

## Basement Remodeling Requirements

### 1. Bedrooms

- a. Egress windows require a clear opening 24" x 20" or 20" x 24". (See egress window sheet.)
- b. Window well must be 36" straight out from the window and as wide as the window. Window wells with a depth of more than 24" are required to have guardrail protection. (Terracing is permitted to eliminate the guardrail requirement.) Use of listed manufacturers escape wells will allow a smaller size than 36".
- c. Natural lighting 8% of the total square foot of the room is required. This might require a bigger window than just the 20" x 24" as required by egress.
- d. Ventilation requires 3.5% of the total square feet of the room. This can be accomplished with an operable window, mechanical means of one air change by room volume per hour or a combination of both.
- e. An egress window is not required when a second stairs is located in the basement, but lighting and ventilation requirements have to be met.
- f. All electrical wiring must meet NEC requirements.
- g. A smoke alarm is required in each sleep area as well as outside each sleeping area in the vicinity of the sleeping area.
- h. Ceiling height – minimum of 7'. A lower height is allowable only if 50% of the room's floor area has a ceiling height of 7'.
- i. Carbon monoxide detectors are required in each floor level.

### 2. Habitable Rooms (other than bedrooms)

- a. Ventilation requires 3.5% of the total square feet of the room. This can be accomplished with an operable window, mechanical means of one air change by volume per hour or a combination of both.
- b. Habitable rooms, other than bedrooms, located in basements need not be provided with natural light.
- c. All electrical wiring must meet NEC requirements.
- d. Ceiling height – at least 7'. If ceiling is sloping than at least 50% of it needs to be 7' or greater. Beams may project down up to 8".

### 3. Furnace Rooms

- a. When the furnace room becomes smaller, combustion air may be required. This is determining the Cubic Feet of the room and the size in BTU's of furnace (if not high efficiency) and water heater. (Width x length = square feet x height = cubic feet) Equipment located in furnace room shall have at least 50 cubic feet of space per 1000 BTU's.

### 4. Electrical Panel

- a. Depth of working space (36") shall be maintained in front of the electrical panel.
- b. Width of working space (30") or width of the equipment shall be maintained.