



TOWN OF HOLLIS

Building Department

7 Monument Square, Hollis, NH 03049

Tel: (603) 465-2209 ext. 501

FINISH BASEMENT REQUIREMENTS - 2018 INTERNATIONAL RESIDENTIAL CODE

LIGHT and VENTILATION (Windows, glazing, air exchange)	<p>Basement rooms must have windows with glazing area equal to 8% of the floor area. Natural ventilation must be provided through windows, doors or other approved openings. The openable area to the outdoors shall not be less than 4% of the floor area.</p> <p>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</p> <ul style="list-style-type: none">a. Mechanical ventilation requirements of Section M1507 must be met.b. Artificial light producing average illumination of 6' candles over the area of the room at a height of 30 inches above the floor. R303.1 exception 2 <p>Bathrooms or toilet rooms shall have glazing area in windows of not less than 3 square feet, of which one-half must be openable. Bathroom windows are not required when artificial light and mechanical ventilation of 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation. Ventilation from the bathroom space shall be exhausted directly to the outside</p>
EMERGENCY ESCAPE and RESCUE OPENING	<p>New sleeping rooms created in an existing basement shall be provided with emergency escape and rescue openings in compliance with R310.2.1.</p>
SMOKE AND CO DETECTORS	<p>Smoke and CO detectors must be installed in compliance with R314 and R315.</p>
REQUIRED HEAT	<p>All habitable spaces (sleeping, living, cooking, and dining areas) shall be provided with heating facilities capable of maintaining a room temperature of 68°F at a point 3' above the floor and 2' from exterior walls as required in Section R-303.10.</p>
REQUIRED INSULATION	<p>The exterior walls above grade must have a minimum R-value of R-20 if using batt insulation and exterior walls below grade must have a minimum R-value of R-19 batts or R-15 continuous insulation. An above grade wall is defined as a wall that is 50% or more above grade.</p>
COMBUSTION AIR for FUEL BURNING APPLIANCES	<p>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. Sec. G2407.</p>
FRAMING LUMBER	<p>Framing lumber in contact with concrete shall be pressure treated or a naturally durable species unless separated from the slab with an impervious moisture barrier. Section R317</p>
MINIMUM CEILING HEIGHTS	<p>In new construction habitable rooms shall have a ceiling height of not less than 7 feet and 6' -8" in bathrooms and laundry rooms. For existing basements the minimum ceiling height is 6'-8" except for obstructions 6'-4" is permitted. Sections R305 and AJ501.7</p>