THE ENCLOSED INFORMATION IS INTENDED TO ASSIST AND INFORM YOU THROUGH THE CONSTRUCTION OF YOUR HOME. YOUR CONSTRUCTION PLANS HAVE BEEN DRAWN TO PRESCRIBE TO INDUSTRY STANDARDS. THESE PROFESSIONAL STANDARDS DETERMINE HOW CONSTRUCTION PLANS ARE DRAWN AND WHAT INFORMATION THEY INCLUDE. CONSTRUCTION PLANS ARE INTENDED AS A TECHNICAL GUIDE TO PROFESSIONAL CONTRACTORS AND ARE NOT INTENDED TO BE A SET OF STEP-BY-STEP INSTRUCTIONS. THEREFORE, IF YOU ARE PLANNING TO BUILD YOUR HOME WITHOUT THE SERVICE OF A PROFESSIONAL BUILDEF WE SUGGEST THAT YOU BECOME THOROUGHLY FAMILIAR WITH READING CONSTRUCTION PLANS OR CONSIDER CONSULTING A CONSTRUCTION SPECIALIST. GREAT CARE AND EFFORT GOES INTO THE DESIGN AND CREATION OF THE CONSTRUCTION PLANS: HOWEVER, BECAUSE OF THE IMPOSSIBILITY OF PROVIDING ANY PERSONAL AND/OR "ON-SITE" CONSULTATION, SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE GREAT VARIANCES IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER GEOGRAPHIC LOCATION AND WEATHER CONDITIONS, HOUSE PLAN ZONE, LLC. NOR THE AGENTS OR EMPLOYEES ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING BUT NOT LIMITED TO, ANY DEFICIENCIES, OMISSIONS, OR ERRORS IN THE DESIGN. IN ANY CASE, ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS IN THE DIMENSIONS, AND/OR DRAWINGS CONTAINED IN THE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ATTENTION OF HOUSE PLAN ZONE, LLC. PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES THE ACCEPTANCE OF THE CONSTRUCTION DOCUMENTS 'AS IS' AND ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS BECOME THE SOLE RESPONSIBILITY OF THE PURCHASER. IF ANY ERRORS ARE DISCOVERED PRIOR TO CONSTRUCTION HOUSE PLAN ZONE, LLC. WILL BE GIVEN FULL OPPORTUNITY TO CORRECT ANY ERRORS AND/OR OMISSIONS TO THE CONSTRUCTION PLANS. IN ANY OR ALL CIRCUMSTANCES, THE MAXIMUM FINANCIAL LIABILITY TO HOUSE PLAN ZONE, LLC. CAN NOT EXCEED THE TOTAL PLAN PURCHASE.

PROFESSIONAL SEAL/ ADDITIONAL DRAWINGS

THOUGH EVERY EFFORT WAS MADE TO MAKE THE CONSTRUCTION DOCUMENTS FOLLOW THE I.R.C. NATIONAL CODE METHODOLOGIES, A FEW STATES AND CITIES HAVE PASSED BI-LAWS REGARDING CONSTRUCTION PLANS THAT WOULD BE SUBMITTED TO YOUR LOCAL MUNICIPALITY AND USED FOR THE CONSTRUCTION OF YOUR HOME. THESE BI-LAWS REQUIRE THE CONSTRUCTION PLANS TO BE REVIEWED AND/OR PREPARED, INSPECTED, AND SEALED (OR STAMPED) BY A LICENSED ARCHITECT/ ENGINEER IN YOUR STATE. IT IS ADVISED THAT YOU CONTACT YOUR MUNICIPALITY'S BUILDING DEPARTMENT FOR INSTRUCTIONS TO COMPL' WITH THEIR CONSTRUCTION PLANS REVIEW PROCESS. FURTHERMORE. ADDITIONAL ITEMS SUCH AS STRUCTURAL, HVAC, PLUMBING, SITE, ENERGY EFFICIENCY DOCUMENTATION, ETC. MAY BE REQUIRED AND THESE SHALL BE PROVIDED BY A LOCAL PROFESSIONAL THAT IS FAMILIAR WITH THE REQUIREMENTS AND THESE SHALL BE PROVIDED AT THE OWNERS EXPENSE.

