City of Fort Collins

Planning, Development & Transportation

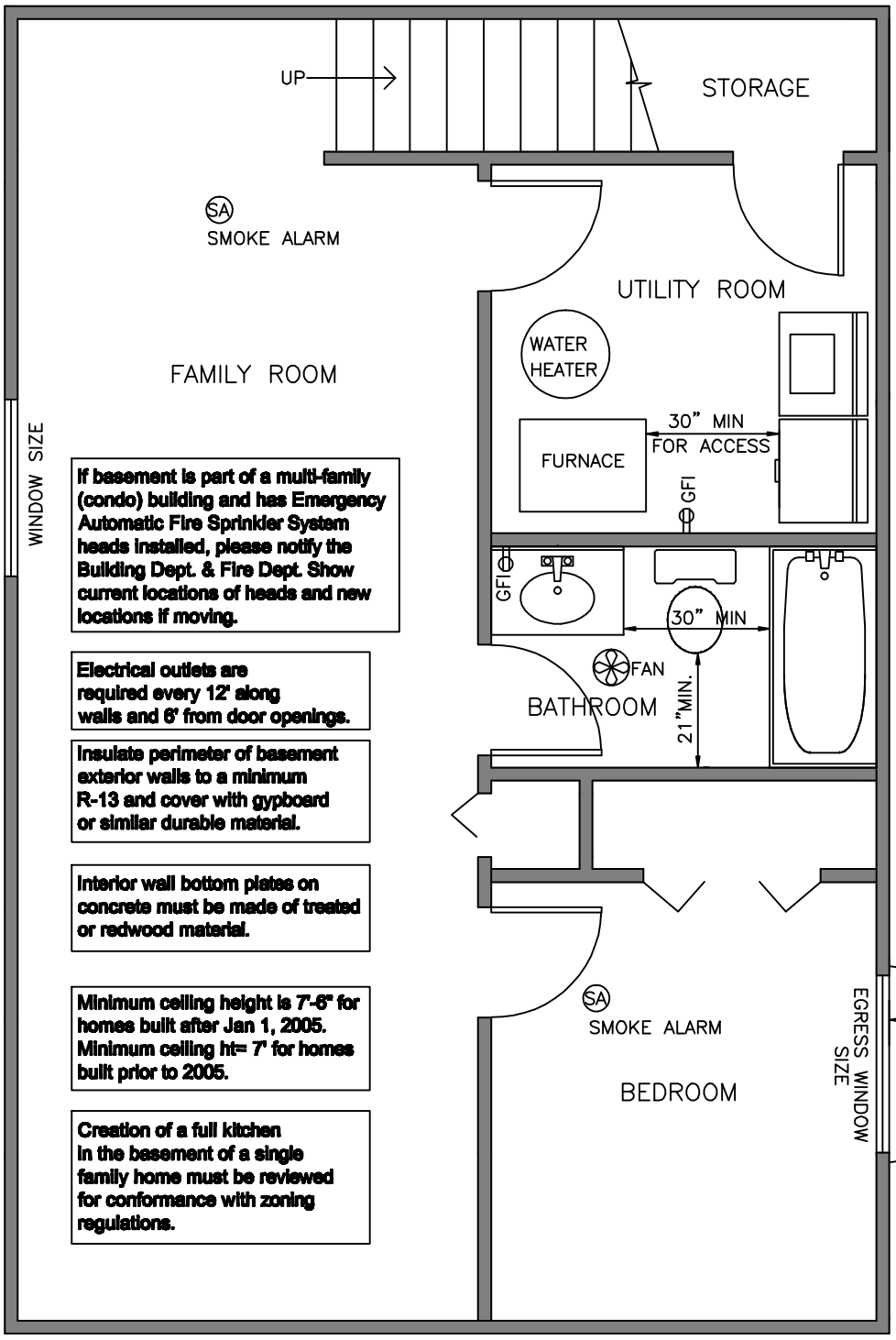
Neighborhood & Building Services

281 N. College Ave., P.O. Box 580; Fort Collins, CO 80522; Voice: 970 221 6760

http://fcgov.com/nbs/

RESIDENTIAL BASEMENT FINISH HANDOUT - 2003 IRC

REVISED 10/7/08



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

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

Insulate perimeter of basement exterior walls to a minimum R-13 and cover with gypboard or similar durable material.

