



TOWN OF RIDGEFIELD

Building Department

BASEMENT PLANS

MINIMUM INFORMATION REQUIRED ON PLANS

- | | Detail provided on plan |
|--|-------------------------|
| • Show entire area <u>finished/unfinished</u> including any garage. Label all areas. See attached Sample Plan. | YES _____ NO _____ |
| • Plans to have dimensions or be scalable for all areas with the <u>location of all mechanical equipment</u> . | YES _____ NO _____ |
| • <u>Furnace</u> : No access allowed through bathroom or bedroom. Provide combustion air based on BTU's of furnace. Exceptions: Direct Vent Appliance (See Attached Sheet). | YES _____ NO _____ |
| • <u>Electric panel</u> not allowed in bathrooms or closets, working space 30" wide and 36" in front of panel from floor to 6' 6" high. Nothing can be located in this space. | YES _____ NO _____ |
| • <u>Provide drawing</u> of wall showing size and spacing of members. | |
| • Indicate pressure treated sill -Fire blocking and wall finish (See attached sheet). | YES _____ NO _____ |
| • <u>Required Ceiling Height</u> – 6' 8" minimum. | YES _____ NO _____ |
| • <u>Beams and Girders</u> not less than 6' 4" clear ceiling height. | YES _____ NO _____ |
| • <u>Garage common wall</u> to living space requires 5/8" fire code sheetrock. | |
| • Doors to be 1 3/8" solid wood, 1 3/8" solid or honey comb core steel door or 20 minute fire-rated door and shall be fitted with self-closing device. Openings from garage into bedrooms prohibited. | YES _____ NO _____ |
| • <u>Storage under stairway</u> requires one layer of 1/2" sheetrock. | YES _____ NO _____ |
| • <u>Smoke Detectors</u> shall be provided on all levels and all bedrooms
Carbon Monoxide detectors shall be provided on all levels
(or provide note on your plan if they already exist in required locations). | YES _____ NO _____ |
| • <u>Habitable spaces</u> shall have an aggregate glazing area of not less 8 percent of the floor area of such rooms ventilation shall be provided through either windows, doors or louvers with an openable area of not less than 4 percent of the floor being ventilated. If this cannot be achieved then a whole house ventilation system or a mechanical ventilation system capable of producing 0.35 air changes per hour in the habitable rooms. | YES _____ NO _____ |

- Habitable spaces shall be provided with heating facilities capable of maintaining 68 degrees. Portable space heating equipment shall not be used to achieve compliance. YES _____ NO _____
- Emergency Escape Rescue Openings - Shall be provided for basements converted to habitable space. EERO's are not required provided two remote sets of stairs are provided or the basement is in an existing home. ALL bedrooms regardless of new construction or existing shall be provided with an EERO. YES _____ NO _____
- EERO's and must meet all of the following:

 - Have at least a 20 inch minimum clear opening width.
 - Have at least a 24 inch minimum clear opening height.
 - Have a clear opening of 5.0 square feet or 720 square inches.
 - 44 inch maximum window sill height above floor.

YES _____ NO _____
- Insulation shall comply with one of the following- R-15 continuous insulation, R-19 cavity or R-13 cavity combined with R-5 continuous insulation. YES _____ NO _____
- Stair detail to include riser height, tread depth, handrail, width and headroom off nosing. YES _____ NO _____
- Fireblocking shall be provided in all concealed spaces of vertical and horizontal assemblies, furred spaces or parallel rows of studs, staggered studs and vertically at ceiling and floor levels and horizontally at intervals not exceeding 10 ft. YES _____ NO _____
- Draftstopping shall be provided above suspended ceilings exceeding 1000 sf. YES _____ NO _____
- State modification required when you can't comply with the code. Form must be completed by Applicant and returned to this office for submission to State for approval.