MATERIALS LIST DISCLAIMER - IF A MATERIALS LIST WAS ORDERED, IT WILL

OTHER IMPORTANT INFORMATION

ONLY CONFORM TO THE PLAN IN ITS ORIGINAL FORMAT. ADDITIONAL OPTIONS SUCH AS 2X6 EXTERIOR WALLS, BASEMENT, OR WALKOUT BASEMENT FOUNDATIONS, THREE CAR GARAGE VERSIONS, ETC. WILL NOT BE REFLECTED IN THE LIST. WHILE IT WILL NOT MATCH THESE OPTIONS, THE LIST IS STILL A GREAT REFERENCE DOCUMENT FOR THE MATERIALS THAT WILL BE REQUIRED TO CONSTRUCT YOUR HOME. FOUNDATIONS - MOST OF OUR FOUNDATIONS ARE DESIGNED WITH CONCRETE BLOCK STEM WALLS AND NOT POURED-IN-PLACE CONCRETE ADDITIONALLY, THE MAJORITY OF OUR SLAB FOUNDATIONS ARE DESIGNED WITH A CHAIN WALL (RAISED) SLAB AND NOT MONOLITHIC (SLAB ON GRADE). CONTRACTOR/ LOCAL ENGINEER SHALL ADJUST DESIGN AS NEEDED FOR YOUR SPECIFIC AREA/ NEED. SQUARE FOOTAGES - BONUS ROOMS (WHERE APPLICABLE) ARE NOT INCLUDED IN THE HEATED AREA OF THE DESIGN UNLESS SPECIFICALLY NOTED. GARAGE PLANS ARE EXCLUDED. SQUARE FOOTAGES SHOWN ARE CALCULATED TO THE OUTSIDE OF THE STUD WALL AND DO NOT INCLUDE THE EXTERIOR MATERIALS SUCH AS BRICK, STONE, OR SIDING.

DIMENSIONS - OUR PLANS ARE DIMENSIONED TO THE OUTSIDE OF THE STUD WALL ONLY AND NOT TO THE OUTSIDE OF THE BRICK LEDGE (WHERE

REPRODUCTION OF THESE CONSTRUCTION PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM COPYING AND/OR PREPARATION OF A DERIVATIVE WORKS THEREOF, FOR ANY REASON IS STRICTLY PROHIBITED. THE PURCHASE OF A SET OF CONSTRUCTION PLANS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE PURCHASER EXCEPT FOR A LIMITED LICENSING RELEASE TO USE THE SAID PLAN SET FOR CONSTRUCTING ONE AND ONLY ONE DWELLING UNIT. THE PURCHASE OF ADDITIONAL SETS OF THE SAID PLANS AT A REDUCED PRICE FROM THE ORIGINAL SET OR AS PART OF A MULTIPLE SET PACKAGE DOES NOT CONVEY TO THE PURCHASER A LICENCE TO CONSTRUCT MORE THAN ONE DWELLING. SIMILARLY, THE PURCHASE OF REPRODUCIBLE CONSTRUCTION PLANS (A.K.A. SEPIAS, MYLARS, OR VELLUMS) CARRIES THE SAME COPYRIGHT PROTECTION AS MENTIONED ABOVE. IT IS GENERALLY ALLOWED TO MAKE A MAXIMUM OF 10 COPIES FOR THE CONSTRUCTION OF A SINGLE DWELLING ONLY. TO USE ANY PLAN MORE THAN ONCE, AND TO AVOID ANY COPYRIGHT/ LICENSE INFRINGMENT, IT IS NECESSARY TO CONTACT THE ORIGINAL DESIGNER TO RECEIVE A LICENSE FOR ANY EXTENDED USAGE. WHEREAS A PURCHASER OF REPRODUCIBLE'S IS GRANTED A LICENSE TO MAKE COPIES, IT SHOULD BE NOTED THAT AS COPYRIGHTED MATERIALS. MAKING PHOTOCOPIES FROM CONSTRUCTION PLANS IS ILLEGAL. COPYRIGHT AND LICENSEE OF CONSTRUCTION PLANS EXISTS TO PROTECT ALL PARTIES. IT RESPECTS AND SUPPORTS THE INTELLECTUAL PROPERTY OF THE ORIGINAL ARCHITECT AND/OR DESIGNER, THEREBY KEEPING IT POSSIBLE TO OFFER PRE-DRAWN PLANS AT AFFORDABLE PRICES. COPYRIGHT LAW FOR PRE-DRAWN CONSTRUCTION PLANS IS NOW BEING VIGOROUSLY ENFORCED. COPYRIGHT INFRINGEMENT COULD LEAD TO FINES OF UP TO \$100,000 PER VIOLATION.

