

## **BASEMENT FINISH PLAN REVIEW**

A basement finish requires a plan review and permit before work commences. The licensed general contractor or homeowner (performing the work) obtains the permit and is responsible for inspections being completed.

Exception: If the home is a rental property, a licensed general contractor must obtain the permit and is responsible for all work passing inspections, including any work performed by licensed subcontractors.

## **PLANS**

The homeowner, designer or architect provides a basement finish floor plan that is drawn to 1/4" = 1' scale, identified with the address of the property. Most basement finish plans can be reviewed and a permit issued the same day. (The plans reviewer can usually determine if a variance is required when existing, nonconforming conditions impede compliance with a code provision, such as finished ceiling heights and soffit dimensions.) See page 2 for example floor plan.

## **PERMITS**

After the plan is approved, the permits are issued. Separate construction, electrical, mechanical and plumbing permits are required if work is being performed in each discipline. A homeowner may obtain the permits and perform all of the work, or the homeowner may choose licensed subcontractors to perform portions of the work, such as electrical, mechanical or plumbing.

## **HOMES WITH SEPTIC SYSTEMS**

Documentation from the Health Department will be required if any bedrooms are being added to confirm that the system is sized appropriately.

## **HOMES WITH MORE THAN ONE KITCHEN**

If the scope of the work includes the addition of a second kitchen or kitchenette in which a permanent 220v or gas cooktop, stove, or range is being installed, approval through the Zoning Authority is required. Depending on the property location and current zoning, a second kitchen may be prohibited or require additional modifications. Please contact the property's Zoning Authority for additional information.

## **BASEMENT FINISHES DONE WITHOUT PERMIT & INSPECTIONS**

If a basement was finished or work began prior to obtaining a permit, please follow these guidelines:

- Provide a plan for review of building, mechanical, plumbing and electrical work.
- Inspections will require access to this work and may require the removal of finishes.
- It is the responsibility of the homeowner or contractor to remove these finishes and replace the finishes after inspections are performed and work is passed.

## **BASEMENT FINISHES DONE WITHOUT PERMIT & INSPECTIONS (CONT)**

- The individual who obtained the permit (including attached subcontractors) is responsible for calling to request the inspections, and making corrections of work required to pass inspections. If this is a rental property, the permit must be obtained by the appropriately licensed contractor.

*Please be aware that inspections of finished basements are limited to the areas of work exposed, and therefore Pikes Peak Regional Building Department cannot validate that all work complies with code.*

## **GENERAL CODE REQUIREMENTS**

**Bedroom:** Any room larger than 70 sq. ft. having a closet greater than 16" in depth.

**Ceiling heights:** Minimum 7'0" finished floor to ceiling; 6'8" in bath, toilet, and laundry rooms; 6'4" under beams, ducts, and pipes.

**Egress window wells:** Minimum 36" from exterior foundation to inside of well. Vertical depth >44" requires a permanent ladder with the lowest rung ≤ 18" above grade.

**Exits/egress:** Two exits required to include access to a 36" door and one egress window or door. Egress window to the exterior required in each bedroom: minimum 20" width, 24" height and 5.7 sq. ft. of opening area (5.0 sq. ft. at or below grade). Maximum 44" sill height from floor.

**Fire stopping:** Vertical at the ceiling and floor levels, and horizontally at intervals not exceeding 10'.

**Gas fueled appliances:** Gas furnaces and water heaters cannot be located in or obtain combustion air from a bedroom, bathroom or closet. Clothes dryers must be in rooms provided with make-up air. The efficiency of the furnace must be indicated.

**Natural light and ventilation:** 8% and 4% respectively of the square footage of the room area for habitable rooms. Alternatively, artificial lighting providing 6 foot-candles and mechanical ventilation of minimum 0.35 air changes per hour.

**Bathroom exhaust fan:** Minimum 50 CFM, ducted to exterior using rigid, flex metallic or Class 1 duct products. Must terminate minimum of 3' from any opening into the building.

