



# Town of Swampscott

## Building Department

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INSPECTOR OF BUILDINGS

## BASEMENT RENOVATION

- **The basement ceiling height must be 6'8" or greater.**

**R305.1 Minimum Height.** Habitable space and hallways shall have a ceiling height of not less than seven feet (2,134 mm). Bathrooms, toilet rooms, laundry rooms and habitable space in basements shall have a ceiling height of not less than six feet, eight inches (2,032 mm).

- **The walls shall have an R value of R21.**
- **A Vapor barrier is required.**

**1100.1 Adoption.** Buildings shall be designed and constructed in accordance with the *International Energy Conservation Code-2015* ("IECC"), as amended by Chapter 11 of 780 CMR 51.00: *Massachusetts Residential Code*.

- **The basement shall have windows or ventilation in accordance with R303.1.**

### *R303.1 Habitable Rooms*

*Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The openable area to the outdoors shall be not less than 4 percent of the floor area being ventilated.*

- **The basement shall have an emergency escape in accordance with R310.1**

### *R310.1 Emergency Escape and Rescue Opening Required*

*Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.*

- **If there are gas appliances in a laundry room or a mechanical room, combustion make-up air shall be calculated by a licensed plumber or gas fitter.**
- **Smoke detectors shall be included on a dimensional plan and reviewed by the Swampscott Fire Prevention Office.**