Mayor
Honorable Lori DeRemer

City of Happy Valley

City Manager
Jason A. Tuck

POL: 12-104

TITLE: DEFINITION OF UNFINISHED AND SEMI-FINISHED BASEMENTS OR OTHER AREAS

Policy Summary:

For the purposes of conducting a code review and determining project valuation, this policy defines the term "unfinished" and "semi-finished" when referring to basements or other areas.

Background:

The adopted valuation chart assigns differing cost per square foot values for finished and unfinished basements or other areas. In addition, some projects elect to not complete the "finish" leaving certain areas in semi-finished condition as defined below. The code does not define the terms "unfinished" and "semi-finished"

Discussion:

In order to assure consistency and clarify this issue for the public, this policy provides definitions for the terms "unfinished" and "semi-finished."

Policy:

When assessing code compliance or assigning value from the adopted valuation chart to "unfinished" or "semi-finished" basements or other areas the following definition will be utilized:

- "Unfinished" basements or other areas- an unheated portion or area not intended as a habitable space and limited to storage, housing of mechanical equipment, general work area or similar uses. If there is plumbing in the area, it will be limited to floor drains, water and drain lines serving mechanical equipment, or other purposes. There will be no other framing for interior walls other than as required for structural support. The area will not be insulated other than the ceiling/floor separation. The ceiling height may be as low as 6 feet 8 inches except for under beams, girders, ducts or other obstructions where the clear height may be not less than 6 feet 4 inches.

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- “Semi-finished” basement or other areas intended for future use as habitable space and/or similar use may not be dry-walled or heated. The space shall have a clear ceiling height of not less than 7 feet. Wall partitions may be rough framed, have rough-in plumbing and electrical. All plumbing for fixtures shall be protected from freezing, capped and fixtures may not be set. Exterior walls may be insulated. Since the space is not heated, the floor/ceiling separation is insulated not less than R-30

- “Unfinished” and “Semi-finished” areas will be charged SDC and school tax at time of initial construction.

- Heated spaces will be considered as “finished” and constructed to comply with applicable codes.

- Note: The assigned inspector will verify the unfinished, semi-finished or finished condition of the basement at final inspection. Basements found to be at a phase that is greater than originally stated in plans shall be directed to re-submit plans and pay additional fees if necessary.

- Note: Projects that proceed to finish semi-finished or unfinished areas after final inspection approval shall be considered as work conducted without a permit. The owner will be required to obtain a new permit for the finished work and will be assessed appropriate investigation fees.

- Structures built with manufactured joint systems (TJI) will be required to sheetrock the floor/ceiling assembly per Oregon Residential Specialty Code (ORSC) section 501.3