GENERAL SITE NOTES

CONTRACTOR TO VERIFY LOCATIONS OF SITE UTILITIES REQUIREMENTS, AND CONNECTIONS FEES. OWNER, CONTRACTOR AND SUB-CONTACTORS TO PAY ALL OF THEIR RELATED CONSTRUCTION PERMIT FEES AS AGREED UPON BETWEEN THE OWNER AND CONTRACTOR. 2. BEFORE EXCAVATION, THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS, MAPS, AND BUILDING SITE TO DETERMINE THE ROUTES OF ALL UNDERGROUND UTILITIES.

BEFORE DIGGING COMMENCES IT IS ADVISED THAT THE OWNER AND OR CONTRACTOR CALL THEIR STATES UTILITY LOCATOR FACILITATOR. 3. IT IS RECOMMENDED THAT THE SITES SOIL BE TESTED FOR COMPRESSION RATING TO DETERMINE FOUNDATION AND FOOTING DESIGN. CONCRETE FOUNDATIONS AND FOOTING DESIGN SHALL BE IN ACCORDANCE TO CHAPTER 4 OF THE I.R.C. CODE. FOUNDATION DESIGN TO BE VERFIED BY A LOCAL PROFESSIONAL OR ENGINEER. CONSULT A LOCAL CIVIL ENGINEER FOR SITE PLANS AND SURVEYS OF EXISTING PROPERTY. A LANDSCAPE ARCHITECT SHOULD BE CONSULTED FOR MORE EXTENSIVE LANDSCAPE DESIGNS.

HOUSE PLAN ZONE, LLC.

www.HPZplans.com





SEE I JOIST DESIGN FOR FOUNDATION/FLOOR/RE C ROOM. SEE TRUSS LAYOUT FOR ROOF

STANDARD ABBREVIATIONS

ORIENTED STRAND BOARD

POUNDS PER SQUARE INCH

CONSTRUCTION MANUAL

FOUNDATION TYPE: CRAWLSPACE

PLAN #: 2428

EXTERIOR WALL SIZE: 2x4 EXT. WALLS

<u>@</u> #	AT POUND(S)	LT. LIN.	LIGHT LINEN
'		<u>=114.</u>	
APPROX	. APPROXIMATELY	MANUF.	
		MAS.	MASONRY
BASE.	BASEMENT	MAX.	MAXIMUM
B/T	BETWEEN	MTL.	METAL
BLK. BLK' <i>G</i>	BLOCK	MIN.	MINIMUM
BD.	BLOCKING BOARD	N.I.C.	NOT IN CONTRACT
BRD.	BOARD	<u>14.1.U.</u>	NOT IN CONTRACT
3 <i>0</i> T.		<u>0.C.</u>	ON CENTER
BLDG.	BUILDING	010	ON CENTER
<i></i>	201221110	<u>070</u> 0PT.	OPTIONAL
CAB.	CABINET	0.5.B.	ORIENTED STRAND BO
CLG.	CEILING	OTS	OWNER TO SELECT
CLR.	CLEAR	0.T.S	OWNER TO SELECT
CLOS.	CLOSET		
COL.	COLUMN	PG.	PAGE
COLS.	COLUMNS	PAN.	PANTRY
CONC.	CONCRETE	PL.	PLATE
CMU	CONCRETE MASONRY UNIT	F_	PLATE
C.U.	CONDENSORUNIT	PLY'MD	
CONN.	CONNECTION	PLYM'D	PLYWOOD
CONT.	CONTINUOUS	POLY.	POLYETHYLENE
	COVERING	PSI	POUNDS PER SQUARE
CS	CRAML SPACE		PREFABRICATED
DECO.	DECORATIVE	RE:	REFERENCE
DET	DETAIL	REF	REFRIGERATOR
DIA.	DIAMETER	REINF.	REINFORCED
DM	DISHWASHER	R	RESISTANCE
DBL.	DOUBLE	<u>R.A.</u>	RETURN AIR
DF	DOUGLAS FIR	R.A.G.	RETURN AIR GRILLE
D	DRYER	REQ'D	REQUIRED
EA.	EACH	SCR.	SCREEN
ELEV.			SHELVES
ENG.		SHR.	
			SHOWER
FT.	FEET	55T.	
F.F.L.		<u>551.</u> 5P	SOUTHERN PINE
FIN.	FINISH		SPECIFICATIONS
F.C.		<u>50.</u> 50.	
FLR.	FLOOR	5.F.	SQUARE FOOTAGE
	FOOTING	<u>5., .</u> STL.	STEEL
	FOUNDATION	<u>512.</u>	31222
FND.	FOUNDATION	THK.	THICK
FR.	FREEZER	THK.	THICKNESS
1 13.		TBD.	TO BE DETERMINED
GA.	GAUGE	TR.	TRANSOM
	GALVANIZED	TYP.	TYPICAL
GYP.		111.	THIOAL
<u> </u>	<u> </u>	U.T.C.	UNDER THE COUNTER
HDR.	HEADER	UTIL.	UTILITY
HVAC		OTIL.	OTILITI
FIVAC	AIR CONDITIONING	VAN	VANITY
HT.			VERTICAL
	HEIGHTS	YENI.	VERTICAL
HORIZ.		MH	MATER HEATER
IIVINZ.	HONZONIAL	M	WASHER
IN.	INCHES	MT.	WEIGHT
INCL.		MIN.	MINDOM
INCL. INSUL.		M.M.	WIRE MESH
INDUL.	INDULATION		
	IOINT	M/	MITH
IT.	JOINT	MD.	MOOD
JT. 16T	IOIST	ハルニントイ	MOODEDAME
JT. JST. JSTS.	JOIST JOISTS	MFCM	MOOD FRAME CONSTRUCTION MANU

