

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 2006 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. **All items shall be checked, and the signature of the Applicant above indicates agreement with all of the stated requirements.**

- G 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.
- G Smoke detectors shall be provided in each bedroom, outside each sleeping area in the vicinity of the bedrooms, and on each level of the existing residence, including the basement. These smoke detectors are permitted to be battery-operated unless located in the new areas of construction. Smoke detectors located in areas changed by this permit shall be hard-wired with battery back-up and, if applicable, interconnected to each other.
- G All bathrooms without an operable window shall be provided with a minimum 50 cfm exhaust fan vented directly to the exterior of the residence.
- G 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.
- G 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.
- G 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.
- G All structural bolts shall be minimum ½" diameter, corrosion-resistant, and be compatible with the specific type of pressure-treated lumber being used.

Guardrails, Handrails, and Stairs

- G 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).
- G 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" dia. sphere.
- G 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.
- G The bottom of the basement stair shall be provided with a minimum 3'-0" deep by the width of the stair landing.
- G Illumination shall be provided for the full length stair & its associated landings.

Finishes

- G All enclosed, accessible spaces below the basement stair shall have its walls & ceiling finished with minimum ½" gypsum board (drywall).
 - G Walls adjacent to the cmu/ concrete foundation wall shall be provided with minimum R-13 insulation & vapor barrier on the warm side of the insulation. Kraft-faced insulation is an acceptable vapor barrier.
 - G Moisture-resistant gypsum board (green-labeled drywall) or approved equivalent (such as cement board) shall be installed adjacent to tubs, whirlpools, & showers.
- ### Structural Requirements
- G 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.
 - G Firestops shall be provided in the air space between the new interior stud wall and the existing cmu (concrete masonry unit - blocks) or concrete foundation wall at a maximum of 10 ft. horizontally and at the top of the stud wall.
 - G All lumber which will come in direct contact with concrete or masonry to be pressure-treated for exterior use.

DRAWING INDEX

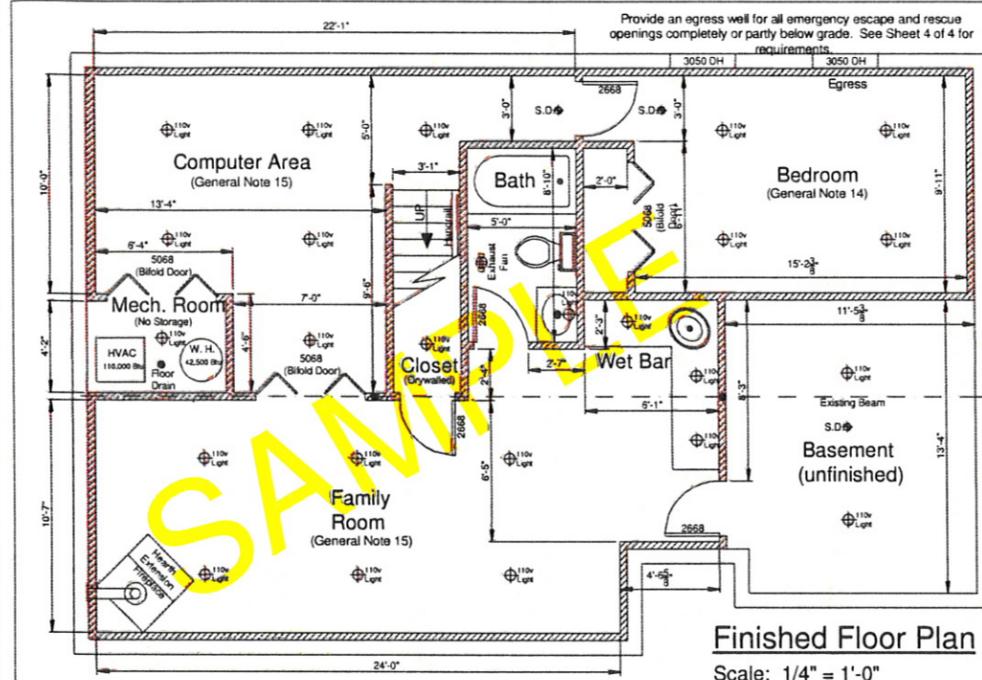
- 1. Drawing Index & General Notes
- 2. Floor Plan
- 3. Stair & Wall Section views
- 4. Egress Well Section View

