

BASEMENT FINISH NOTES
2015 IRC

1. All electrical, plumbing and mechanical work must comply with the 2015 IRC
2. All non-GFCI circuits must be AFCI protected (IRC - E3902.16)
3. Provide combustion air to the FAU and Water Heater (IRC - G2407)
4. Provide heating facilities capable of maintaining a minimum room temperature of 68 degrees in all habitable rooms. Portable heaters are not permitted as compliance with this requirement. (IRC 303.9)
5. Provide a minimum headroom height of 7' in all living areas and hallways, and 6'8" in bathrooms (IRC – 305)
6. All bedrooms must be provided with an emergency escape and rescue opening that opens directly to the outside. This may be via a door or a window that meets the following opening requirements (IRC – R310):
 - o Maximum sill height of 44" above the finished floor
 - o Minimum clear opening width of 20 inches
 - o Minimum clear opening height of 24 inches
 - o Minimum total clear opening area of 5.7 sq. ft.
7. Provide a minimum of R-13 insulation for all outside walls (PA Alternative Energy Code Table PA301)
8. Provide a carbon monoxide alarm outside of all new and existing bedrooms. The alarm(s) may be battery operated (IRC – R315)
9. Smoke alarms must be installed inside of all new and existing bedrooms, in the hall(s) leading to the bedrooms, and on each level of the home. Alarms installed in existing rooms may be battery operated (IRC – 314)
10. Provide mechanical ventilation to the outside for bathrooms (IRC – M1507.2)
11. Plumbing vents for a bathroom and/or sink that terminate through an exterior wall shall be a minimum of 10 feet from the property line and 10 feet above grade (IRC – P3103.6).
12. Plumbing vents to the exterior shall have a minimum clearances to building openings (door, openable window or other air intake opening) of 10 feet horizontally or 3 feet above or 4 feet below (IRC – P3103.5).
13. Air admittance valves are not permitted for use with sewage ejectors (IRC – P3114.8).