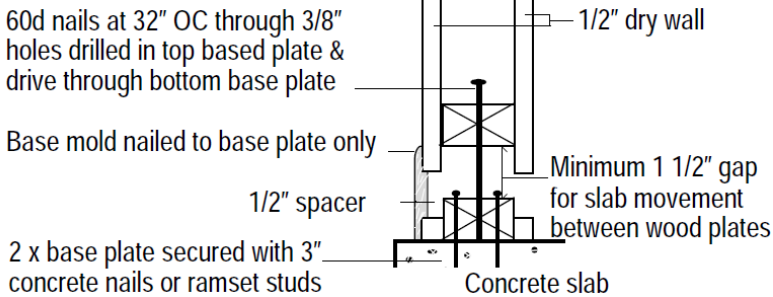
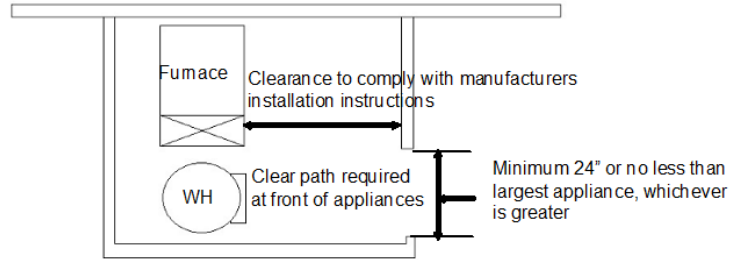
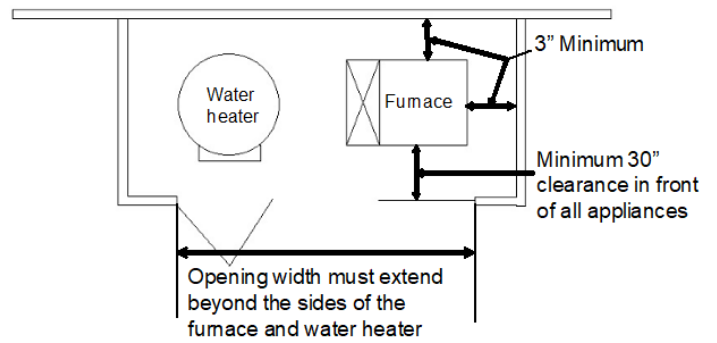
**Non-bearing walls:** Required to be floating (see detail)

**Smoke/carbon monoxide detectors:** install at least one smoke detector per level, in all bedrooms and hallways to bedrooms. Carbon monoxide detectors must be installed outside of all bedrooms. Smoke detectors must be interlinked and hardwired where possible.

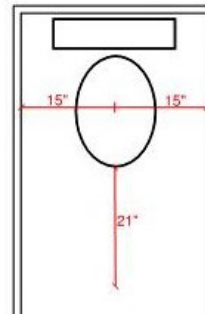
## FURNACE AND WATER HEATER ENCLOSURES

Combustion air must be provided from an area with the volume of 50 cubic feet per 1000 BTU'S for all non-direct vent gas fired appliances.

**Provide either a fully louvered door or two transfer grills in the wall.** Each transfer grill is to be sized for net free area of 1 square inch per 1000 BTU/hr input ratings of all the appliances within the room, or 100 square inches, whichever is greater. When using two grills, the upper grill must be located within 12" of the ceiling, and the lower grill must be located within 12" of the floor. For clearance dimensions, see diagrams.

