

Plan Requirements for Finished Basements

Provide 3 sets of plans showing compliance with the 2020 NYS Residential Code and the Town of Smithtown Zoning Regulations. Plans shall include the following:

- Draw a complete floor plan to scale to include the entire basement both finished and unfinished. Include walls, doors, openings in walls, windows, bathrooms and fixtures etc. Drawings must be good working drawings. If not, you may be asked to have a design professional draw the plans.
- Floor plans need to include all room dimensions including ceiling height from finished floor and height to other projections such as girders and ducts.
- Show existing structure such as existing ceiling joists and direction, girder size and lolly column location as best as possible.
- Label each room by use i.e. Rec. Room, Mechanical Room etc.
- Provide a section drawing indicating construction type and materials used per code. Also, add ceiling and other ceiling projections to section drawing.
- Basements require not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room.
- Per NYS code habitable space must contain natural light and ventilation compliance or mechanical ventilation and artificial illumination. Show all existing door sizes, windows sizes and type (Ex. casement, slider, double hung, awning, hopper etc.) Indicate any fixed lighting or mechanical vent.
- All enclosed rooms with heating equipment require fresh air supply and must meet required installation clearances as per manufacturer's specifications and the residential code. If not please indicated fire separation materials on plans.
- All bathrooms must have exhaust fan directly vented to outside or an operable window located in bathroom. Note on plans.
- Indicate smoke detector location.
- Indicate carbon monoxide detector location.
- Note how finished basement is conditioned. (Ex. baseboard, etc.)

Note: The items listed on this sheet are common deficiencies noted during finished basement plan reviews and are not intended to list all code requirements. For all code requirements see the 2020 Residential Code of New York State and your design professional.

After a review of the plan, a request for additional information may be necessary.

BASEMENT CONVERSION

SAFETY IS OUR FIRST CONCERN

Over the years the need for additional space has made homeowners look to finish their basements for storage, rec. rooms, home gyms etc. Some people have even placed beds in their basement. As code enforcement officials we are looking for compliance with the New York State Building Codes and Town of Smithtown Zoning Codes. Safety is our first concern.

Egress or lack of means of exit from your basement could be fatal. It is something that cannot be ignored. This letter serves as a notice that a permit is required for a basement conversion. Other concerns besides the main one of egress are light and ventilation. If electric and plumbing was installed, were they done according to the National Electric Code for electric and Residential Code of New York State for plumbing? If you have enclosed your boiler room, is there enough air for combustion?

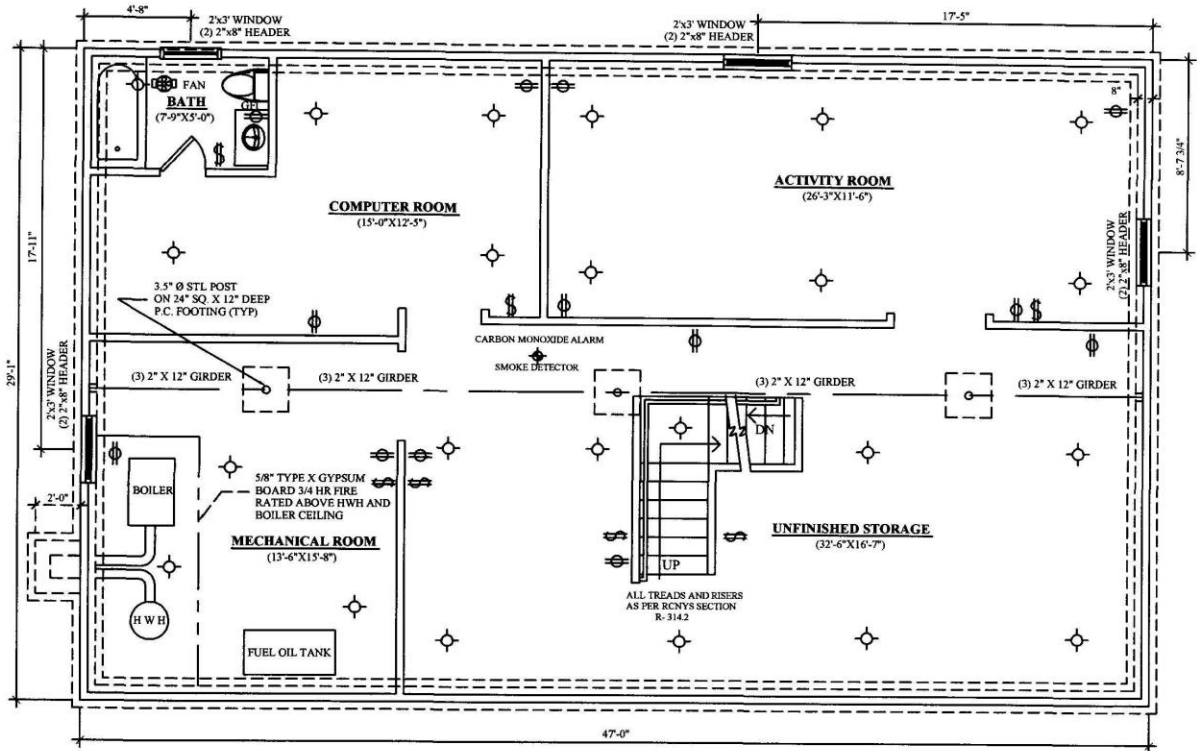
The following code items will apply:

- Minimum ceiling height for a finished basement is 6 feet 8 inches; Beams, girders, ducts and other projections may project within 6 foot 4 inches of a finished floor.
- Basements and/or each bedroom in a basement require egress windows with code compliant escape wells or an egress door directly to the outside.
- If a bedroom exists, the egress window or door must be directly located in the bedroom or every bedroom if more than one bedroom exists in your basement.
- Finished basements must be provided with natural light not less than 8 percent of floor area and natural ventilation of not less than 4 percent of floor area or have mechanical ventilation and artificial illumination.
- Smoke detectors required. UL Listed 217
- Carbon Monoxide detector required. UL listed 2034
- All enclosed rooms with heating equipment require fresh air supply and must meet required installation clearances as per manufacturer's specifications and the residential code. If not fired materials must be used.
- All electric must meet the requirements of the residential code; national electrical code and an electrical underwriter's certificate must be obtained and provided to the Town.
- All plumbing must meet the requirements of the residential code and plumbing permit is required.

The items listed on this sheet are common deficiencies that apply to finished basements and are not intended to list all code requirements.

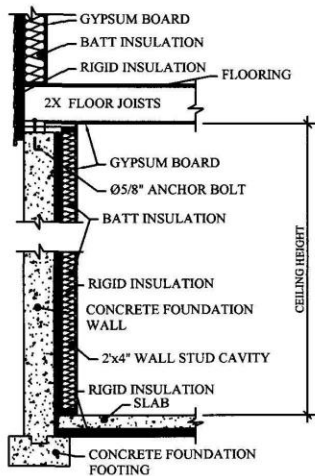
You may wish to discuss these items with a design professional since this notice cannot include all applicable codes, rules, and regulations. You can also contact a building inspector at 360-7523 or 7524 or pick up an application at the Building Department. The Building Department will follow-up to assure compliance.

SAMPLE



AS-BUILT BASEMENT PLAN

SCALE: 1/4"=1'-0"