Interior wall bottom plates on concrete must be made of treated or redwood material.

Minimum ceiling height is 7'-6" for homes built after Jan 1, 2005. Minimum ceiling ht= 7' for homes built prior to 2005.

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

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.

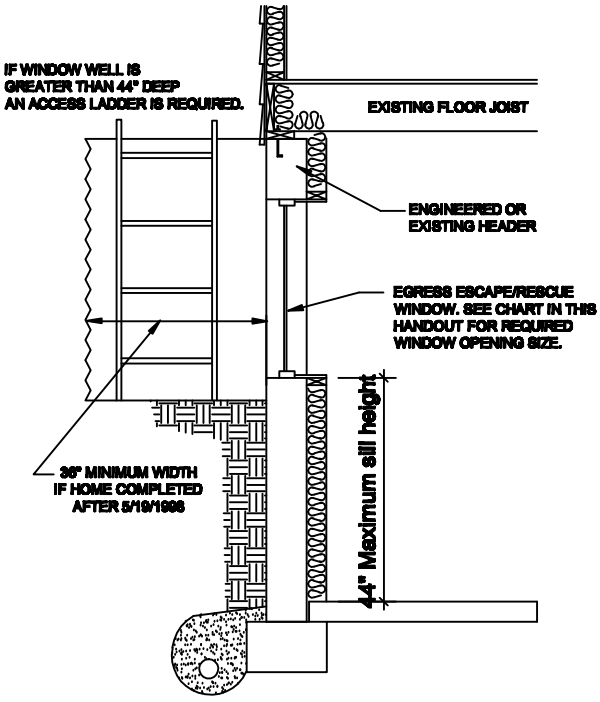
Anti-scalding valve required for shower.

A exhaust fan is required in the bathroom unless there is a openable 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 bedrooms must be located on Arc-fault circuit breakers.

Engineering required for new 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.



EGRESS WINDOW & WELL

SUBMITTAL REQUIREMENTS FOR BASEMENT FINISHES

1. Two sets of plans of the proposed basement finish. Please use the attached page as an example of the plans you will need to submit. They can be drawn yourself, they do not have to be professionally done, nor computer generated. Building codes are listed on the handout for your reference.
2. Completed two-part building permit application form available at the Building and Zoning office, 281 N. College Ave.
3. Completed Homeowners Affidavit, if applicable (homeowner doing construction).

REQUIRED INSPECTIONS

FR-Framing
RM-Rough Mechanical
N-Insulation
FNE-Final Electric
FNP-Final Plumbing
RE-Rough Electric
RP-Rough Plumbing
FNB-Final Building
FNM-Final Mechanical

Requesting inspections is the responsibility of the homeowner or applicant. The phone number for inspection request is 970-221-6769. In most cases if the inspection is requested by 7am, it can be done that same day.

BASEMENT FINISH EGRESS WINDOW CHART

UBC Code	House Completed	Code Section/Occupancy	Window Requirements
1927	Unknown	1405/ I Occupancy	Window area not less than 1/8 floor area in all habitable rooms.
1958	9/25/1958-2/21/1971	1405/Amended I Occ	Min. opening 5 sq. ft., no dimension less than 24", sill height 48"
1970	2/21/1971-11/7/1974	1404/I Occupancy	Min. opening 5 sq. ft., no dimension less than 22", sill height 48"
1973	11/7/1974 - 12/13/1977	1404/ I Occupancy	Min. opening 5 sq. ft., no dimension less than 22", sill height 48"
1976-1991	12/13/77 - 5/19/1998	1404 and 1204/ R3 Occ	Min. opening 5.7 sq. ft., min height 24", minimum width 20", sill height 44"
1997	5/19/98 - 12/31/2004	310.4/ R3 Occupancy	Min. opening 5.7 sq. ft., min height 24", minimum width 20", sill height 44", 36" window well, with ladder.
2003 IRC	1/1/2005-present	R310.1	Min. opening 5.7 sq. ft., min height 24", minimum width 20", sill height 44", 36" window well, with ladder.

BSMT FINISH GAS APPLIANCE (FURNACE) COMBUSTION AIR CHART

METHOD	CODE SECTION	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.