

**CITY & COUNTY OF DENVER
COMMUNITY PLANNING & DEVELOPMENT
BUILDING PERMIT POLICY**

Subject: REMODELING OF BASEMENTS IN SINGLE-FAMILY HOMES

Approved: Michael Roach, P.E., Building Official

Number: IRC 305

Effective Date: August 29, 2008

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Revised: October 17, 2011

Reference: IRC Section 305, IRC Section 310 and IBC Section 1009.1

Scope:

Recognizing the physical limitations inherent in most of Denver's older residential structures this policy establishes acceptable standards for natural light, and headroom only, in the remodeling of basements in single family homes legally constructed prior to October 1990. All other standards of the current Denver Building Code that relate to remodeling of basements are applicable.

Policy:

Remodeling in basements of homes built prior to October, 1990 shall comply with the following:

- A. Natural light in accordance with the requirements as set forth in the Code under which the home was legally constructed.
- B. Artificial light in accordance with the current Denver Building Code.
- C. Minimum ceiling height of 6'-8" with a minimum clearance of 6'-0" from the finished floor to any ceiling projection caused by beams, ducts or pipes.

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