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Combustion Air Requirements

ALL FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH A MEANS FOR COMBUSTION AIR UNLESS THE APPLIANCE IS A DIRECT UNIT INSTALLED PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS. ALL PLANS SHALL INDICATE THE APPLIANCE INFORMATION AND METHOD OF COMBUSTION AIR

All fuel burning appliances require 50 cubic feet of air for each 1000 BTU's of appliance. The air may be taken from the space the appliance (s) is/are located if sufficient or communicating air spaces provided a means of air transfer is available and the openings meet the criteria below

To determine compliance first calculate the total volume of the space with the following formula

Length _____ X Width _____ x Height _____ = Space volume of air _____

To determine the BTU's of the appliance(s) use the formula below

BTU's of appliance _____ x 50 _____ /1000 _____ = required volume in cubic ft

The volume of air must be equal to or less than the space volume air. If the space volume is less than the appliance requirement than not enough combustion air is provided and a mechanical means of combustion air is required.

Air transfer opening calculations for communicating air spaces

Appliance BTU _____ x 1 sq. inch = sq. inches of opening required
1000

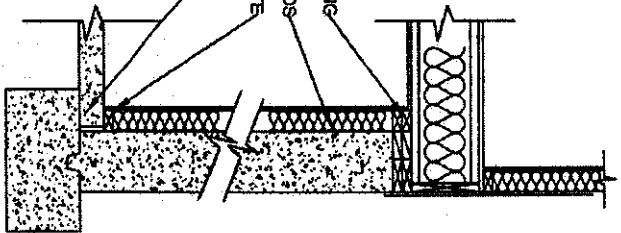
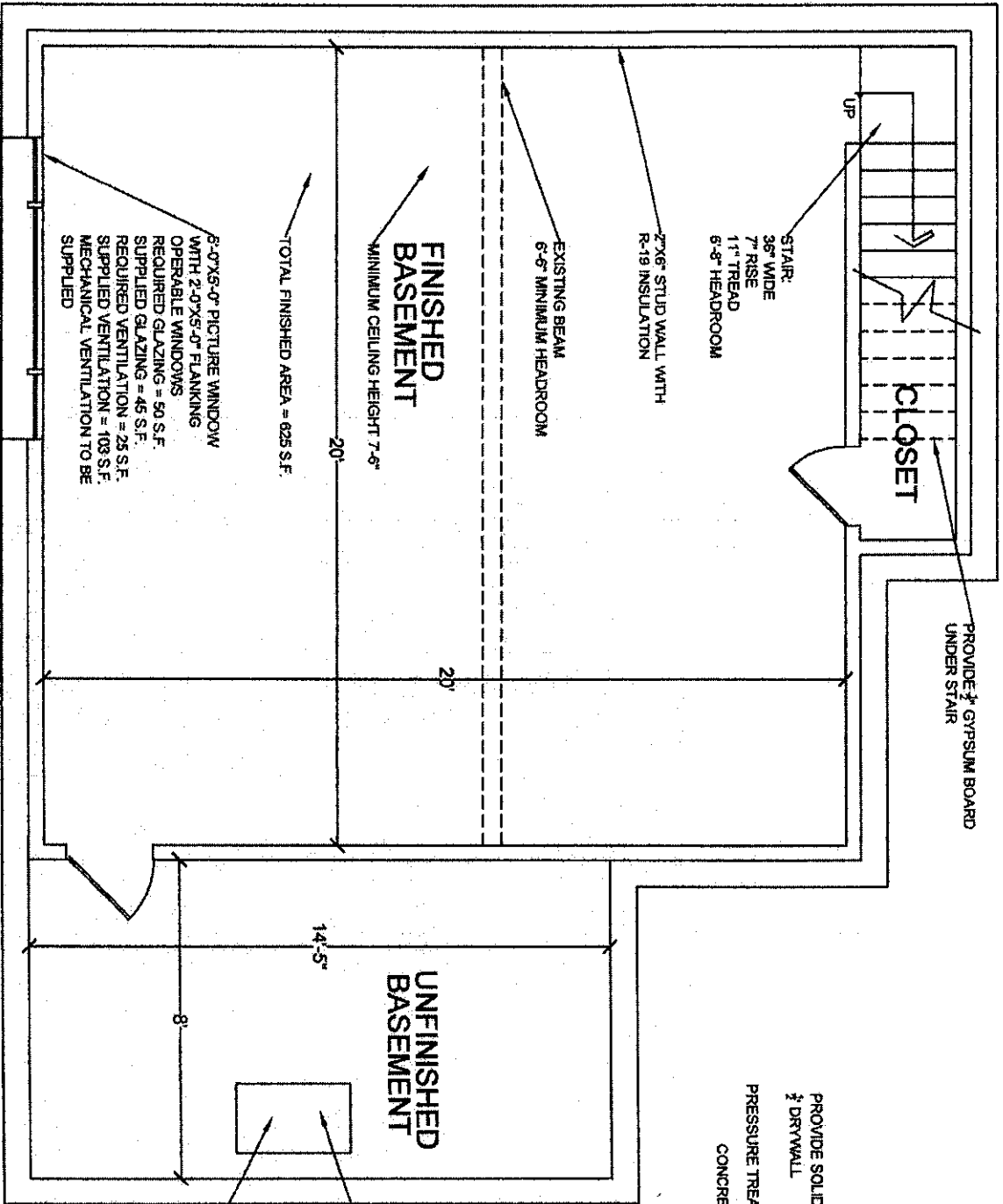
Connected spaces require (2) openings .

