



Fire Department / Building Safety
307 S. Randolph St.
Champaign, IL 61820
Phone: 217-403-6100
Fax: 217-403-6114
www.ci.champaign.il.us

Residential “Basement Finish” Checklist 2009 International Residential Code

Charles Montgomery 403-6115 Kaelob Capel 403-6107
Office hours:
7:30 – 8:30 A.M. 3:30 - 4:30 P.M.

GENERAL

- Provide square foot area of finished basement.
- Identify all room uses, glazing, and all egress windows. A room with a closet is considered a bedroom.
- AC powered single-station smoke detectors are required on all floor levels including basements. Smoke detectors should be located inside each individual sleeping room and within 15 ft. outside of each sleeping room. All detectors are required to be interconnected and have a battery backup.
- Carbon monoxide detectors are required within 15 ft. of every room used for sleeping purposes.
- Entire existing house must be brought up to current code for smoke and carbon monoxide detectors if not already.

FRAMING

- All wood in contact with concrete (interior and exterior, load or non-load bearing) is required to be pressure-treated or naturally durable wood.
- Indicate the wall stud size and spacing.
- Studs and floor joists cannot exceed the boring and notching limitations per the 2012 International Residential Code.
- Draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet. This applies to usable spaces both above and below concealed space of a floor/ceiling assembly. Draft-stopping shall divide the concealed space into approximately equal areas.
- All penetrations at every floor/ceiling level, soffits, chases, etc. and horizontally at intervals not exceeding 10 ft., is required to be properly fire-stopped (ASTM E-814) and must be inspected prior to concealment.
- Habitable space, including hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 ft.
- Portions of the basement not containing habitable space, hallways, bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 ft.8 in. (Beams, girders, ducts or other obstructions may project to within 6 ft.4 in. of the finished floor within the non-habitable spaces only.)

WALL & CEILING COVERING & INSULATION

- Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with ½ in. gypsum board.
- Exposed spray foam or insulated foam board insulation shall be protected by an approved thermal barrier or meet the approved flame spread and smoke developed index values by an approved third party agency.
- Insulate basement perimeter wall per the 2012 Illinois Energy Code. (R-15 continuous or R-19 cavity)
- Walls and ceiling finishes shall have a flame spread index of not greater than 200 and a smoke-developed index of not greater than 450.
- Insulation for floor/ceiling assemblies and wall assemblies shall have a flame spread index not greater than 25 with an accompanying smoke-developed index not to exceed 450. (Un-faced batt insulation is permissible in areas with unfinished walls.)

MEANS OF EGRESS

- Every sleeping room and basement with habitable space shall have at least one openable emergency escape and rescue window or an exterior door opening. Sill height maximum is 44 in. above the floor and window must have 5.7 square feet of net clear opening. (Minimum egress width is 20 in. and minimum egress height is 24 in.)
- Window wells required for basement egress windows shall have horizontal dimensions that allow the door or window to be fully opened. The horizontal dimensions of the well shall provide a minimum net clear opening of 9 square feet with a minimum horizontal projection and width of 36 in.
- Window wells with a vertical depth greater than 44 in. must have a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or rungs shall have an inside width of at least 12 in. and shall project at least 3 inches from the wall. Rungs shall be spaced not more than 18 in. on center for the full height of the window well. The ladder or steps shall be permitted to encroach a maximum of 6 in. into the required dimensions of the window well.
- Window well covers shall be releasable or removable from the inside without the use of a key, tool, or special knowledge or force greater than that which is required for normal operation of the escape and rescue window.