

Address of Project \_\_\_\_\_ Application # \_\_\_\_\_

Applicant's Name(printed) \_\_\_\_\_ Signature \_\_\_\_\_  
(see note below)

## RESIDENTIAL BASEMENT FINISH GENERAL NOTES

*Supplemental construction notes provided by Hamilton County based on the minimum requirements of the 2019 Residential Code of Ohio and the Hamilton County Building Code*

This document, when signed and initialed will become part of the application for permit. The requirements on this document will take precedence over any discrepancies within documents.

**The signature of the Applicant above indicates agreement with all of the stated requirements.**

- Finished portions of the basement that are not specifically designated as a "bedroom" shall not be used for sleeping purposes. Sleeping shall not occur in other finished basement spaces at any time.
- A smoke detector shall be in the basement. Bedrooms in the basement shall each have smoke detectors in them, and outside each sleeping area (minimum photoelectric type). The basement shall have a minimum 1 photoelectric and 1 ionization type smoke detector, or a combination unit. Smoke detectors located in areas changed by this permit shall be hard-wired with battery back-up and interconnected to each other. A carbon monoxide detector is required if there is an attached garage or gas-fueled appliances in the house.
- All bathrooms without an operable window shall be provided with a minimum 50 cfm exhaust fan vented directly to the exterior of the residence.
- All habitable rooms in the finished portion of the basement shall be provided with natural ventilation or mechanical ventilation. Natural ventilation to be through openable windows/doors equal to 4% of the room floor area. Mechanical ventilation to be minimum .35 air changes per hour.
- All habitable rooms in the finished portion of the basement shall be provided natural light or artificial light. Natural light shall be through exterior glazed areas (windows/doors) equal to 8% of the room floor area.
- Artificial light shall be capable of producing an average illumination of 6 footcandles over the area of the room at a height of 30" above finished floor.
- The ceiling height in the finished habitable portions of the basement shall be min. 6'-8" with not less than 6'-4" below any ceiling projections.
- Lumber in direct contact with concrete or masonry to be pressure-treated for exterior use.
- All structural bolts shall be minimum 1/2" diameter, corrosion-resistant, and be compatible with the specific type of pressure-treated lumber being used.

### Guardrails, Handrails, and Stairs

- Guardrails are required for all open stairs with a total rise 30" or greater above the adjacent basement floor. Existing guardrails & handrails shall be altered to comply with the current residential building code requirements (see below).
- Guardrails & handrails at the open sides of stairs shall have a height between 34"-38" and its balusters shall be installed in a manner that does not allow the passage of a 4 3/8" dia. sphere.
- Handrails shall be continuous and, at the top & bottom of the stair, terminate into a post (or return to a wall). Handrails shall be graspable or a finger recess area will be provided.
- The bottom of the basement stair shall have a landing at least 3'-0" deep by the width of the stair landing.
- Illumination shall be provided for the full length stair & its associated landings.

### Finishes

- All enclosed, accessible spaces below the basement stair shall have its walls & ceiling finished with minimum 1/2" gypsum board (drywall).
- Walls adjacent to the concrete foundation wall shall be provided with minimum R-13 insulation.
- Moisture-resistant gypsum board (green-board) or approved equivalent (such as cement board) shall be installed adjacent to tubs, whirlpools, & showers.

### Structural Requirements

- All interior (non-bearing) wall studs shall be framed with a minimum 2 X 4 stud grade Spruce-Pine-Fir at a maximum 24" on center with a top and bottom plate.
- Firestops shall be provided in the air space between the new interior stud wall and the existing cmu (concrete masonry unit) or concrete foundation wall at a maximum of 10 ft. horizontally and at the top of the stud wall.