

BASEMENT FINISH UNDER 2015 IRC AS AMENDED BY THE UTAH LEGISLATURE

GENERAL GUIDELINES

Provide the following information to determine if existing water service & HVAC is sufficient:

1. Number of existing bathrooms, water line size from meter to home.
2. Insulation R-value to be used for thermal envelopes. (wall R-17 cavity/R-13 blanket minimum)
3. Heat load calculations for entire home including basement, existing furnace efficiency & size (BTUH input - inside furnace cover plate) **#3 is not needed if** basement was included in the homes original heat load calculations and res-check (basement walls were blanket insulated). Most homes built prior to 2010 **did not** include the basement. In some instances, a larger or additional furnace may need to be installed.

Provide a dimensioned floor plan showing and/or noting the following:

1. Show all walls to be built, how they will be constructed and anchored, and the use of all rooms.
2. Location, size, type & sill height of all windows. (all bedrooms require at least one egress window with egress window well or a door to outside).
3. Locations of HVAC supply & return vents. (all habitable rooms require windows with screen area = 4% of floor area or a designed ventilation system)
4. Locations of all lights, switches, and receptacles. (note on plans that laundry areas and bathrooms each require dedicated 20A circuits with GFCI receptacles).
5. Locations of all the required interconnected with battery backup smoke & carbon monoxide alarms.

(SD+CO outside of & within 10' of all bedrooms, at least 1 on all levels)

(SD inside all bedrooms, SD+CO can also be used)

IRC requires that the entire home be upgraded to current SD & CO standards.

Note on the plans that fire blocking/draft stopping on the perimeter walls will be provided continuously at top plates and vertically at 10' on center maximum. Strips of unfaced fiberglass insulation can be compressed to accomplish this

NOTES

Engineering will be required if any existing windows or doors are widened or new ones are added.

If below grade doors are added, an engineered detail for stairway walls and sump designed for 100-year rainfall event will be needed. If the engineered stairway includes a cover or enclosure, the sump design is not required

This guide is intended to provide general requirements. Depending on each situation, additional items and/or information may be required at plan review.