



2015 INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS FOR FINISHED BASEMENTS IN EXISTING BASEMENTS

Ceiling Height Requirements [AJ601.3] – Minimum ceiling height in basements shall be 6' 8" from the finished floor. Beams, girders, ducts and other obstructions may project to within 6' 4" from the finished floor.

Egress Requirements [R310] – Any addition with a new basement and all sleeping rooms (a room used primarily for sleeping) in basements must have a secondary means of egress with a minimum open area of 5.7 square feet, a minimum height of 24", a minimum width of 20" and cannot be more than 44" off the floor.

Please see the 2015 International Residential Code Section R310 Emergency Escape and Rescue Openings. [2015 IRC Chapter 3 Building Planning](#)

Insulation & Fenestration [N1102.1.2] – The following are required per 2015 IRC Table N1102.1.2 (R402.1.2): Fenestration U -Factor = 0.32; Basement^c Wall R -Value = 15/19

c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

Light Requirements (Glass Area) [R303.1] – Glass area equal to 8% of the floor area is required or artificial lighting capable of providing an average of 6 footcandles 30" above the floor.

Minimum Room Area [R304.1] – Habitable rooms shall have a floor area of not less than 70 square feet. Habitable rooms shall not be less than 7 feet in any horizontal dimension.

Receptacle Outlets [E3901.2] – In every kitchen, family room, dining room, living room, parlor, library, den, sun room, bedroom, recreation room, or similar room or area of dwelling units, receptacle outlets shall be installed in accordance with the general provisions specified in Sections E3901.2.1 through E3901.2.3

Ventilation Requirement (Screen Area) [R303.1] – Window opening area (screen area) equal to 4% of the floor area is required or a mechanical ventilation system capable of providing a 0.35 air exchange per hour.

Smoke Alarms and Carbon Monoxide Alarms [AJ604] – Smoke alarms and carbon monoxide detectors are required to be installed throughout the residence. All alarms shall have a 10 year permanently installed battery starting January 2017. Each sleeping room shall have a smoke detector. Also, a smoke detector and carbon monoxide detector in the hallway within 15' of the sleeping room. The basement shall have a hard-wired smoke detector and carbon monoxide detector. All floors shall have at least one smoke detector and one carbon monoxide detector.

*This list is **NOT** all inclusive and used as a reference **ONLY** regarding
Finished Basements in Existing Basements.*