DEPARTMENT OF SAFETY AND INSPECTIONS
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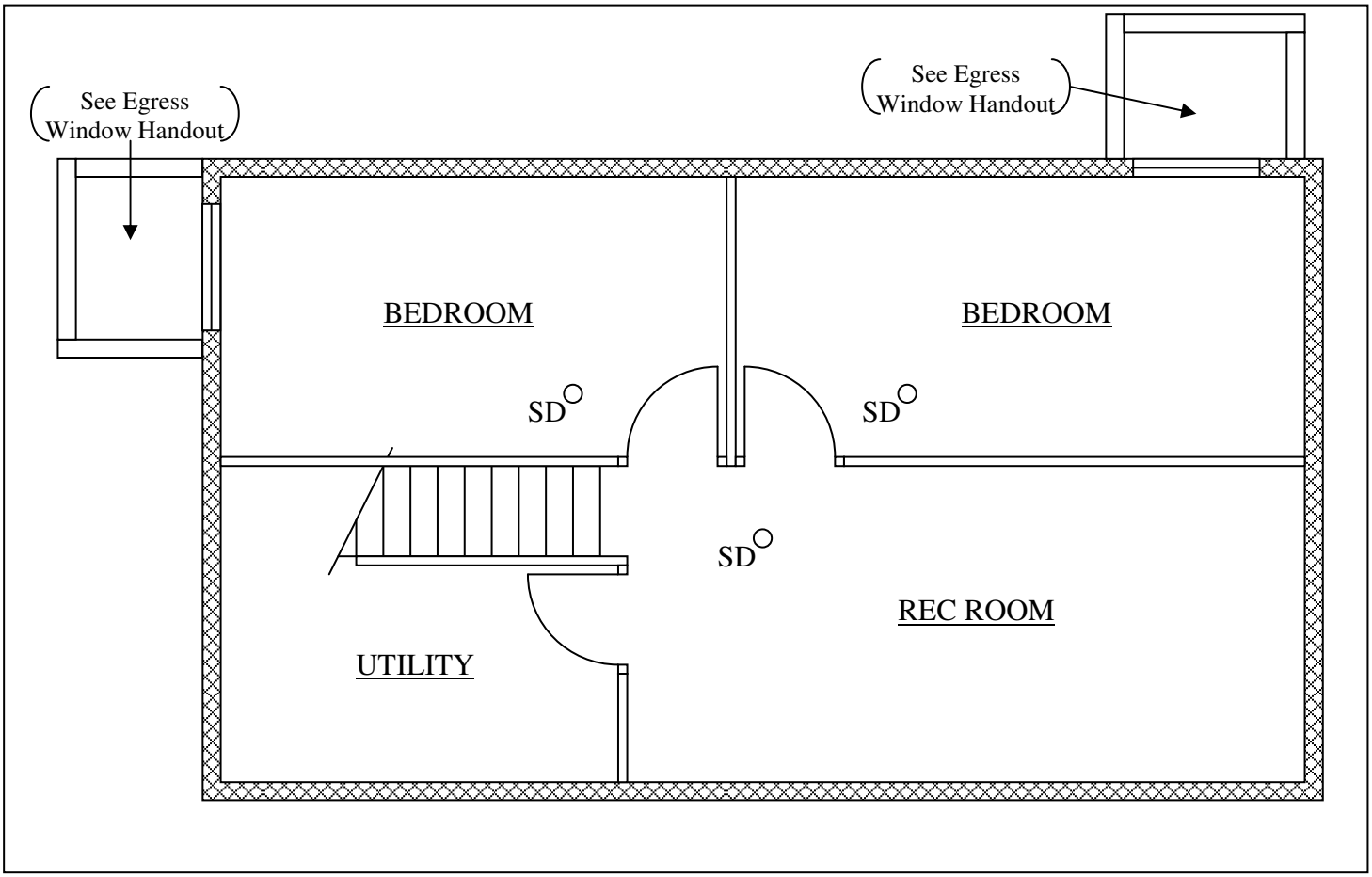
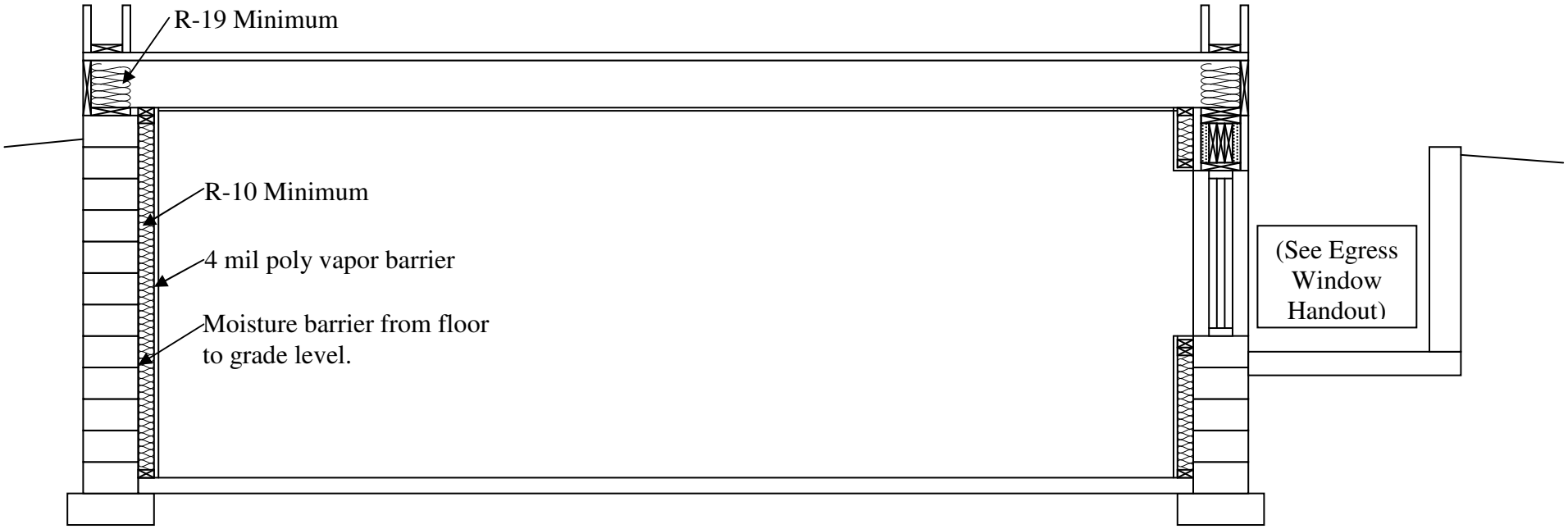
Basement Finish