SHEET INDEX:

- COVER SHEET
- FOUNDATION PLAN
- FLOOR PLAN
- BONUS FLOOR PLAN
- EXTERIOR VIEWS
- EXTERIOR VIEWS
- SECTION AND CABINETS

- ROOF PLAN
- ELECTRICAL PLANS
- N1 I.R.C. CODE SHEET
- N2 I.R.C. CODE SHEET
- N3 I.R.C. CODE SHEET
- N4 I.R.C. ENERGY SHEET

DESIGN DATA

MINIMUM SOIL BEARING CAPACITY = 2000 P.S.F. FOR GROUP II CONCRETE MINIMUM (28 DAYS) fc:

FOOTERS = 3000 P.S.I.

SLABS & WALLS = 3000 P.S.I.

REINFORCING STEEL: A.S.T.M. A615-60

ROOF LIVE LOAD (GROUND SNOW LOAD) = 30 P.S.F.

ROOF DEAD LOAD = 10 P.S.F. FLOOR LIVE LOAD = 40 P.S.F.

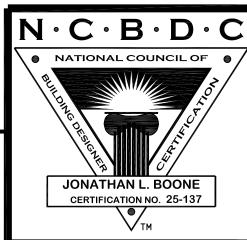
30 P.S.F. SLEEPING AREAS

FLOOR DEAD LOAD = 10 P.S.F.

DECK LIVE LOAD = 40 P.S.F.

DECK DEAD LOAD = 10 P.S.F

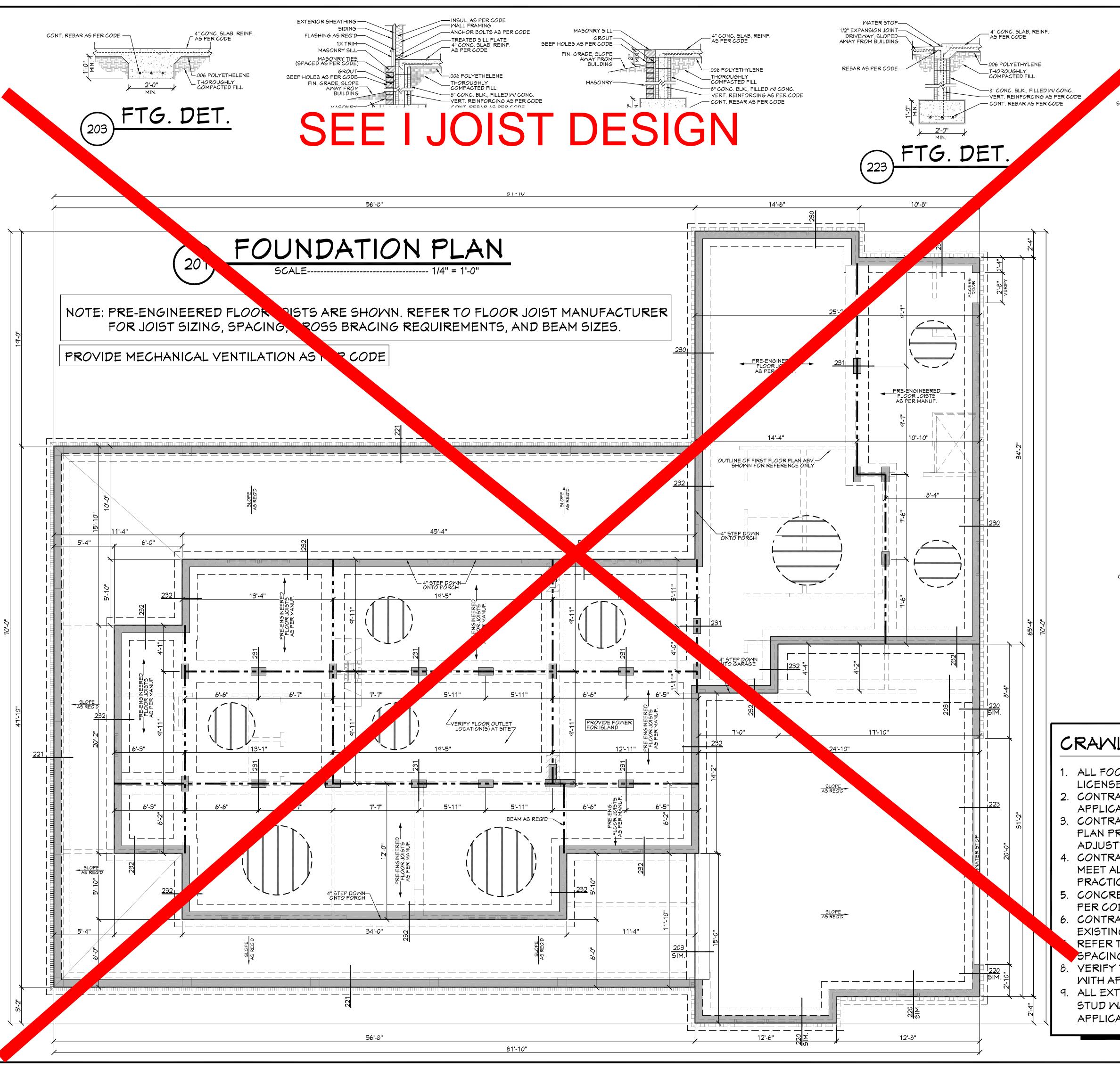
NOTE: ALL REQUIRED BRACE WALL PANELS LOCATED BY CONTRACTOR PER LOCAL CODE REQUIREMENTS.

