



BASEMENT FINISH & INTERIOR REMODEL CHECKLIST

1. BUILDING DEPARTMENT REQUIREMENTS FOR BASEMENT FINISH & INTERIOR REMODEL

Room #212 Phone # (719)276-7460

- Evidence of Ownership – Most recent recorded deed.
- Residential Energy Conservation – Prescriptive specification worksheet for insulation if being replaced or added.
- Evidence of Water/Sanitation – A recent bill from a public entity; a Well Construction & Test Report or Pump installation Report; or an individual sewage system (septic).
- Construction Details - May be prepared by the applicant. Details must identify structural components such as footing size & depth, floor support beam sizes, floor joist size & spacing, wall stud size & spacing, header size for all openings, roof assembly components or engineering from truss manufactures, etc. (2 Copies)
- Floor Plan – Detailed floor plan must identify the dimensions & intended use of all habitable floor space.

****Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared, signed and sealed by a Colorado registered design professional.****

Prescriptive Specification Worksheet

2006 International Energy Conservation Code (IECC)

Builder's Name: _____ **Climate Zone:** _____ **Date:** _____

Builder's Address: _____

Owner's Name: _____

Construction Address: _____

Submitted By: _____ **Phone Number:** _____

Proposed:		Minimum Requirements:
Description:	Comments:	Proposed R-Value:
Ceiling		R-38
Wall		R-19
Floor Over Unconditioned Space		R-30
Floor Over Outside Air		R-30
Basement Wall		R-10
Slab Floor		R-10
Crawl Space Wall		
Mass Wall		
Description:	Comments:	Proposed U-Factor:
Glazing		U-.35 or less
Opaque Door		U-.35 or less
Skylight		U-.60 or less

Statement of Compliance: The proposed building design represented in these documents is consistent with the building plans, specifications and any other calculations submitted with the permit application. The proposed building design has been designed to meet the requirements of the International Energy Conservation Code:

 Building Designer Company's Name Date



Building Guide

Colorado Chapter of the International Code Council

Single Family Residential Basement Finish

How to Use this Guide

Provide two sets of plans and complete the following:

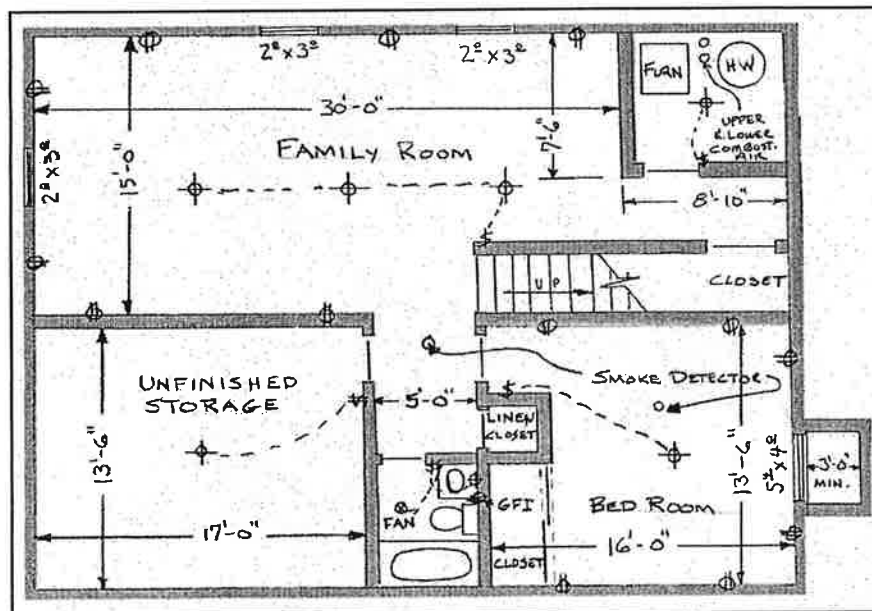
1. Review this Building Guide
2. Provide 2 Floor Plans
3. Fill out a Building Permit Application

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.

Smoke alarms are required to be hardwired and interconnected in new and existing bedrooms, halls and on each level unless removal of interior wall or ceiling finishes would be required. In this case, battery operated devices are acceptable.

The Colorado Chapter of the International Code Council is a professional organization seeking to promote the public health, safety and welfare to building construction. We appreciate your feedback and suggestions. To obtain a master copy of this building guide, please write to the Colorado Chapter of the International Code Council, P.O. Box 961, Arvada, CO 80001.

