

NEW YORK STATE CODE REQUIREMENTS FOR FINISHED BASEMENTS IN EXISTING BUILDINGS

✚ Light requirements (glass area)

- Glass area equal to 8% of the floor area is required.
- Artificial lighting capable of providing an average of 6 foot-candles 30 inches above the floor.

✚ Ventilation requirements

- Window opening area shall be equal to 4% of the floor area is required
- Or a mechanical ventilation system capable of providing a 0.35 air exchange per hour.

✚ Egress Requirements

- All basement areas over 200 SF and any habitable space and sleeping rooms in basements must have a second means of egress with a minimum open area of 5.7 square feet.
- The egress opening must have a minimum net height of 24 inches and a minimum net width of 20 inches and the sill cannot be more than 44 inches off the floor.
- Bilco doors and stairways do qualify as egress openings.
- A “grade floor opening” also qualifies. This means the sill height of the opening or window is not more than 44” above or below the adjacent grade. If this is confirmed, the opening can be reduced to 5 square feet.
- Window openings below grade require a window well with a minimum area of 9 SF.

✚ Ceiling Height Requirements

- Basement that do not contain habitable space shall have a ceiling height of 6’-8” minimum.
- Minimum ceiling height for habitable space in basements shall be 7’ from the finished floor.
- Beams, girders, ducts and other obstructions may project to within 6’-4” of the finished floor.

✚ Smoke Alarms and Carbon Monoxide Alarms – Smoke alarms and carbon monoxide alarms will be required to be installed throughout the residence:

- One smoke alarm in every sleeping room.
- One smoke alarm and carbon monoxide alarm outside every sleeping area.
- One smoke alarm and carbon monoxide alarm on every floor level including basements and habitable attic areas.
- A carbon monoxide alarm is also required within a sleeping area if it or its attached bathroom contains a fuel burning appliance.

FINISHED BASEMENT PLAN SUBMISSION REQUIREMENTS

Floor Plan with the following information:

1. Dimensions and use of all spaces in the basement.
2. Location, make, model and size of all windows.
3. Beam, girder, duct and other obstruction locations with measurements from finished floor to finished ceiling.
4. All other ceiling heights from finished floor to finished ceiling.
5. Location, make, model and size of egress window(s).
6. Location and type of all mechanical lighting.
7. Type and location of secondary ventilation system if required.
8. Location of Bilcos and main stairs.
9. Location and purpose of any new plumbing.

HVAC Information:

1. Type of furnace and water heater
2. Location and efficiencies.

EXAMPLE