General Notes

1. All wood base plates shall be pressure treated & all anchor bolts shall be G185 galvanized or stainless steel.
2. All interior wall studs shall be Stud Grade, Spruce-Pine-Fir (SPF).
3. All lumber in contact with the inside of the foundation wall shall be pressure treated.
4. All prefabricated fireplaces shall be installed, vented and supplied with combustion air per the manufacturer's installation instructions. The manufacturer's protective cover shall be installed at all outside fireplace flue terminations that are less than 6ft. above finished grade.
5. The entire existing home shall have battery operated smoke detectors placed inside & outside each sleeping room and a minimum of one on every floor level of the home. All smoke detectors throughout the basement shall be hard-wired (110 v) with battery back-up power and shall be interconnected to each other.
6. Enclosed rooms housing fuel fired furnaces and/or water heaters shall not be used for storage.
7. All enclosed, accessible spaces below stairs shall be finished with minimum 1/2" gypsum board.
8. Ceiling heights in habitable rooms shall not be less than 6'-8" and not less than 6'-4" below any projection.
9. Sleeping is not permitted in any basement space that does not have an emergency escape and rescue opening complying with General Note 10.
10. Emergency escape and rescue openings (EERO's) shall be labeled on the floor plan and have the following minimum openable dimensions. All dimensions shall result from normal operation of the window (or door) without disassembly of any kind: height= 24", width= 20", opened area= 5.7 sf and sill height = 44" max. EERO's completely or partly below finished grade require wells. See Sheet 4 of 4 for specific requirements.
11. All exhaust fans shall vent directly to the exterior of the home.
12. All existing handrails & guards shall be altered to comply with the code. Handrails & stair guards shall be located between 34" to 38" above the stair nosings. Guards shall measure 36" min. above all horizontal walking surfaces.
13. Horizontal guards shall be constructed such that a 4" diameter object shall not pass through. Stair guards shall be constructed such that a 4-3/8" diameter object shall not pass through. All guards shall be designed to support 50 lb. force over a 1 square foot area.
14. All habitable rooms shall be provided with natural light and natural ventilation. Natural light shall be through exterior glazed area greater than or equal to 8% of the room floor area. Natural ventilation shall be through openable window and/or door area greater than or equal to 4% of the room floor area.
15. Where natural light and/or natural ventilation is not possible, artificial light and/or mechanical ventilation shall be provided complying with Section R303.1 of the 2005 Hamilton County Building Code. Mechanical ventilation shall provide for 0.35 air changes per hour.
16. Combustion air shall be supplied to all fuel fired equipment (furnaces, water heaters, etc.). The Btu ratings of all fuel fired equipment shall be indicated.
17. Drywall used around tubs and showers shall be moisture resistant (green board).
18. Tempered glass (Category II) is required when: glazing is within 24" of any door edge, glazing that is > 9 sf and less than 18" above the floor, glazing within 36" of the inside edge of a tub or shower, glazing within 36" horizontally of any stair stringer and glazing within 60" of the top and bottom riser.

Project Description: Partial Basement Finish
 Property Owner: Name, Address & Phone Number
 Contractor: Name, Address & Phone Number
 Designer: Name, Address & Phone Number
 Project Location: Address

