



REQUIREMENTS TO FINISH A BASEMENT

Based on the 2015 International Residential Code

Basement rooms must have windows glazing area equal to 8% of the floor area. One half of required glazing area is required to be open able.

Where windows are not adequate to supply a space being finished with the required glazing area, then mechanical ventilation and artificial light must be provided as follows (Section R-303.1)

- a) Mechanical ventilation requirements of 5 air change per hour in the room or a whole house mechanical ventilation system capable of supplying outside air of 15 cubic feet per minute per bedroom.
- b) Artificial light producing average illumination of 6 foot candles over the area of the room at a height of 30 inches above the floor.

Bathrooms or toilet rooms shall have glazing area in windows of not less than 3 square feet, or which one-half must be openable. Bathroom windows are not required when artificial light and mechanical ventilation of 50 cfm for intermittent ventilation of 20 cfm for continuous ventilation. Ventilation from the bathroom space shall be exhausted directly to the outside as per Section R-303.

WINDOWS AND GLAZING

EMERGENCY ESCAPE AND RESCUE OPENING

When an area is to be finished, emergency egress to the outside must be provided by a door or window with a net clear opening of 5 square feet (from one sash) having the minimum clear dimensions as required by Section R-310. A bulkhead door is acceptable provided it is maintained clear of ice and snow.

REQUIRED HEATING

All habitable spaces (sleeping, living, cooking and dining areas) shall be provided with heating facilities capable of maintaining a room temperature of 68°F degrees at a point 3 feet above the floor as per Section R-303.10.

REQUIRED INSULATION

The exterior walls above grade must have minimum R-value of R-21 exterior walls below grade must have a minimum R-value of R-11. Refer to State Energy Code.

COMBUSTION & VENTILATION AIR FOR FUEL BURNING APPLICANCES

Provisions for combustion/ventilation air are required if the heating equipment is or will be located in a confined space. A confined space is one that has less volume than 50 cubic feet per 1,000 BTU's of all the appliances' input ratings (see Chapter 17 for further details and particulars)

FRAMING LUMBER

Framing lumber in contact with concrete shall be pressure treated or a naturally durable species.

MINIMUM CEILING HEIGHTS

Habitable room shall have a ceiling height of not less than 7 feet. Beams and girders spaced not less than 4 feet on center may project not more than 6 inches below the required ceiling height.

BASEMENT PLUMBING

Basement plumbing fixtures may require a backwater valve if connected to sewer. The backwater valve is required whenever the elevation of the manhole in the street is higher than the flood rim of the fixtures.

Town of Seabrook Code Administration

99 Lafayette Road, Seabrook, NH 03874 - 603-474-3871