FINISHED BASEMENT

Habitable Rooms Section R304.1 & R304.2	Min. Area Min. Horizontal Dimension	70 sf 7’
Bedroom Window 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”
Hallways	Min. Width	36”
Stairways	Min. Clear Width Min. Headroom Min. Tread (nosing to nosing) Max. Riser	36” 6’ – 8” 10” 7-3/4”
Working Space @ Electric Equipment	Min. Width Frontal Clearance	30” 36”
Bathrooms Section R307.2	Non-absorbent surface around shower and bath areas	
Stud Walls	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 Section R305	Habitable Rooms Other Areas Under Beams and Ducts	7’0” 6’8” 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	