FINISHED BASEMENT
2018 IRC

Habitable Rooms
Min. Area
Section R304.1 & R304.2
Min. Horizontal Dimension
70 sf
7'

Bedroom Window
Min. Window Required
Section R310.2
1 ea
Min. Net Clear Opening
5.7 sf
Min. Net Clear Opening Height
24"
Min. Net Clear opening Width
20"
Max. Sill Height
44"

Hallways
Section R304.1
Min. Window Required
1 ea
Min. Horizontal Dimension
7'

Stairways
Section R310.2
Min. Clear Width
36"
Min. Headroom
6’ – 8”
Min. Tread (nosing to nosing)
10"
Max. Riser
7-3/4"

Working Space
Section R304.1
Min. Window Required
1 ea
Min. Horizontal Dimension
7'

Bathrooms
Section R307.2
Non-absorbent surface
around shower and bath areas

Stud Walls
Section R305
2” x 4” at 16” o.c.
Pressure treated sole plates

Emergency Escape & Rescue Opening
Section R310.1
Basement or every sleeping room shall have not less than One (1) operable emergency escape and rescue opening. The opening shall be a window or door that opens directly into a public way or yard.

Wall Covering
½”gypsum board
Paneling (450) Max Smoke Density
(200) Max Flame Spread
Classification

Insulation
R-10 continuous insulation (horizontal + vertical) applied to Exterior/interior walls or R-13 insulation required in all stud walls.

Ceiling Height
Habitable Rooms
7’0"
Section R305
Other Areas
6’8"
Under Beams and Ducts
6’4"

Firestopping
Firestop all duct chases, bulkheads, laundry chutes, metal flues, tub traps and all shafts at each floor

Smoke Detectors & Carbon Monoxide
All smoke detectors shall have internal battery back-up & be hardwired as required per Section R314. Carbon Monoxide shall comply with Section R315.

Warm Air Furnaces
Do not install in closets, bathrooms and bedrooms

Fuse Box
Do not locate fuse box in clothes closets

Other Permits
Electrical, mechanical & plumbing construction must be done in accordance w/ A.A. County Codes & subject to field inspection.

Homes with existing sprinkler system
Separate sprinkler permit will be required due to interior modification, unless a letter from MD licensed sprinkler contractor confirming code compliance is provided to the building inspector at the time of inspection

REVISED DATE: 11/02/2020