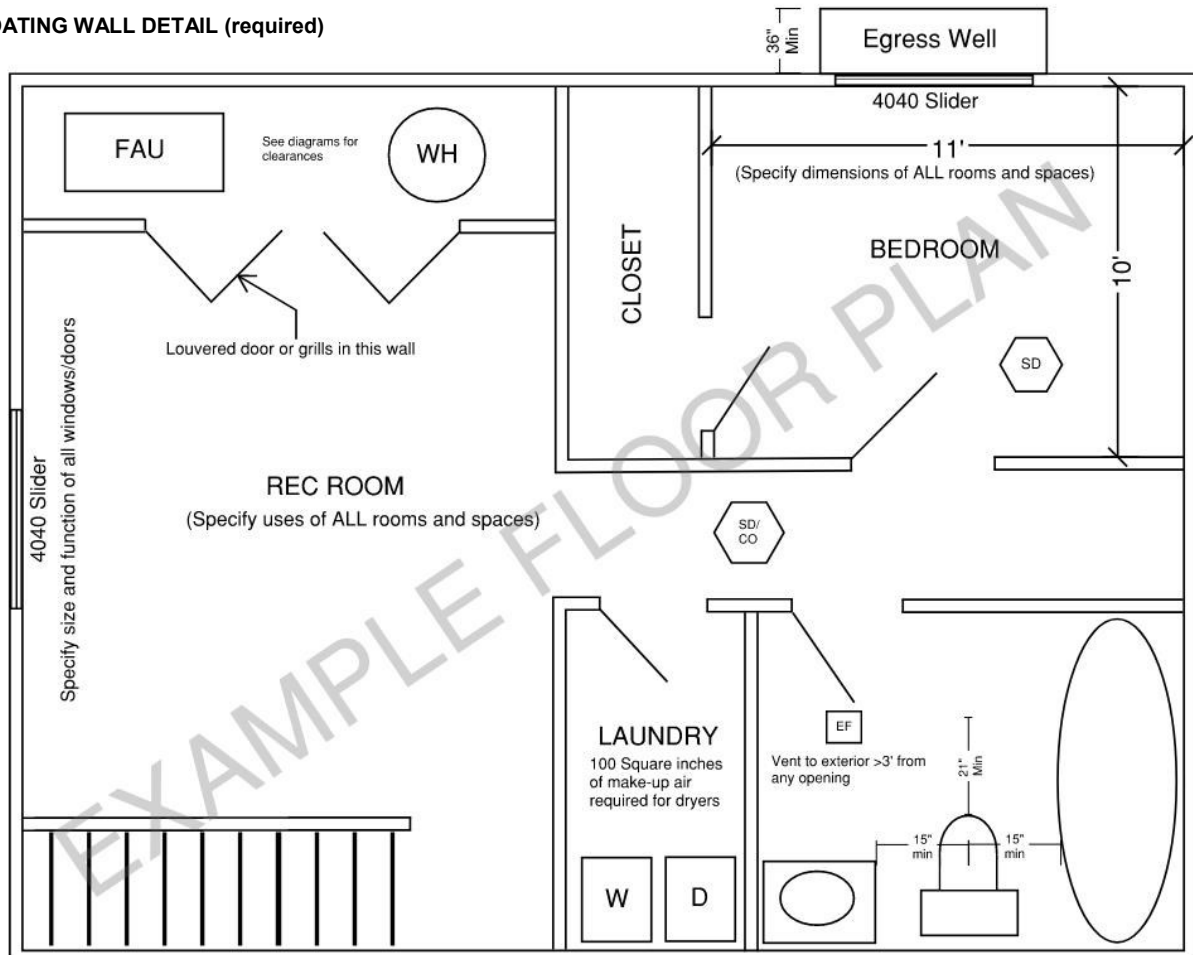


**FLOATING WALL DETAIL (required)**



### WATER CLOSET & SHOWER:

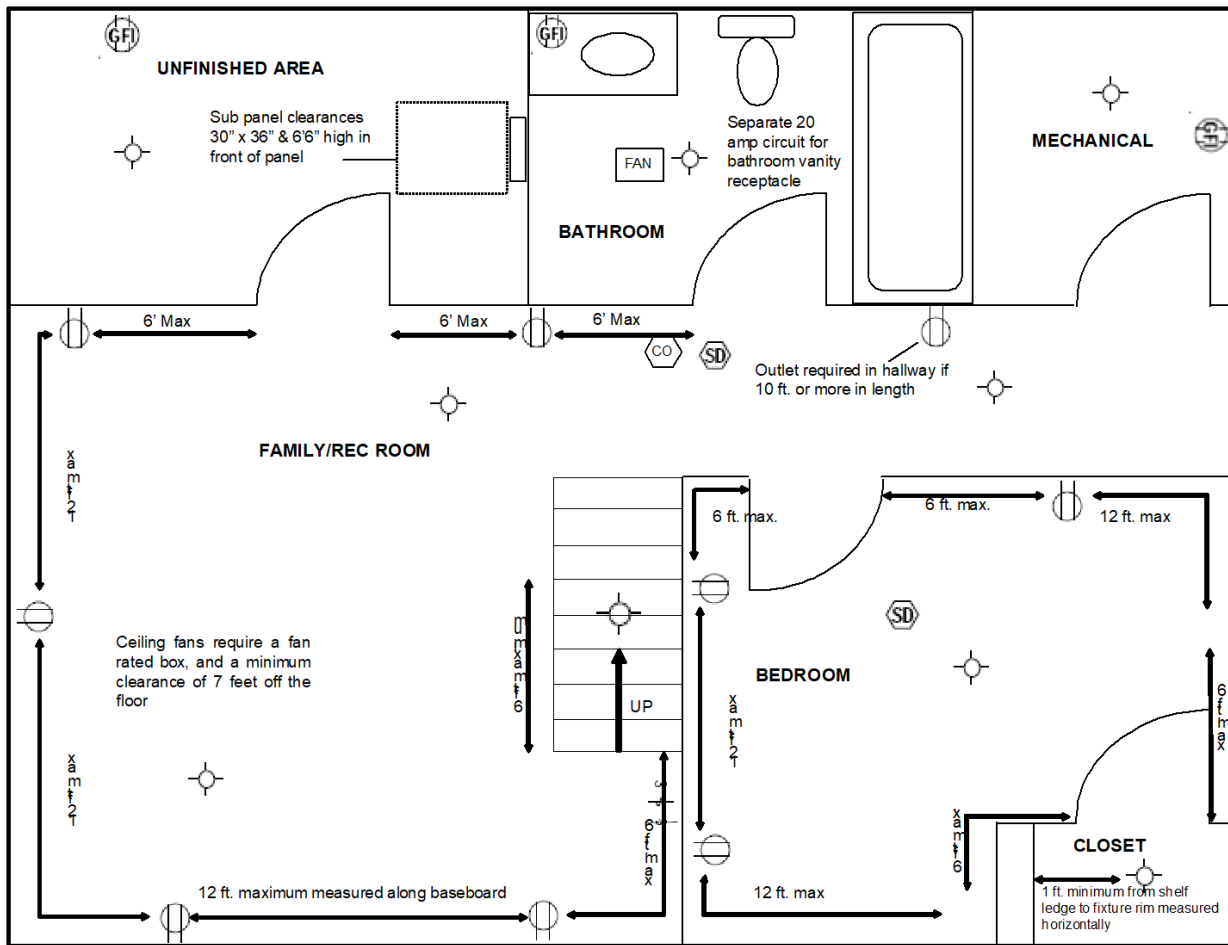
- Shower must have minimum 900 sq. inches & encompass a 30" diameter circle.
- Water Closet must have 15" clearance on either side of center & minimum 21" clearance at the front











## **BASEMENT ELECTRICAL**

### **GENERAL REQUIREMENTS**

- **Circuits** - 500 square feet maximum per 15 amp circuit. 640 square feet maximum per 20 amp circuit.
- **Smoke detectors** - Required in all bedrooms and within the immediate vicinity
- **Receptacle outlets** - Required for 2 feet or more of wall space. Maximum of 6 feet from an opening or doorway and 12 feet maximum between receptacles, measured along the baseboard.
- **Carbon monoxide detectors** - Required outside and within the immediate vicinity of each sleeping area.



### **SYMBOL LEGEND**

-  Receptacle outlet
-  Ceiling fan
-  Ceiling light
-  3 Way light switch
-  Light switch
-  Smoke detector
-  Carbon Monoxide Detector
-  Ground fault circuit interrupter protected receptacle

**AFCI PROTECTION REQUIRED PER NEC in the following locations:** Family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, kitchens, laundry areas, and similar rooms or areas. This includes all devices, lights and receptacles. CHECK THE LATEST ADOPTED NEC FOR EXACT LOCATIONS.

**ALL RECEPTACLES ARE REQUIRED TO BE TAMPER RESISTANT AND GFCI PROTECTED**

**NOT ALL REQUIREMENTS ARE SHOWN. INSTALLATION MUST COMPLY WITH CURRENTLY ADOPTED NEC.**