



(Revised 2/4/2015)

Basement Finish Standard Requirements

Based on the 2012 International Residential Code.

You have been issued a permit to finish or remodel your basement. The following items will give you a list of some of the basic code requirements for which you are responsible.

City of Fort Collins Building Inspectors will confirm compliance at the time of your inspections.

1. Basements and each sleeping room shall be provided with an egress window. Refer to the **Egress Window Detail** on page 4 of this handout. Adding or altering windows in the foundation requires additional plan review.
2. Minimum ceiling height is 7 feet.
3. Each new bedroom requires a smoke detector. New smoke detectors shall be connected to the existing house smoke detector system if present. If no interconnected smoke detector system is present, battery-operated smoke detectors are acceptable.
4. A carbon monoxide alarm is required in the vicinity outside of the bedrooms.
5. All new electric work must comply with the electric provisions of the 2012 IRC or current National Electric Code (NEC). Arc fault protection and tamper resistant receptacles are required.
6. Electric general use receptacle outlets in required rooms shall be installed at any wall space of 2' wide or more, within 6' of any door or opening in the wall, and at counters of 1' wide or more. Receptacles shall be installed at intervals not to exceed 12' between general purpose wall receptacles and 4' between countertop receptacles. Distance between receptacles is measured horizontally along the floor/wall line.
7. Electrical outlets at bathroom and wet bar counters shall be GFCI protected.
8. Provide one GFCI protected receptacle in the mechanical room.
9. Provide fire blocking in framed walls at ceilings, soffits, and furred walls at 10' intervals. See attached **Fire Blocking Details** on page 3 of this handout.
10. All exterior walls shall be insulated to R15 minimum and covered with gypsum wallboard or durable material.
11. Enclosed useable space under the stairs shall be protected by ½" gypsum wallboard at minimum.
12. Provide mechanical room with combustion air. See attached **Combustion Air Chart** on page 4 of this handout.
13. Bathrooms shall be provided with an exhaust fan ducted to the exterior of the house.
14. Access to mechanical rooms shall not be through a bedroom or bathroom, except when the access door is solid (i.e.: no louvres), gasketed on all sides, and equipped with a self-closing device.
15. Mechanical return air should be provided in each room for better comfort.
16. Natural ventilation is required for all habitable rooms through windows, doors, louvres, or other approved openings to the outdoor air. The openable area shall not be less than 4% of the floor area being ventilated.
17. Any installed fireplace or heating equipment shall be either electric or gas, vented to the outside and installed in accordance with the manufacturer's specifications.
18. Separate permits shall be required for solid fuel (wood or pellet) burning appliances.
19. Newly installed plumbing fixtures that require under slab work shall be protected by an approved backwater valve.
20. Low flow plumbing fixtures are required (i.e.: 1.28 gpf toilet; 2.0 gpm shower head; 1.5 gpm faucet).
21. If the basement has fire sprinkler system heads installed, please notify Building Services. Include both existing and proposed locations of heads on submitted plans.