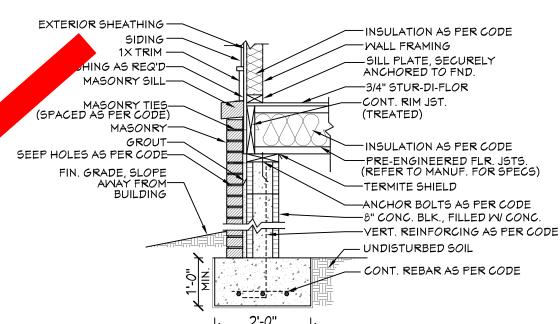


Date: 12.03.2020 Drawn By:

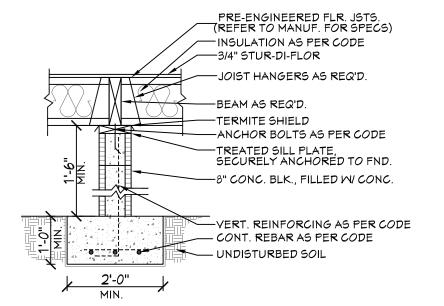
© COPYRIGHT HOUSE PLAN ZONE, LLC ALL RIGHTS RESERVED

R.B.M.

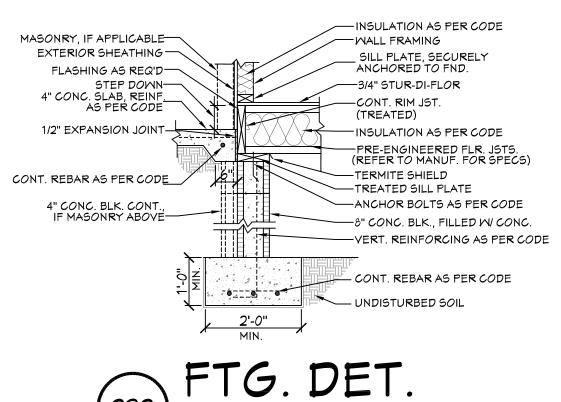




FTG. DET.



FTG. DET.



