

BASEMENT INTERIOR FINISH ALTERATIONS For Single and Multi-Family Residential Dwellings

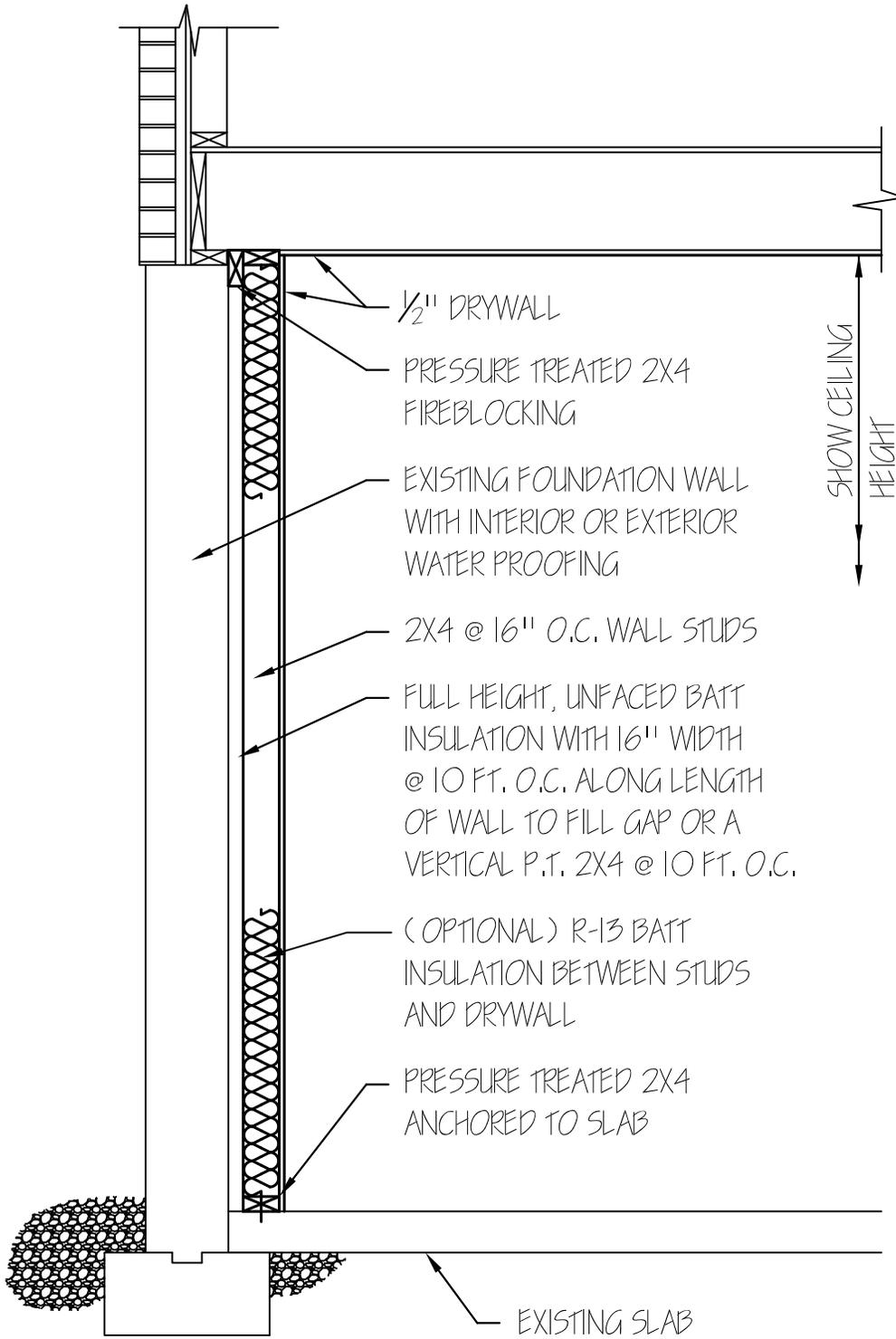
When applying for a plan approval to do alterations in the basement of an existing residence, there are a few items that must be documented to review for code compliance. These items need to appear on the construction documents submitted with the application form for plan approval. They are related to requirements in the Residential Code of Ohio for One-, Two-, and Three-Family Dwellings, 2019 edition. A copy of the code is available for reference at the Engineering and Building Department.

