



# FINISHED BASEMENT

## Habitable Rooms Section R304.1 & R304.2

Min. Area	70 sf
Min. Horizontal Dimension	7'

## Bedroom Window Section R310.2

Min. Window Required	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

Min. Width	36"
------------	-----

## Stairways

Min. Clear Width	36"
Min. Headroom	6' – 8"
Min. Tread (nosing to nosing)	10"
Max. Riser	7-3/4"

## Working Space @ Electric Equipment

Min. Width	30"
Frontal Clearance	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	7'0"
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