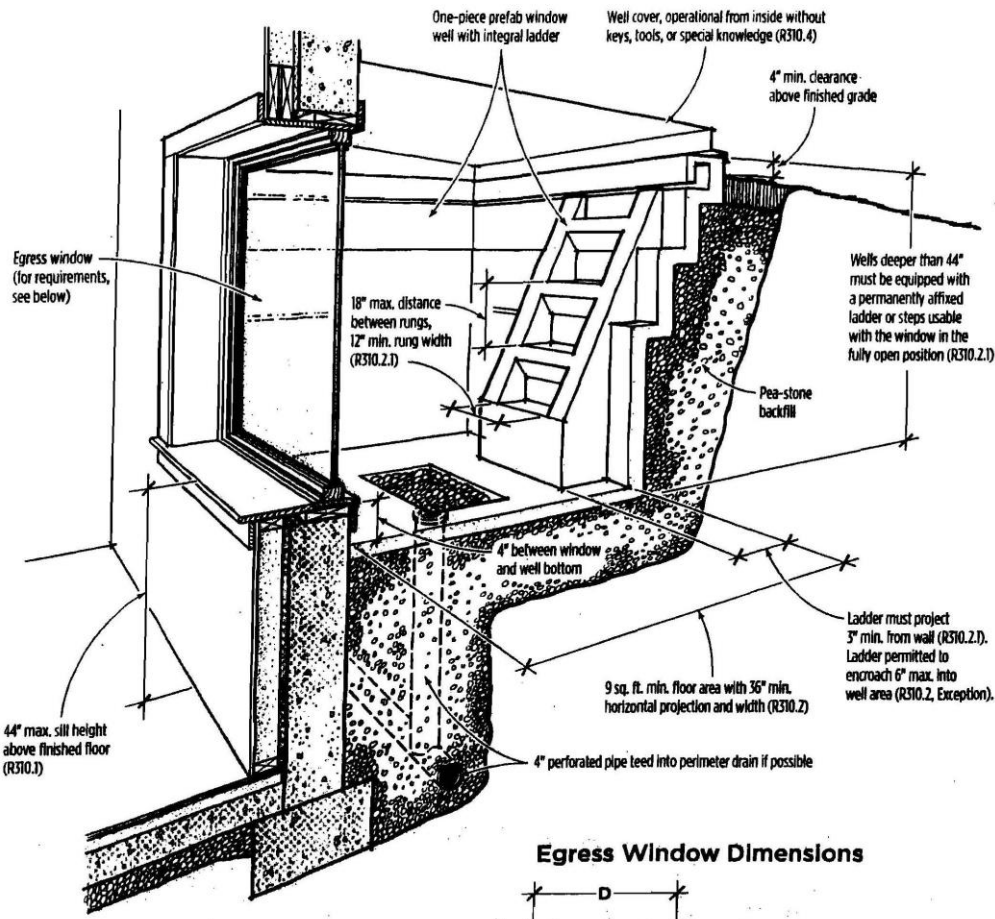


LEGEND

- 40W LIGHT BULB
- 50 CPM EXHAUST FAN
- ELECTRICAL CONVENIENCE RECEPTACLE OUTLET WITH GROUND FAULT INTERRUPTER
- ELECTRICAL CONVENIENCE RECEPTACLE OUTLET
- ELECTRICAL SWITCH

BASEMENT WALL CROSS-SECTION

SCALE: 1/2"=1'-0"



Egress window
(for requirements,
see below)

One-piece prefab window
well with integral ladder

Well cover, operational from inside without
keys, tools, or special knowledge (R310.4)

4" min. clearance
above finished grade

18" max. distance
between rungs,
12" min. rung width
(R310.2.1)

Wells deeper than 44"
must be equipped with
a permanently affixed
ladder or steps usable
with the window in the
fully open position (R310.2.1)

Pea-stone
backfill

4" between window
and well bottom

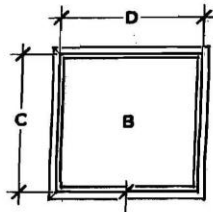
Ladder must project
3" min. from wall (R310.2.D).
Ladder permitted to
encroach 6" max. into
well area (R310.2, Exception).

9 sq. ft. min. floor area with 36" min.
horizontal projection and width (R310.2)

44" max. sill height
above finished floor
(R310.1)

4" perforated pipe teed into perimeter drain if possible

Egress Window Dimensions



- A = 44" max. sill height (R310.1)
- B = 5.7 sq. ft. min. net-clear opening (R310.1.1)
- C = 24" min. net-clear height (R310.1.2)
- D = 20" min. net-clear width (R310.1.3)

Finished floor

Below-grade egress windows must have a minimum 5.7-square-foot net-clear opening that is at least 20 inches wide and 24 inches high. A 20-inch-wide window opening, for example, would have to be 42 inches high to meet most codes.