wiring, outlets, switches and sub panel must meet 2006 IRC requirements. Existing panel and service must have proper amperage to supply additional circuits and loads or new service will be required. A clearance of 36" is required in front of panel.
7. Outlets in bathrooms must be on separate 20 amp circuit and GFCI protected.
8. Every newly constructed bedroom and hallway or area adjacent to bedrooms must have a 110 volt, hard wired in series, with battery backup type smoke detector installed. Every existing bedroom and each level of home must have a battery powered smoke detector installed.
9. Treated or redwood bottom plate is required on all walls on concrete floors. All walls are required to have top plates and a maximum stud spacing of 24" o.c.
10. Vertical fire blocks are required every 10' along the length of walls adjacent to foundation walls and at the top of those walls between floors, furred downs and similar areas.
11. Minimum insulation is R-13 in walls and R-19 in floors.

12. All plumbing fixtures must be properly installed and vented to meet 2006 IRC.
13. Heating ducts must be properly installed. New runs must be installed and return air openings installed. Furnace must be sized and approved for additional heating and or cooling loads.
14. Provide outside combustion air to furnace and water heater enclosure. 1 duct @ 1 square inch per 3000 BTU input minimum may be used with proper clearances.
15. Furnace must have 30" clear working space in front of burner assembly.
16. Exhaust fans must be installed in bathrooms without openable windows.
17. Wood framing members, sheetrock or light fixtures cannot be supported from heating or cooling ductwork.
18. All bedroom circuitry must be protected by AFCI.
19. Carbon monoxide detectors are required on each level. Please follow NFPA 720 and the manufacturer's guide for installation requirements.
20. Cement, fiber-cement, or glass mat gypsum backers are required as a backer for wall tile in tub and shower areas and wall panels in shower areas.