CRAMLSPACE FOUNDATION NOTES:

- ALL FOOTING SIZES AND LOCATIONS TO BE VERIFIED BY A LICENSED STRUCTURAL ENGINEER.
- 2. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
- 3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH FLOOR PLAN PRIOR TO CONSTRUCTION AND MAKE ANY NECESSARY ADJUSTMENTS.
- 4. CONTRACTOR TO PROVIDE WATERPROOFING AS REQ'D TO MEET ALL APPLICABLE CODES AND TYPICAL BUILDING PRACTICES.
- 5. CONCRETE SLABS TO BE 4" (3000 psi MIN.), REINFORCED AS PER CODE OR AS DETERMINED BY LICENSED ENGINEER.
- 6. CONTRACTOR TO PROVIDE ADEQUATE DRAINAGE BASED ON EXISTING SITE CONDITIONS. VERIFY WITH LOCAL CODES.
 REFER TO FLOOR JOIST MANUFACTURER FOR JOIST SIZING,
 SPACING, CROSS BRACING REQUIREMENTS AND BEAM SIZES.
- 8. VERIFY THE QUANTITY AND LOCATION OF CRAMLSPACE VENTS MITH APPLICABLE CODES AT SITE.
- ALL EXTERIOR DIMENSIONS ARE TO THE OUTSIDE OF THE STUD WALL AND DO NOT INCLUDE THE BRICK LEDGE (IF APPLICABLE).

Designing Homes

HOUSE PLAN ZONE

Building Relationships

Mebsite: www.HPZplans.com

sales@hpzplans.com
Phone:

Email:

601.336.3254

Fax: 1.800.**57**4.138**7**

N · C · B · D · C

NATIONAL COUNCIL OF

NATIONAL CO

12 2 3 5 5 5 6 ort in the development of these plans and the complet

House Plan Zone, LLC. has ex documents. However, due to the responsibility for any damages, House Plan Zone, LLC. highly!

12.03.2020

R.B.M.

© COPYRIGHT HOUSE PLAN ZONE, LLC ALL RIGHTS RESERVED

SHEET NUMBER

FLOOR PLAN NOTES: (2018 IRC)

- 1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- 2. ALL EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF THE STUD AND DO NOT INCLUDE EXTERIOR FINISHES SUCH AS SIDING, BRICK, STUCCO, ETC.
- 3. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
 4. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
- MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.

 5. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT
- ARE CRITICAL, PRIOR TO CONSTRUCTION.
- 6. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE. 7. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
- 8. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2018, R312.1.1 & R312.1.2
- 9. M1305.1.2 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. EXCEPTIONS: (A) THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING. (B) WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6 FEET HIGH AND 22 INCHES WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE NOT MORE THAN 50 FEET LONG.
- 10. APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. M1305.1.1
- 11. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 2018 R310.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
- 12. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2018.

 13. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL

 CONSTRUCTED RESIDENCE OR BUILDING. FOOTAGES SHOWN ARE TO THE OUTSIDE OF THE

 STUDWALL AND DO NOT INCLUDE THE EXTERIOR FINISH MATERIAL SUCH AS SIDING, BRICK,

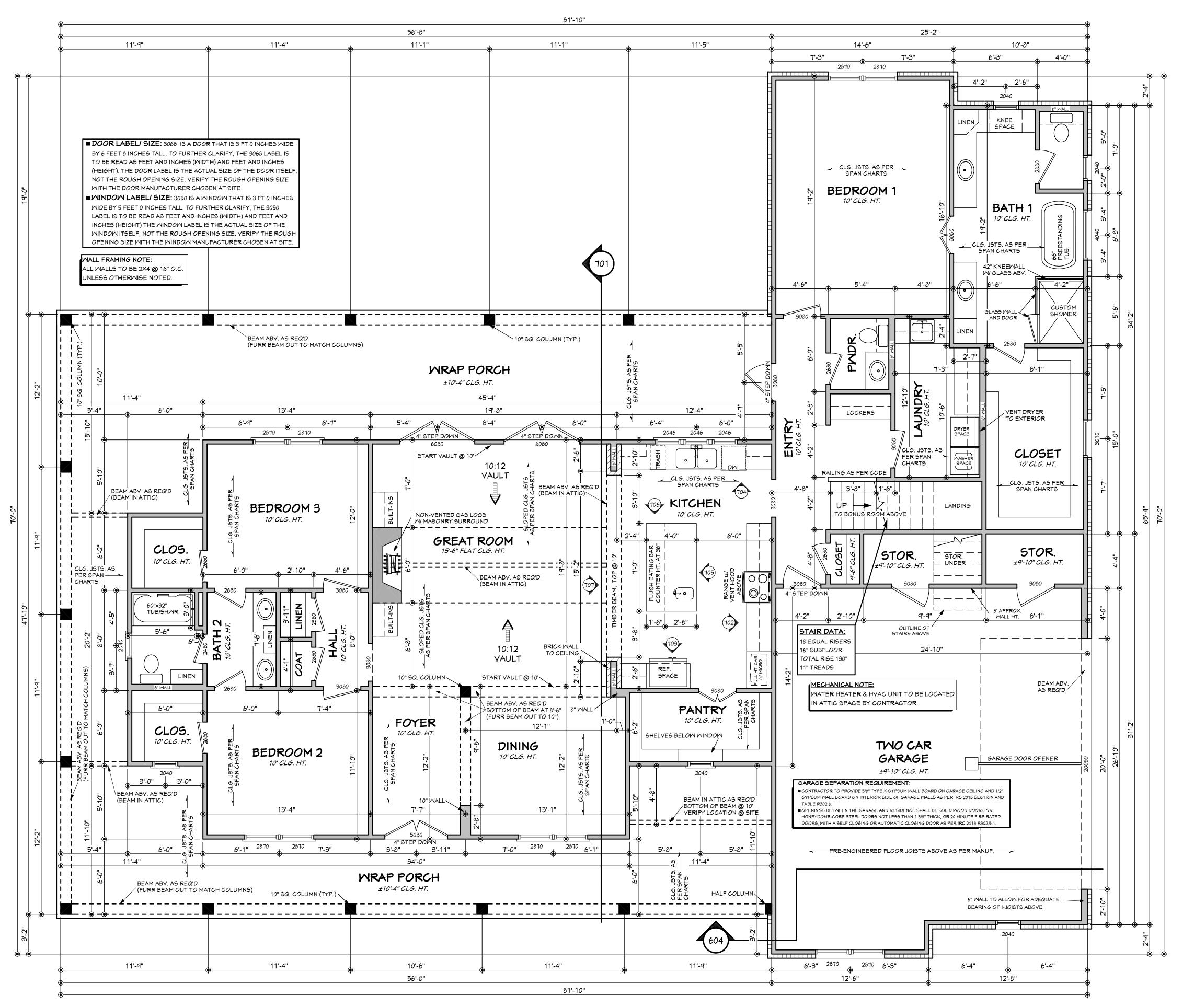
 STONE FTC.
- 14. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2018 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
- 15. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2018, M1505.2