One opening to be located 12" from the floor and the other to located 12" from the ceiling. Each opening shall have a clear opening equal to 1 sq. inch per 100 BTU's but not less than 100 sq. inches

Metal louvers are 75% efficient, wood louvers are 25% efficient: use the calculations below for the type of louver used.

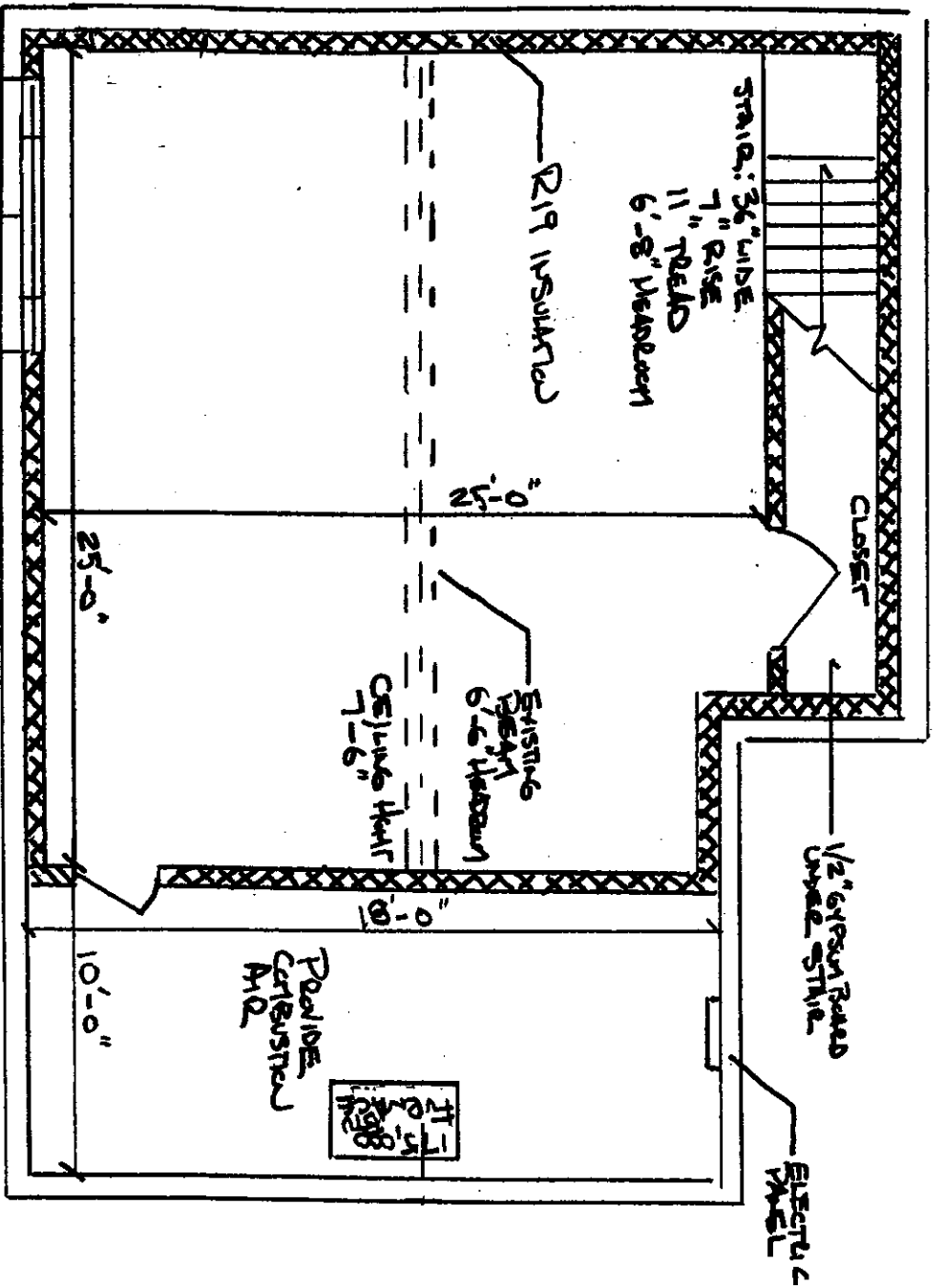
Metal _____ sq. inch of the opening /.75 = _____ required louver size in sq. inches