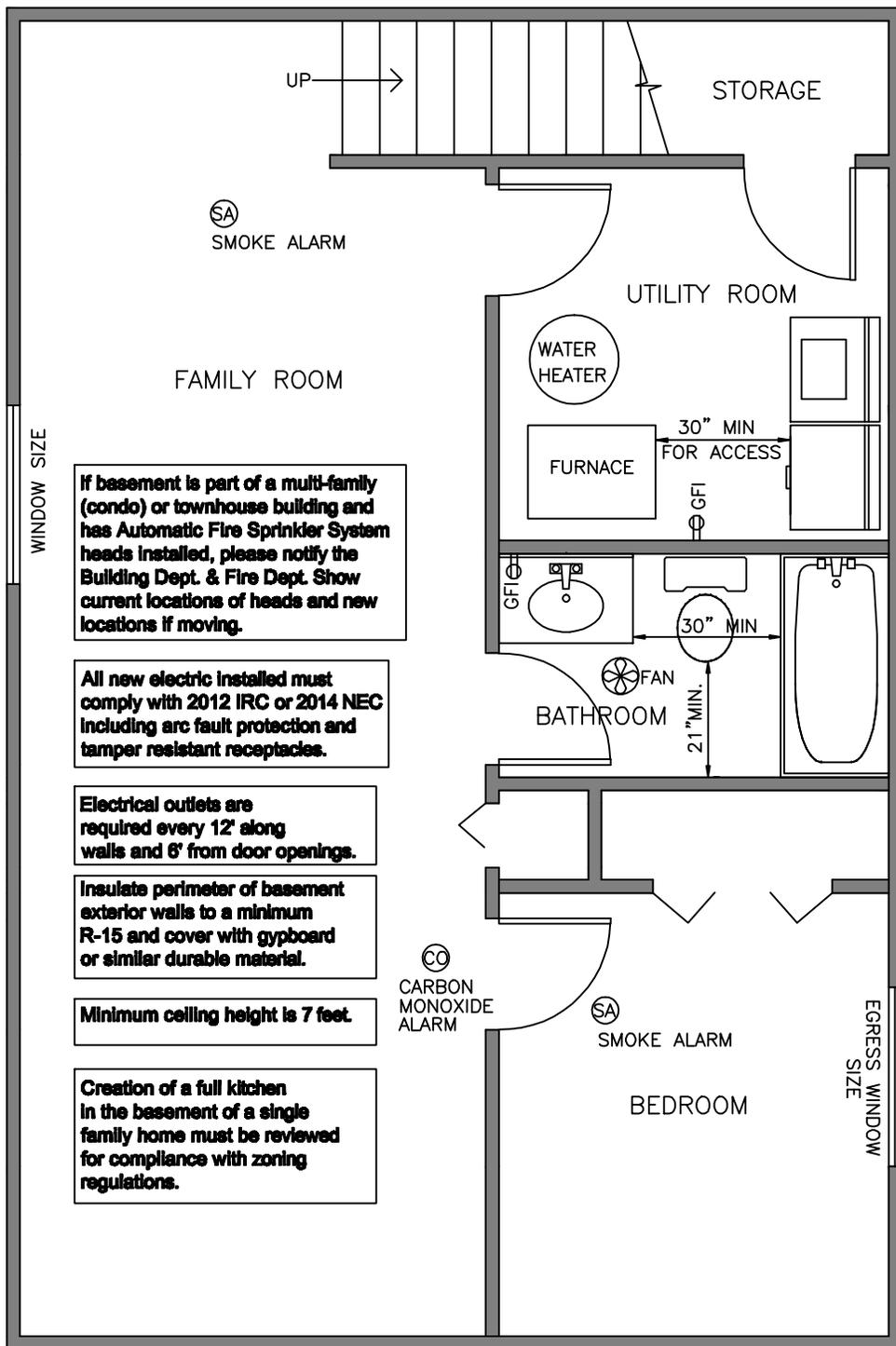
Homeowner Notice regarding contractor licensing requirements: Except for supervised, unpaid volunteers; City Ordinance Chapter 15, Article V stipulates that individuals performing work for which monies or goods are paid in exchange are considered contractors and are required to be licensed with the City of Fort Collins.



Community Development & Neighborhood Services

281 N. College Avenue
 Fort Collins, CO 80524
 970.416.2740, fcgov.com

RESIDENTIAL BASEMENT FINISH HANDOUT - 2012 IRC REVISED 2/4/15



Enclosed accessible space under stairs must be protected with 1/2" gypboard on the inside.

Provide a clear 30" working space in front of furnace.

Water heater must be able to be removed with the furnace intact.

Gas fired furnace &/or water heater cannot be located in a room used as a bedroom, bathroom or closet.

Provide combustion air (fresh air) to furnace and HW heater.

GFI elec outlet required within 3 feet of sink.

Anti-scalding valve required for shower.

A exhaust fan is required in the bathroom unless there is a operable window.

Install electrically operated smoke alarms in basement and every bedroom. Install battery operated alarms in all existing bedrooms and floors not equipped with smoke alarms. All new electrical circuits must be Arc-fault circuit breakers.

A carbon monoxide detector must be installed within 15ft of all bedrooms.

Engineering required for new or enlarged window openings in foundation.

Show window size. An egress window is required in each bedroom or one for the entire basement if there are no bedrms. See chart in this handout for required egress window size per the date of the house.