AREA:	2428	S.F. HEATED - MAIN FLOOR
	544	S.F. UNHEATED - BONUS ROOM
	700	S.F. UNHEATED - GARAGE
	77	S.F. UNHEATED - STORAGE
	1213	S.F. UNHEATED - 3/4 WRAP AROUND PORCH
	2534	S.F. UNHEATED - TOTAL
	4962	S.F. TOTAL UNDER ROOF

SQUARE FOOTAGE CALCULATION NOTES

1. SQUARE FOOTAGE OF HEATED AREA IS CALCULATED TO THE OUTSIDE OF THE STUDWALL OF THE EXTERIOR WALLS (DOES NOT INCLUDE MASONRY OR OTHER EXTERIOR MATERIALS) 2. FIREPLACES THAT PROTRUDE FROM THE EXTERIOR FOOTPRINT ARE NOT INCLUDED IN THE HEATED AREA

3. STAIRWELLS ARE ONLY INCLUDED IN THE FIRST FLOOR CALCULATIONS AND NOT THE SECOND FLOOR CALCULATIONS (IF APPLICABLE).



MAIN FLOOR PLAN

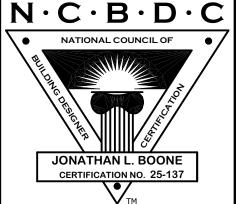


Mebsite: www.HPZplans.com

Email: sales**@**hpzplans.com

> Phone: 601.336.3254

Fax: 1.800.**57**4.138**7**



Id the completion of these construction use Plan Zone, LLC. assumes no ficiencies in the design.

and effort in the development of these plans and the combining codes and site specific conditions. House Plan 2

House Plan Zone, LLC. has exercised great care and effort documents. However, due to the great variance in building responsibility for any damages, including structural failures House Plan Zone, LLC. highly recommends that these plan in addition to your local building officials prior to constructio other special conditions required by local building codes. Al

12.03.2020

R.B.M.