<http://www.coloradochaptericc.org>



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Single Family Residential Basement Finish

Directions

1. Submit two complete sets of required information.
2. Draw a floor plan with dimensions drawn to scale, showing the layout of the entire basement. Label the use for all of the rooms.
3. Show electrical outlets, smoke detectors, lighting, fans, plumbing modifications, cleanouts, furnace, and water heater.
4. List window sizes and types, identify emergency escape and rescue windows, and egress window wells with ladder and clear dimensions of window well.
5. Identify modifications to the existing structure such as posts, beams and floor joists.
6. Indicate height of dropped ceiling areas less than 7 feet.
7. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6' 8" above a minimum area 30" by 30" at the showerhead. See Exception 2, P2708.1.
8. Show clearance around the tub and fixtures.

Property Address:

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Single Family Residential Basement Finish

Basement Finish Requirements

1. Ceiling Heights:

If the finished ceiling will be less than 7', please consult your Building Department.

2. Emergency Escapes:

All basements and sleeping rooms must have an emergency escape window or exterior door. Emergency escape windows with a sill height below grade must be provided with an emergency escape window well and ladder. (For emergency escape window and window well requirements, see page 4.)

3. Smoke Alarms:

Smoke alarms are required in all basements. If the finished basement contains a sleeping room, a smoke alarm must be installed on the ceiling or wall in the sleeping room and in the hallway or area immediately outside of the sleeping room. Smoke alarms added to satisfy the above requirements must be hard-wired with battery backup, and interconnected with existing smoke alarms. Smoke alarms are required to be hardwired and interconnected in new and existing bedrooms, halls and on each level unless removal of interior wall or ceiling finishes would be required. In this case, battery operated devices are acceptable.

4. Fuel Burning Appliances:

Furnaces and water heaters cannot be located in a bedroom or bathroom unless appliances are installed in a dedicated enclosure in which all combustion air is taken directly from outdoors, and a weather stripped solid door equipped with an approved self closing device is installed. If the furnace and water heater are being enclosed, adequate combustion air must be provided for these appliances to operate properly. For maintenance purposes, a minimum of 30 inches clear working space must be provided in front of furnaces and water heaters. Maintenance or removal of each appliance must be possible without removing the other or disturbing walls, piping, valves, wiring and junction boxes.

5. Floated Walls:

In areas subject to floor heaving, non-bearing walls on basement floor slabs should be built to accommodate not less than 1-1/2 inches of floor movement. A detail of a typical floated wall is included on Page 4 of this hand-out. Drywall should be held to a minimum of 1 inch above the slab to allow for movement.

6. Fireblocking:

Fireblocking must be installed in concealed spaces of wood-furred walls at the ceiling level, at 10-foot intervals along the length of the wall and at all interconnections of concealed vertical and horizontal spaces such as intersection of stud walls and soffits or dropped ceilings. A detail of typical fireblocking is included on the following page of this handout. Fireblocks may be constructed of 1-1/2 inch lumber, 3/4 inch plywood or particle board, 1/2 inch gypsum board or fiberglass insulation 16 inches minimum in height, securely fastened.

7. Insulation:

Check with your Building Department for insulation requirements.

8. Space Under Stairs:

If access to the area or space under the basement stairs is provided for storage or other uses, the walls and ceiling of this enclosed space must be protected on the inside.

9. Bathrooms:

Toilets must be provided with a minimum of 21 inches in front of the toilet and 15 inches from the center of the toilet and any sidewall or other obstruction. Showers shall have a minimum inside dimension of 900 square inches, capable of encompassing a 30 inch circle and be finished 72 inches above the floor with non-absorbent materials. See Exception 2, P2708.1.

A ventilation fan is required in toilet rooms and bathrooms with unopenable windows. The fan must be vented to the exterior of the building and not to terminate within 3 feet of an opening.

