



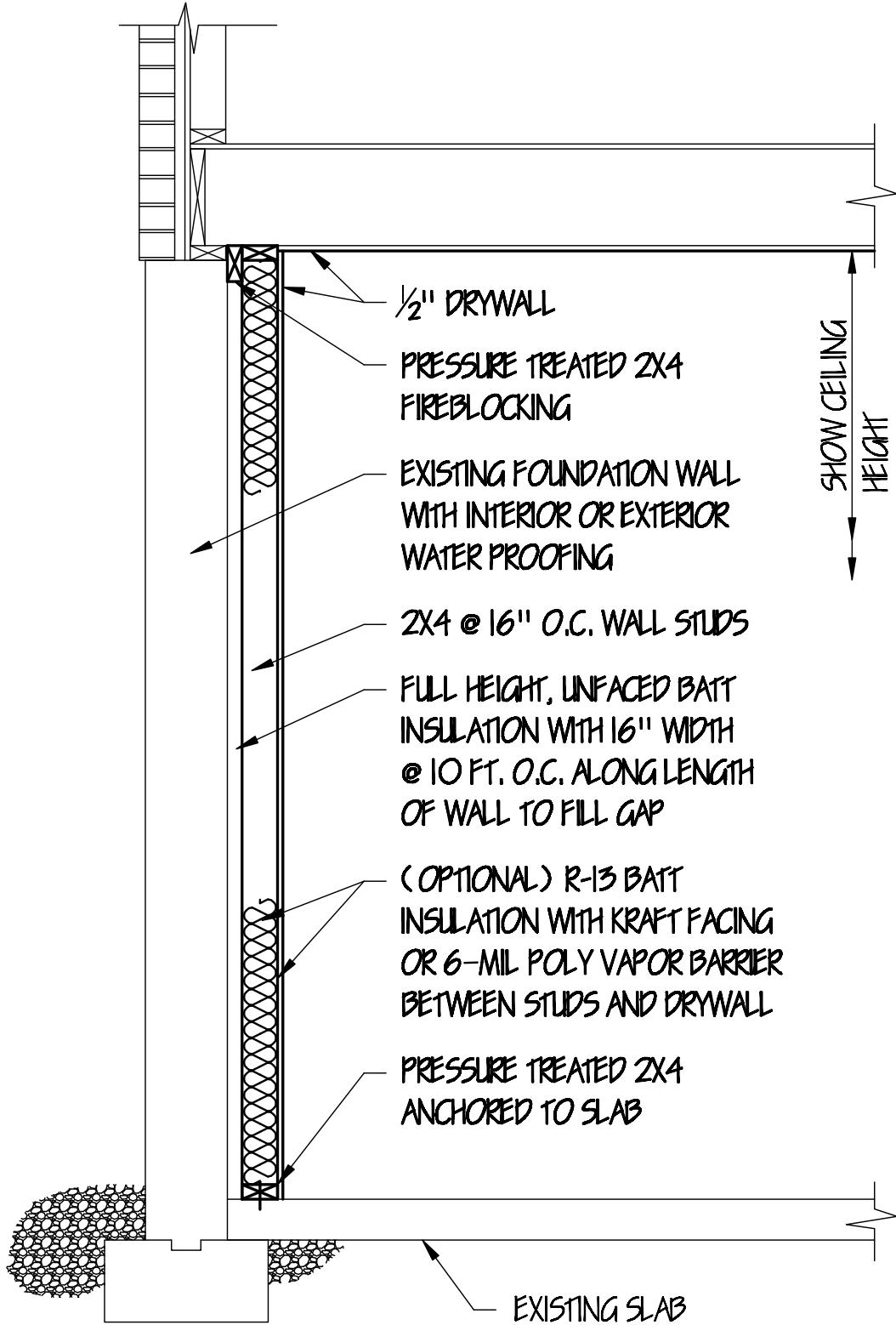
BASEMENT FINISH/ALTERATION

For One, Two, and Three Family Dwellings

City of Springboro
320 W. Central Ave.
Springboro, Ohio 45066
(937) 748-9791 PH
Build@cityofspringboro.com

A building permit is required for all basement finishing and remodeling work. Please submit drawings **in pdf format** of the basement floor plan, to scale, showing the entire basement and noting the affected areas. Governing codes: 2019 Residential Code of Ohio (RCO) & 2023 National Electric Code (NEC).