If basement is part of a multi-family (condo) or townhouse building and has Automatic Fire Sprinkler System heads installed, please notify the Building Dept. & Fire Dept. Show current locations of heads and new locations if moving.

All new electric installed must comply with 2012 IRC or 2014 NEC including arc fault protection and tamper resistant receptacles.

Electrical outlets are required every 12' along walls and 6" from door openings.

Insulate perimeter of basement exterior walls to a minimum R-15 and cover with gypboard or similar durable material.

Minimum ceiling height is 7 feet.

Creation of a full kitchen in the basement of a single family home must be reviewed for compliance with zoning regulations.

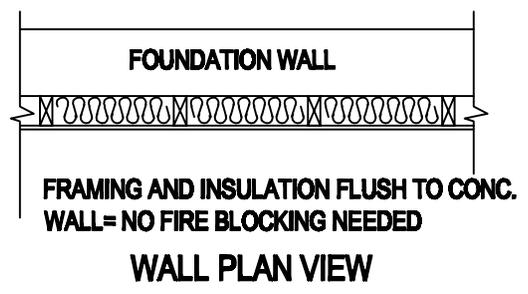
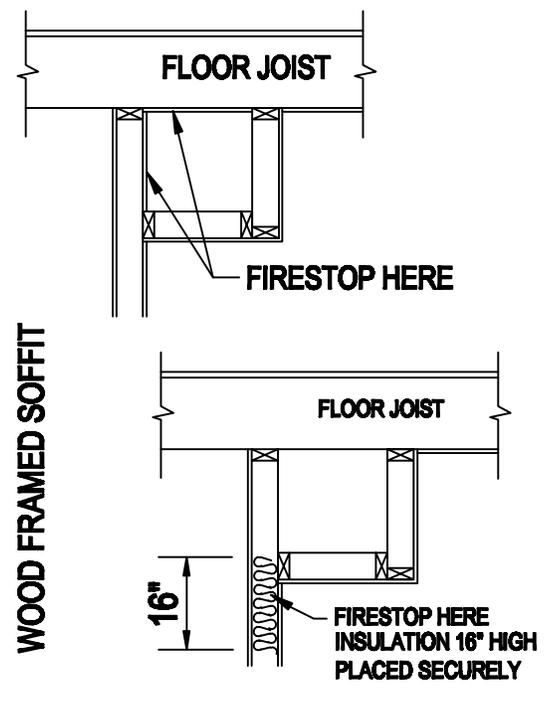
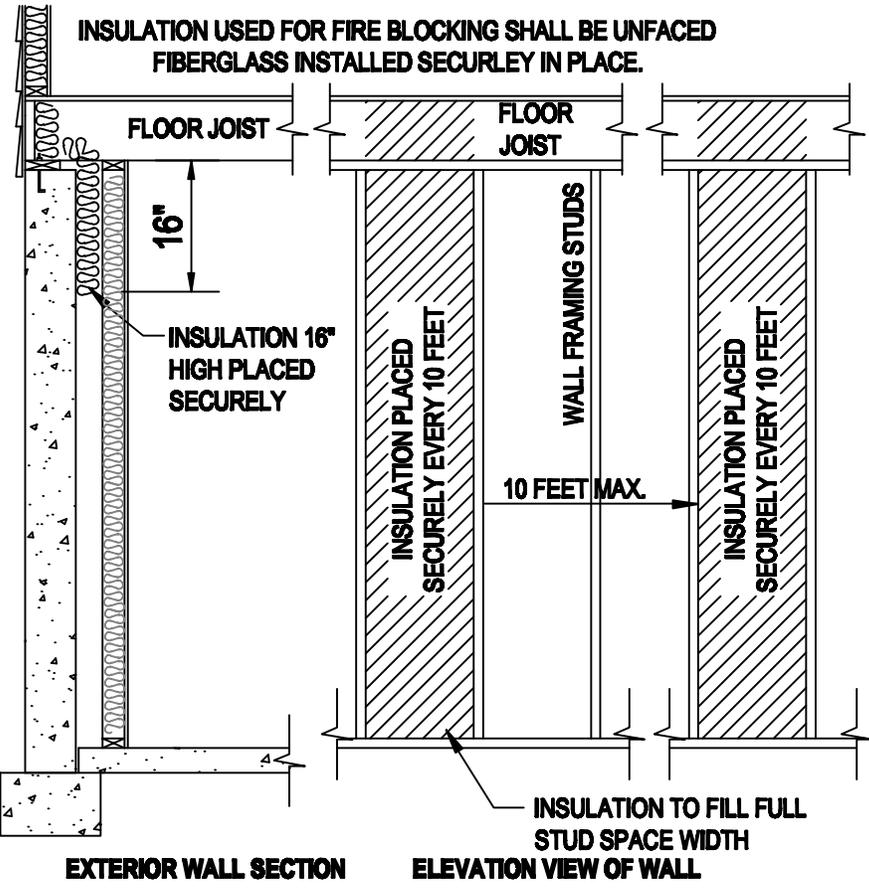
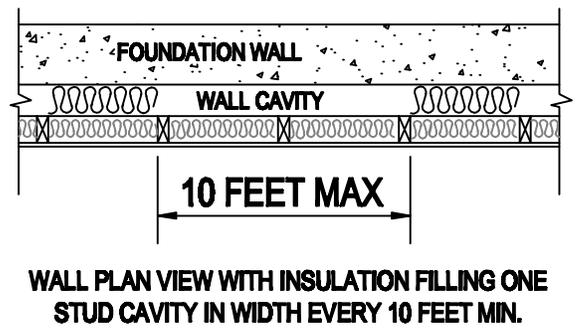
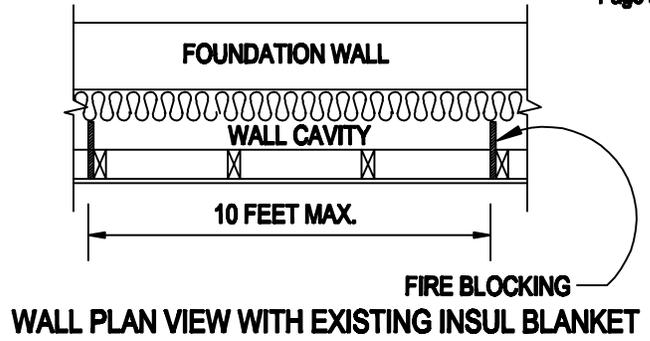
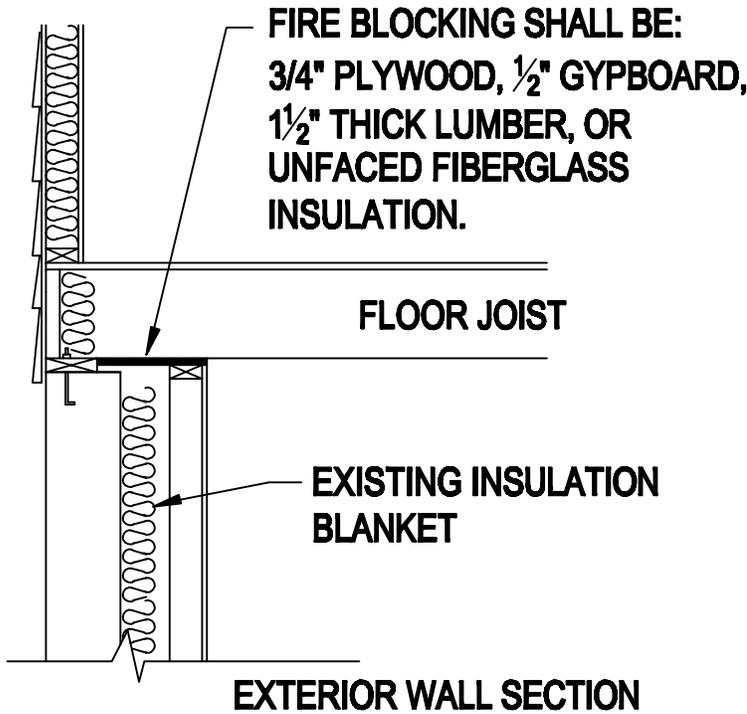
WINDOW SIZE