10. Lighting & Ventilation:

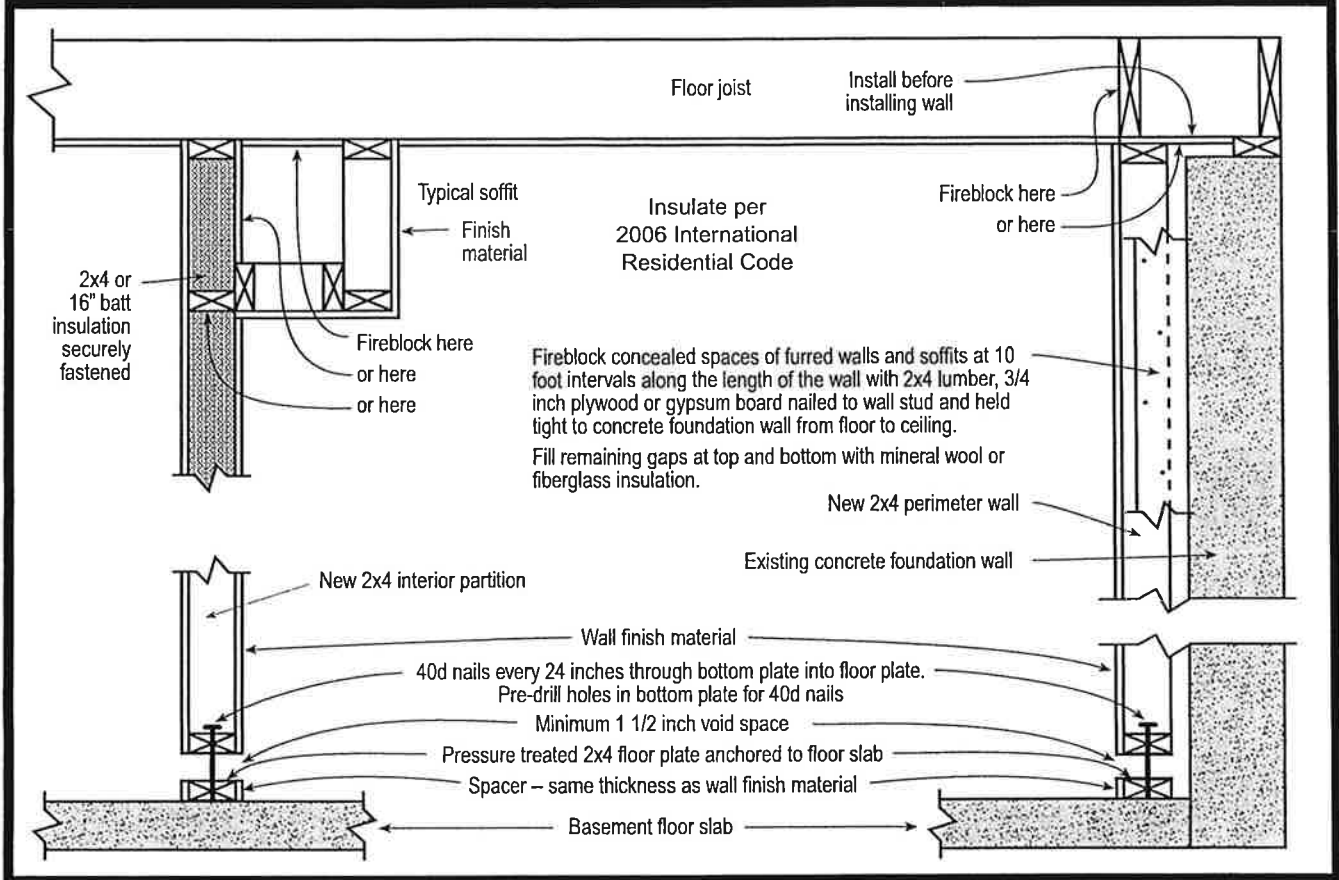
Lighting and ventilation are required for any finished portion of the basement. Contact your Building Department for specific requirements.

The Building Department staff can help you determine what is necessary to meet minimum safety requirements.

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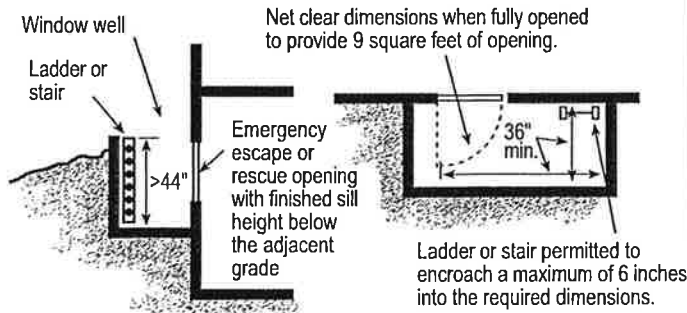
Single Family Residential Basement Finish

Basement Finish Details



Emergency Escape & Rescue Window Well

Emergency Escape And Rescue window wells must provide a minimum area of 9 square feet with a minimum dimension of 36 inches and shall enable the window to open fully. If the depth of the window well exceeds 44 inches, a permanently affixed ladder must be provided. The ladder must not interfere with the operation of the window.

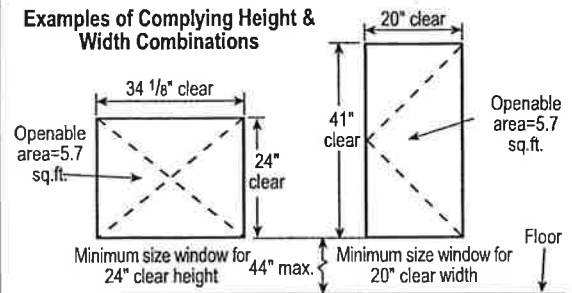


Emergency Escape & Rescue Window

Emergency Escape And Rescue Windows must meet the following criteria:

- A minimum total openable area of not less than 5.7 square feet
- A minimum clear openable height of not less than 24 inches
- A minimum clear openable width of not less than 20 inches.
- A finished sill height of not more than 44 inches above the floor and should be openable from the inside with normal operation and without the use of tools, keys or effort.

Examples of Complying Height & Width Combinations



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