- Basements shall have a minimum ceiling height of 7 feet measured from finish floor to the lowest projection from the ceiling. (Lower ceilings may be approved due to existing conditions.)
  - -Exception 1: Beams and girders spaced not less than 4 feet on center may project not more than 6 inches below the required ceiling height.
  - -Exception 2: Not more than 50% of the required floor area of a room or space is permitted to have a sloped ceiling less than 7 feet in height with no portion of the required floor area less than 5 feet in height.
- Every dwelling unit shall have at least one habitable room that shall have not less than 120 square feet. Other habitable rooms shall have a floor area of not less than 70 square feet. (Habitable Room: Space used for living, sleeping, eating or cooking.) Habitable rooms shall not be less than 7 feet in any horizontal dimension. (Except Kitchens)
- Every sleeping room must have at least one open able emergency escape and rescue window or exterior door opening for emergency escape and rescue. (See Egress Window Handout)
- Smoke detectors are required on all levels; adjacent to and in all sleeping rooms. All new smoke detectors shall be hardwired and interconnected with battery backup. Verify location of smoke detectors with inspector during framing inspection.



Basement Finish Details

NOTE: - All wood in contact with concrete or masonry, which is in direct contact with the earth, must be treated unless separated by an impervious moisture barrier.

- All foam insulation must be covered with a minimum of ½" gypsum board or an approved finish material equivalent to a thermal barrier, approved by the inspector.