

## **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, OR ARTIFICIAL LIGHTING CAPABLE OF PROVIDING AN AVERAGE OF 6 FOOTCANDLES 30 INCHES ABOVE THE FLOOR.

**VENTILATION REQUIREMENTS (SCREEN AREA)** - WINDOW OPENING AREA (SCREEN AREA) 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** - ANY HABITABLE SPACE AND ALL SLEEPING ROOMS IN BASEMENTS MUST HAVE A SECOND MEANS OF EGRESS WITH A MINIMUM OPEN AREA OF 5.7 SQ. FT. WITH A MINIMUM HEIGHT OF 24 INCHES AND A MINIMUM WIDTH OF 20 INCHES AND CANNOT BE MORE THAN 44 INCHES OFF THE FLOOR. BILCO STAIRWELLS DO QUALIFY. *BELOW IS THE CODE AS IT READS FROM THE 2010 CODE BOOK*

### **SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS**

**R310.1 Emergency escape and rescue required.** Basements with habitable space and every sleeping room shall have at least one operable emergency and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

**R310.1.1 Minimum opening area.** All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m<sup>2</sup>).

**Exception:** Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m<sup>2</sup>).

**R310.1.2 Minimum opening height.** The minimum net clear opening height shall be 24 inches (610 mm).

**R310.1.3 Minimum opening width.** The minimum net clear opening width shall be 20 inches (508 mm).

**R310.1.4 Operational constraints.** Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

**R310.2 Window wells.** The minimum horizontal area of the window well shall be 9 square feet (0.9 m<sup>2</sup>), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

**Exception:** The ladder or steps required by Section R310.2.1 shall be permitted to encroach a maximum of 6 inches (152 mm) into the required dimensions of the window well.

**R310.2.1 Ladder and steps.** Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.5

and R311.6. Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

**R310.3 Bulkhead enclosures.** Bulkhead enclosures shall provide direct access to the basement. The bulkhead enclosure with the door panels in the fully open position shall provide the minimum net clear opening required by Section R310.1.1. Bulkhead enclosures shall also comply with Section R311.5.8.2.

**R310.4 Bars, grilles, covers and screens.** Bars, grilles, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with Sections R310.1.1 to R310.1.3, and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening.

**R310.5 Emergency escape windows under decks and porches.** Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches (914 mm) in height to a yard or court.

**CEILING HEIGHT REQUIREMENTS - MINIMUM CEILING HEIGHT FOR HABITABLE SPACE IN BASEMENTS SHALL BE 6 FT., 8 INCHES FROM THE FINISHED FLOOR. BEAMS, FIRDERS, DUCTS AND OTHER OBSTRUCTIONS MAY PROJECT TO WITHIN 6 FT, 4 INCHES 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 OUTSIDE EVERY SLEEPING ROOM, ONE SMOKE ALARM AND CARBON MONOXIDE ALARM ON EVERY FLOOR.**