



City of Lancaster- Building Department

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Specifications for Basement Finish/Remodeling

(PROVIDE 2 SETS OF EACH OF THE FOLLOWING DIMENSIONAL PLANS DRAW TO SCALE WITH YOUR PERMIT APPLICATION)

- “Residential Design Criteria” section of the permit application must be filled out and reflect all work proposed in the construction drawings.
- Floor plan of existing basement showing locations of furnace and water heater, stairway, sump pump pit, beam, support posts, electrical service panel and windows with dimensions.
- Floor plan of proposed finished basement showing all partition walls, supply air ducts and return air for finished rooms. Show bathroom fixture locations where applicable. Show all room dimensions and door sizes with locations. Each room shall be labeled with the intended use.
- On a separate sheet show all lighting fixture locations, receptacle outlets, and switches.
- Show dimensions from partition walls to furnace and water heater units.
- Show dimensions of furnace room and indicate type of furnace installed (electric, gas or fuel oil)

The following criteria must be met if a basement bedroom is planned:

- “Residential Design Criteria” section of the application must indicate the bedroom
- Smoke detector in the bedroom (hardwired and battery back-up) must be interconnected with existing smoke detectors. If none are presently installed, attempts should be made to install a smoke detector system in each bedroom.
- All bedrooms located in basements must have an egress window with a clear opening of 5.7 square feet or greater and a sill height not over 44 inches above finished floor.
- Window well of 3 feet by 3 feet minimum.
- A ladder or step system is required in window wells.

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