



GENERAL GUIDELINES FOR FINISHED BASEMENTS

1. A guard shall be provided on both sides of all stairs leading to the basement.
2. A 3-way switch and light shall be provided for all stairs serving the basement.
3. A smoke alarm shall be located within 49' 3" of any point of the floor area and 16' 5" of any bedroom door measured following corridors and doorways (more than 1 may be required). In homes more than 5 years old, CO detectors may be plug-in or battery operated.
4. A carbon monoxide detector shall be located within 16' 5" of any bedroom door. In homes more than 5 years old, CO detectors may be plug-in more battery operated.
5. Unless a master-mixing valve provided, maximum hot water temperature to fixtures shall not exceed 49°C (120°F), except for clothes washers and dishwashers.
6. At least 1 supply duct shall be provided in all finished rooms.
7. Drop all supply and return ducts to floor in finished areas (Bathrooms and corridors accepted).
8. For homes constructed less than 55 years ago, a drainage layer system must be installed (or existing) where the insulation extends more than 2' 11" below grade.
9. Wood in contact with concrete shall be protected with a moisture barrier or be pressure treated. Studs adjacent to foundation walls shall be protected with a moisture barrier from slab to height of finished grade.
10. At least one (1) line of passage through 2' 8" doors shall be provided in the basement through to the utility and furnace rooms.
11. Washrooms/Bathrooms to be provided with an HVI certified exhaust fan ducted to the exterior. Recommend a maximum sone rating of 2.5.
12. All rooms or spaces shall be provided with 3sqft of unobstructed natural ventilation area (open portion of window) or a mechanical ventilation fan shall be provided at ½ air change per hour (recommend 2.5 max. sone rating).
13. When a bedroom is located in the basement, a door or window on that floor level shall be provided that has a minimum 3.8 sq. ft. of unobstructed open area with no dimension less than 15". Where a window well is required a minimum outward clearance of 22" shall be provided.
14. Ensure adequate combustion air is provided to all combustion equipment.

Note: Please submit application drawings for further OBC requirements related to this project.