EGRESS WINDOW SIZE

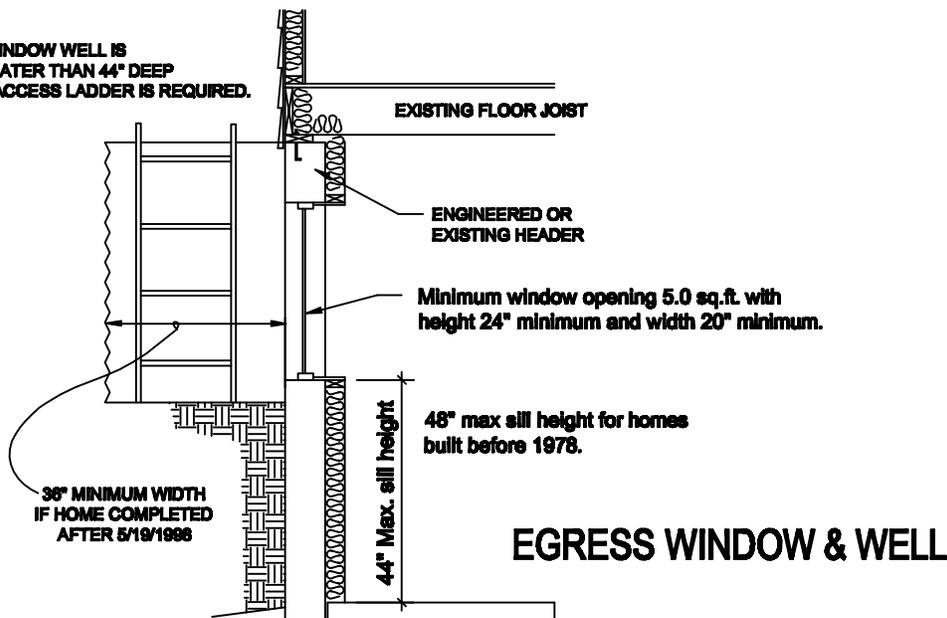
BASEMENT FINISH FIREBLOCKING - 2012 IRC

REVISED 2/4/15

Page 3



IF WINDOW WELL IS GREATER THAN 44" DEEP AN ACCESS LADDER IS REQUIRED.



BSM T FINISH GAS APPLIANCE (FURNACE) COMBUSTION AIR CHART

METHOD	CODE	DESCRIPTION	REQUIREMENTS
I	G2407	INDOOR COMBUSTION AIR	Standard Method (Older/existing houses, pre 1975) - 50 cu.ft. per 1000 btu.
II	G2407.8	ENGINEERED SYSTEM	Per submitted and engineered.
III	G2407.9	MECHANICAL COMBUSTION AIR	.35 cu.ft. per min/1000 btu
IV	G2407.6.1	OUTDOOR COMBUSTION AIR, 2 ROUND SUPPLY DUCTS	2 permanent opening method: 1 high & 1 low; vertical ducts provide 1 sq. in. per 4000 btu; horizontal ducts provide 1 sq. in. per 2000 btu.
V	G2407.6.2	OUTDOOR COMBUSTION AIR, 1 ROUND SUPPLY DUCT	One permanent opening method: provide 1 sq.in. per 3000 btu. See below. 34,000=4" DUCT , 55,000=5" DUCT, 80,000=6" DUCT, 110,000=7" DUCT, 145,000=8" DUCT, 185,000=9" DUCT, 230,000=10" DUCT.
VI		ALL APPLIANCES ARE DIRECT VENT	All combustion air taken directly to appliance therefore no duct into appliance location necessary.

Submittal Requirements for basement finish:

- Two sets of plans of the proposed basement finish. See the front page as an example of the plans you will need to submit. The plans *do not* have to be professionally drawn, nor computer generated, but must be neat, clean and legible.
- Completed two-part application form, available with other Building Services handouts at 281 N. College Ave or on the website www.fcgov.com The legal information requested on the application must be completed in full.
- Completed Homeowner's Affidavit, if applicable (for homeowners doing the construction). The form is available at Building Services, 281 N. College Ave.

Required inspections:

UP-Underground plumbing RM-Rough mechanical RE-Rough electric FNB-Final inspection
 FR-Rough framing RP-Rough plumbing N-Insulation

Requesting inspections is the responsibility of the homeowner or applicant. The phone number for inspection request is 970-221-6769. Usually if requested by 5pm the inspection can be done the next business day.