1. Foundation walls of the finished area that are below grade must be either damp-proofed or water-proofed. This may have been applied by the builder during construction. Where an existing home has a supplemental interior foundation drainage system connected to a sump pump, no waterproofing shall be required.
2. Identify all room uses on the plans (family room, bedroom, rec. room, etc.). Basement sleeping rooms must have at least one emergency escape and rescue opening (door or window) directly to the exterior. Emergency egress windows must have a minimum net clear opening of 5 square feet, a minimum net clear opening height of 24 inches, a minimum net clear opening width of 20 inches, and a maximum sill height of 44 inches from the finished floor. Please show the type of window being installed. If a window well for an emergency egress window is necessary, please see the RCO Section 310.3.2 for all requirements.
3. Provide a cross section showing the wall and ceiling materials, ceiling height, wall stud size and spacing, bottom plate anchored to the slab, optional insulation types and R-values, fire-blocking, etc. The minimum required ceiling height for existing basements is 6 feet 8 inches and for new basements is 7 feet, except for furred areas under beams and ducts where the minimum height is 6 feet 4 inches. The maximum stud spacing for a non-bearing partition/wall is 24 inches center-to-center; bearing partition/wall 16 inches center-to-center. Pressure-treated wood is required when in contact with concrete (slab or foundation) below grade. See sample wall section on reverse side.
4. Show all electrical outlets (receptacles and lighting) including smoke and carbon monoxide detector(s). Receptacles are required on all wall spaces 24 inches and wider. Maximum receptacle spacing from wall openings is 6 feet and the maximum on center spacing between receptacles is 12 feet. See 2023 NEC for kitchen counter spacing. All basement receptacles shall be GFCI protected. Bathroom receptacles require a dedicated 20A circuit. AFCI protection is required for 125V, 15A & 20A branch circuits supplying electrical outlets or devices installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, recreation rooms, closets, hallways, laundry areas, or similar areas. Tamper-resistant receptacles are required for all 125V, 15A & 20A receptacle outlets except dedicated appliance outlets.
5. Enclosed accessible spaces under stairs require $\frac{1}{2}$ inch gypsum board applied to the inside face of the walls and all under-stair surfaces.
6. Ventilation air for the finished areas shall be provided by one of the following: (1) By windows or doors directly to the exterior that have openings of at least 4% of the floor area of the room they serve (natural ventilation) or (2) by providing supply and return openings in the existing duct work connected to a HVAC system sufficient for the additional load.
7. Bathrooms require a window with minimum 3 sq. ft. aggregate glazing area, one-half of which is operable or an exhaust fan terminated directly to the exterior; 50 cfm intermittent or 25 cfm continuous.
8. Provide combustion air for all non-high-efficiency gas furnaces and water heaters when enclosed. Combustion air can be provided with a louvered door into the area or by providing two vents into the area; one vent within 12 inches of the ceiling and one within 12 inches of the floor; each opening to have a free area of 1 sq. in. per 1000 BTU/h but not less than 100 sq. in. A vent-free fireplace must be installed per the manufacturer's installation instructions. Please note, some manufacturers require outside air.
9. Gas valves, sump pumps, water meters, drains, cleanouts, electrical bonding connections, electrical panels, and similar items must be accessible.
10. **ALL PLUMBING WORK INCLUDING FIXTURE SET REQUIRES A PERMIT FROM THE PLUMBING DIVISION OF THE COUNTY HEALTH DEPARTMENT.**



SAMPLE FINISHED BASEMENT WALL SECTION

SCALE: $\frac{3}{4}'' = 1'-0''$