A building plan approval is required for basement finishing or remodeling where new full-height partitions are proposed and/or the electric panel is altered. A plan approval submission consists of two (2) copies of the construction documents drawn to scale with accompanying notes describing the construction materials and items (see the following notes), dimensions, and a completed plan approval application form.

1. The finished exterior foundation walls below grade must have dampproofing or waterproofing applied either to the exterior or interior of the walls. This may have been applied during construction by the homebuilder.
2. Identify the finished room uses on the plans (family rooms, bedrooms, etc.). Basement sleeping rooms (bedrooms) must have egress windows or doors directly to the exterior with a minimum net clear opening of 5 square feet, a minimum net clear opening height of 24 inches, a minimum net clear opening width of 20 inches, and a sill height of not more than 44 inches from the floor to the window opening. Show the type (double hung, casement, etc.) and sizes of the egress windows.
3. Provide a section showing the wall and ceiling materials, ceiling height, wall stud size and spacing, bottom plate anchored to the slab, insulation types and R-values, vapor barrier, fireblocking, etc. The minimum ceiling height required is 6 feet 8 inches, except for furred areas under beams and ducts where the minimum is 6 feet 4 inches. The maximum allowed stud spacing is 24 inches center-to-center. Pressure-treated wood is required where it is in contact with the basement slab or foundation walls. See the attached sample wall section for guidance. If the sample represents your project, then it can be used as part of your construction drawings.
4. Show all new electric outlets and devices including smoke alarms (required inside and outside of new or altered sleeping rooms) and CO detectors (required outside of new or altered sleeping rooms). Receptacles are required on all wall spaces over 24" long. They must be placed a maximum of 6 feet from the wall openings with a maximum of 12 feet between receptacles. GFCI receptacles are required in all bathrooms, unfinished basement areas and within 6 feet of all sinks. At least one GFCI receptacle is required in each unfinished area of the basement. Arc Fault Circuit Interrupter (AFCI) protection is required for all 120V 15-20 amp branch circuits supplying electrical outlets in finished areas. Tamper-resistant receptacles are required for new 120V 15-20 amp receptacle outlets.
5. At all enclosed accessible spaces under stairs provide ½-inch gypsum board on the inside face of the walls and on the under-stair surfaces.
6. Show ventilation air for the basement in one of the following ways: By windows and/or doors directly to the outside that have openings at least 4% of the floor area of the room they serve (natural ventilation) [e.g.- A room that is 100 square feet in floor area must have at least 4 square feet of openable window or door area.], or by providing mechanical ventilation. Mechanical ventilation can be provided by either an outdoor air duct connected to the return side of the HVAC unit (typically 3" diameter with a manual damper), or by installing a bathroom exhaust fan in the house that runs continuously at 50 cfm minimum. The exhaust fan must exhaust directly to the exterior of the house.
7. Provide combustion air for the non-high-efficiency gas furnaces and water heaters when they are to be enclosed by new walls. For combustion air to water heaters, either provide a louvered door into the water heater room, or provide two vents in one of the walls surrounding the water heater room. Provide one opening within 12" of the top and one within 12 inches of the bottom of the wall. Each opening shall have a minimum free area of 100 square inches. Gas valves, sump pumps, electrical bonding connections and panels need access through the new walls. Vent-free fireplaces require outside combustion air unless the manufacturer's instructions state otherwise.
8. Plumbing work requires a plan approval from the Plumbing Division of the Warren County Health Dept. (513.695.1476).

July 1, 2019





1/2" DRYWALL

PRESSURE TREATED 2X4
FIREBLOCKING

EXISTING FOUNDATION WALL
WITH INTERIOR OR EXTERIOR
WATER PROOFING

2X4 @ 16" O.C. WALL STUDS

FULL HEIGHT, UNFACED BATT
INSULATION WITH 16" WIDTH
@ 10 FT. O.C. ALONG LENGTH
OF WALL TO FILL GAP OR A
VERTICAL P.T. 2X4 @ 10 FT. O.C.

(OPTIONAL) R-13 BATT
INSULATION BETWEEN STUDS
AND DRYWALL

PRESSURE TREATED 2X4
ANCHORED TO SLAB

EXISTING SLAB

SHOW CEILING
HEIGHT

SAMPLE FINISHED BASEMENT WALL SECTION

NOT TO SCALE