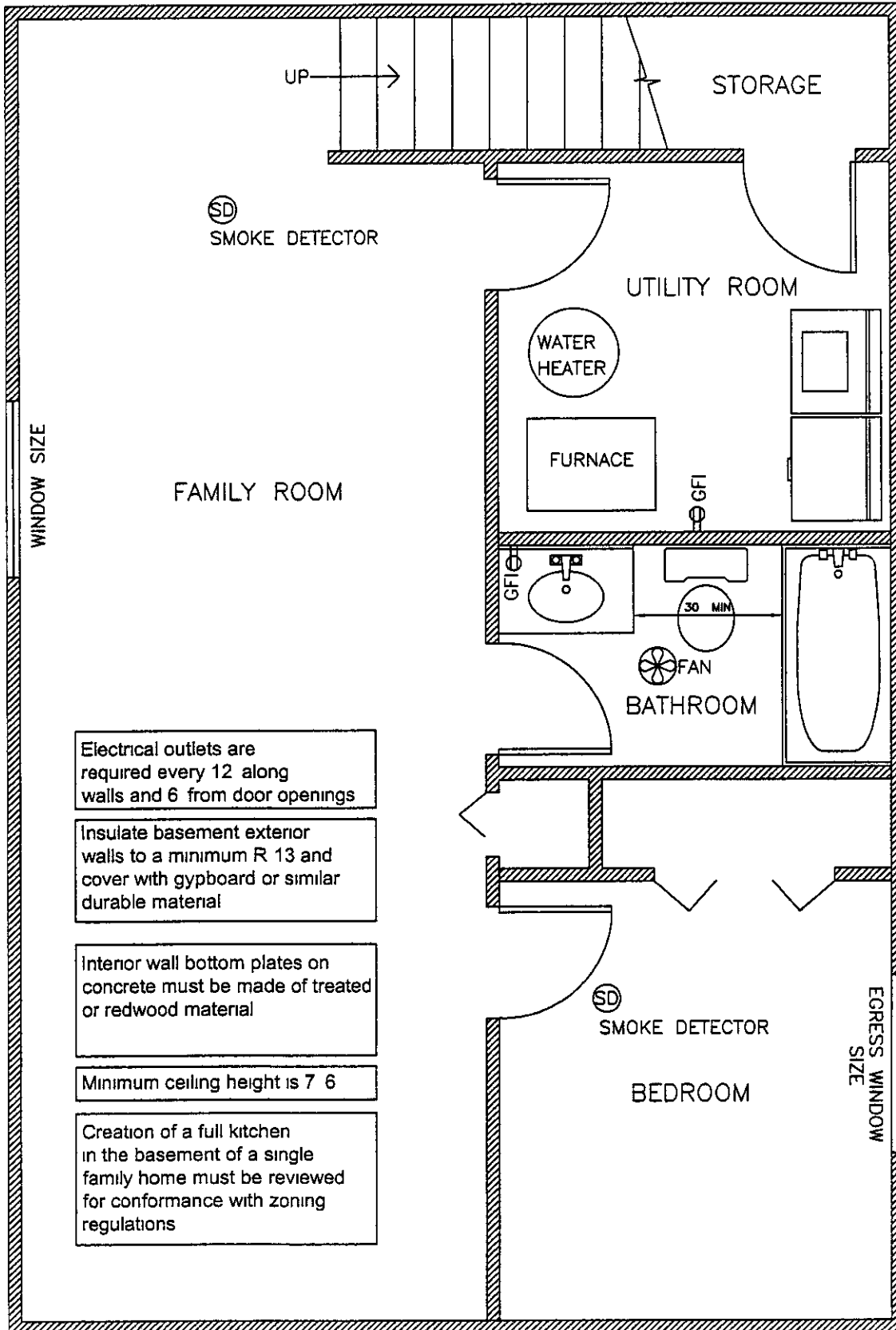




# City of Fort Collins - Building and Zoning Dept

REVISED 1/4/2005 (2003 IRC)

## BASEMENT FINISH FLOOR PLAN



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 an openable window

Install electrically operated smoke detectors in basement and every bedroom. Install battery operated detectors in all existing bedrooms and floors not equipped with smoke detectors. All new bedrooms must be located on Arc fault circuit breakers.

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

Insulate 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

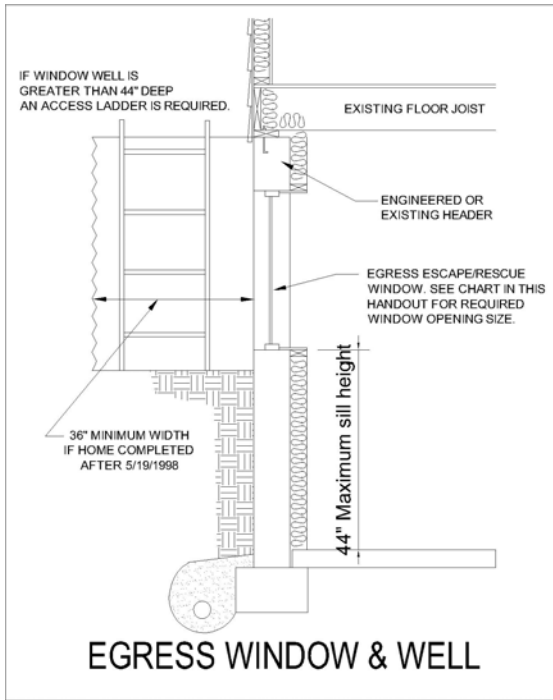
Minimum ceiling height is 7' 6"

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

EGRESS WINDOW SIZE  
3-0

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

Engineering required for new openings in foundation



**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 hand drawn and do not have to be professionally done or computer generated. Building codes are listed on the handout for your reference.
2. Completed building permit application form (available at Building and Zoning Department, 281 N. College Ave.)
3. Completed Homeowners Affidavit, if applicable. (available at Building and Zoning Department, 281 N. College Ave.)

**REQUIRED INSPECTIONS**

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

**The homeowner or applicant is responsible for requesting all required inspections. In most cases, if the inspection is requested by 7am, it can be done that same day. Call 970-221-6769 to request all inspections.**

**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.
<b>2003 IRC</b>	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.

**BASEMENT 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	APPROVED 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.