Wood _____ sq. inch of the opening /.75 = _____ required louver size in sq. inches



FLOOR PLAN

XYZ RESIDENCE
 XYZ STREET ADDRESS
 (555)-555-5555



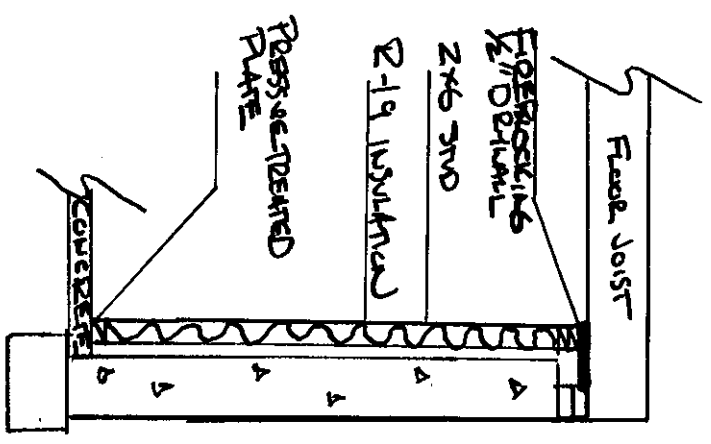
50 X 5-0 PANELED WINDOW
 W/ 2-0 X 5-0 FLANKING
 OPERABLE WINDOWS

TOTAL SF = 625

REQUIRED GLAZING = 50 SF
 SUPPLIED GLAZING = 45 SF

REQUIRED VENTILATION = 25 SF
 SUPPLIED MECHANICAL VENTILATION = 10 SF
 MECHANICAL VENTILATION
 TO BE SUPPLIED

SAMPLE PLAN



NOTE: FIBERGLASS TO BE
 APPLIED AT 10'-0"
 INTERVALS - VERTICALLY

X Y Z RESIDENCE
 X Y Z STREET ADDRESS
 (555) 555-5555