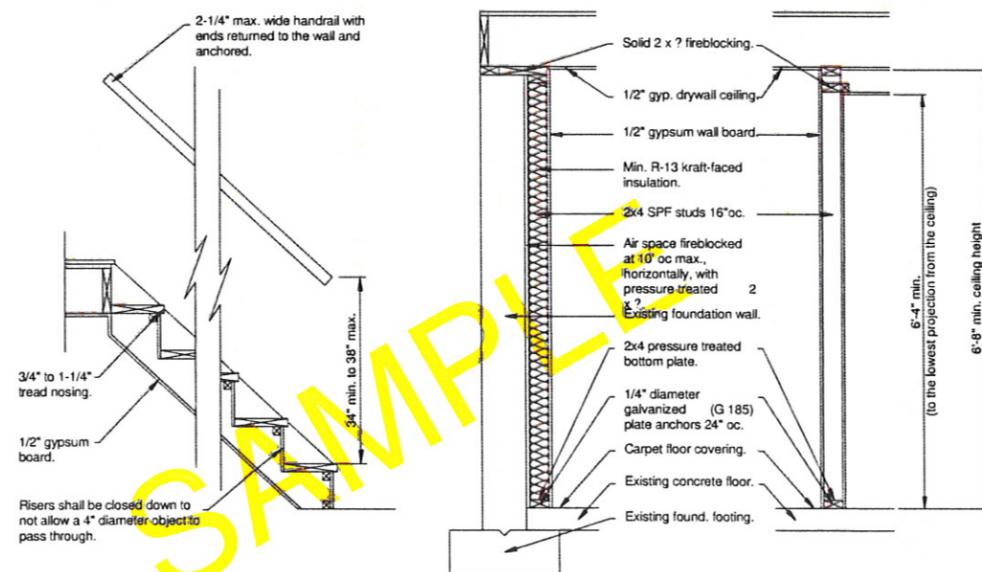
Date:
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Finished Floor Plan
 Scale: 1/4" = 1'-0"

Project Description: Partial Basement Finish
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Date:
 Sheet No.
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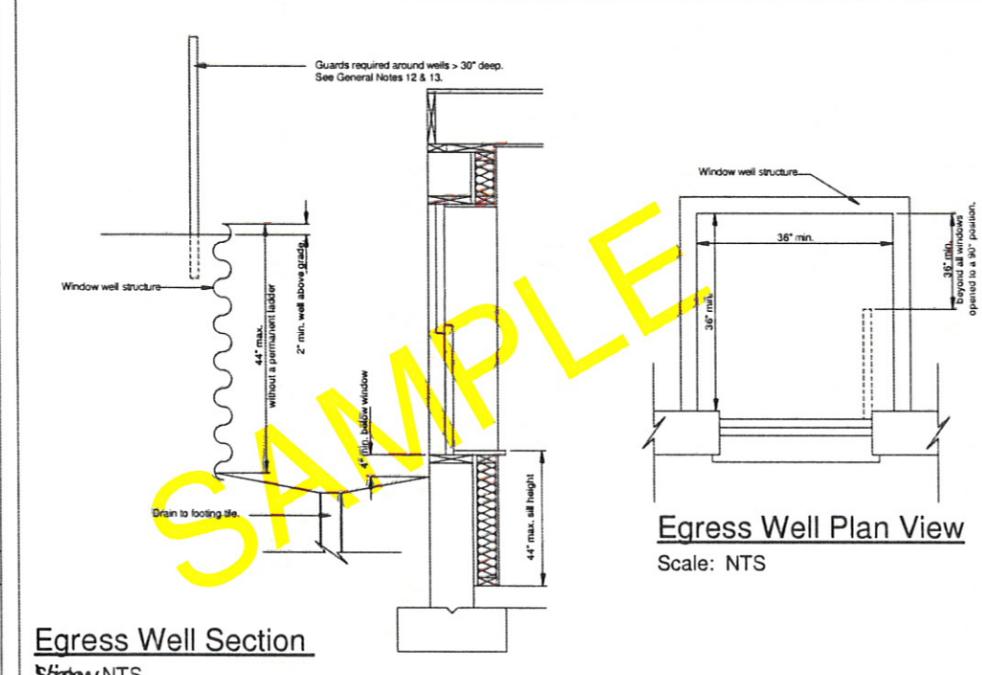


Stair/Handrail Details
 Scale: 3/4" = 1'-0"

Typical Wall Section
 Scale: 3/4" = 1'-0"

Project Description: Partial Basement Finish
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Egress Well Section
 Scale: NTS

Egress Well Plan View
 Scale: NTS

Project Description: Partial Basement Finish
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 Sheet No.
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