



FINISHED BASEMENT

2018 IRC

<u>Habitable Rooms</u> Section R304.1 & R304.2	Min. Area Min. Horizontal Dimension	70 sf 7'
<u>Bedroom Window</u> Section R310.2	Min. Window Required Min. Net Clear Opening Min. Net Clear Opening Height Min. Net Clear opening Width Max. Sill Height	1 ea 5.7 sf 24" 20" 44"
<u>Hallways</u>	Min. Width	36"
<u>Stairways</u>	Min. Clear Width Min. Headroom Min. Tread (nosing to nosing) Max. Riser	36" 6' – 8" 10" 7-3/4"
<u>Working Space</u> <u>@ Electric Equipment</u>	Min. Width Frontal Clearance	30" 36"
<u>Bathrooms</u> Section R307.2	Non-absorbent surface around shower and bath areas	
<u>Stud Walls</u>	2" x 4" at 16" o.c. Pressure treated sole plates	
<u>Emergency Escape & Rescue Opening</u> 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	
<u>Insulation</u>	R-10 continuous insulation (horizontal + vertical) applied to Exterior/interior walls or R-13 insulation required in all stud walls.	
<u>Ceiling Height</u> Section R305	Habitable Rooms Other Areas Under Beams and Ducts	7'0" 6'8" 6'4"
<u>Firestopping</u>	Firestop all duct chases, bulkheads, laundry chutes, metal flues, tub traps and all shafts at each floor	
<u>Smoke Detectors & Carbon Monoxide</u>	All smoke detectors shall have internal battery back-up & be hardwired as required per Section R314. Carbon Monoxide shall comply with Section R315.	
<u>Warm Air Furnaces</u>	Do not install in closets, bathrooms and bedrooms	
<u>Fuse Box</u>	Do not locate fuse box in clothes closets	
<u>Other Permits</u>	Electrical, mechanical & plumbing construction must be done in accordance w/ A.A. County Codes & subject to field inspection.	
<u>Homes with existing sprinkler system</u>	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	