

the prescribed ceiling height is required for at least 50 percent of the area thereof, but in no case shall the height of the furred ceiling be less than that prescribed by the state building code.

- (i) No basement shall be used as a habitable room or housing unit unless:
 - (1) The floor and walls are impervious to leakage of underground and surface runoff water and are insulated against dampness and condensation.
 - (2) The total window area in each room is equal to at least the window area sizes prescribed for habitable rooms. (See section 11-78 of this article for light and ventilation requirements.)
 - (3) Such required window area is located entirely above the grade of the ground adjoining such window area unless provided with adequate window wells.
 - (4) The total of openable window area in each room is equal to at least the area prescribed for habitable rooms (see section 11-78 of this article for light and ventilation requirements), except where there is supplied some other device affording adequate ventilation and approved by the inspector.