© COPYRIGHT HOUSE PLAN ZONE, LLC ALL RIGHTS RESERVED

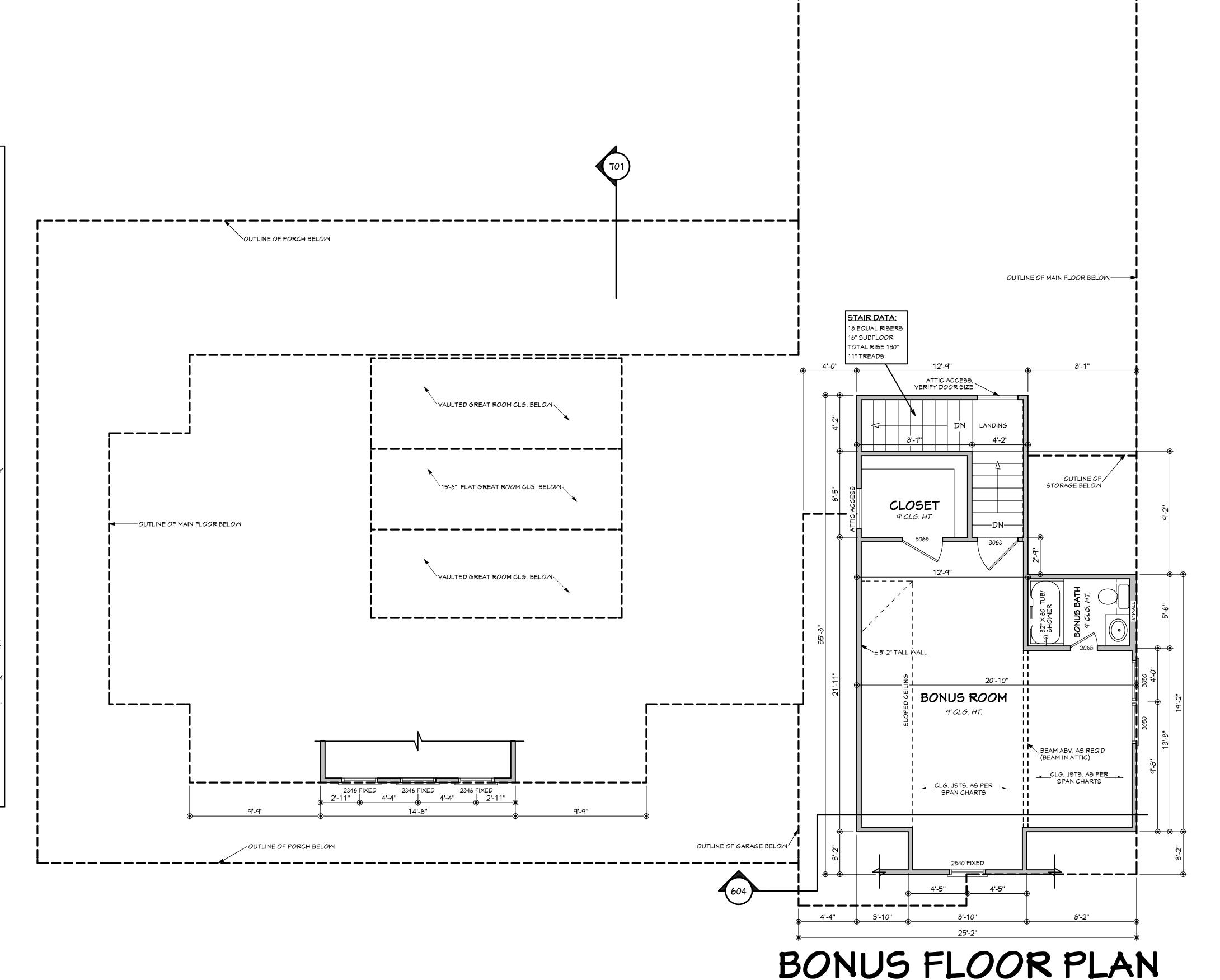
SHEET NUMBER

FLOOR PLAN NOTES: (2018 IRC)

- 1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- 2. ALL EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF THE STUD AND DO NOT INCLUDE EXTERIOR FINISHES SUCH AS SIDING, BRICK, STUCCO, ETC.
- 4. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
 MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.

3. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.

- 5. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
- 6. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
- 7. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
- 8. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2018, R312.1.1 & R312.1.2
- 9. M1305.1.2 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. EXCEPTIONS: (A) THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING. (B) WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6 FEET HIGH AND 22 INCHES WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE NOT MORE THAN 50 FEET LONG.
- 10. APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. M1305.1.1
- 11. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 2018 R310.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
- 12. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2018.
 13. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING. FOOTAGES SHOWN ARE TO THE OUTSIDE OF THE STUDWALL AND DO NOT INCLUDE THE EXTERIOR FINISH MATERIAL SUCH AS SIDING, BRICK, STONE ETC.
- 14. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2018 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
- 15. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2018, M1505.2



Designing He.

HOUSE PLAI

Building Relati

Mebsite: www.HPZplans.com

Email: sales@hpzplans.com

Phone: 601.336.3254

Fax:

1.800.574.1387



nt of these plans and the completion of these construction ecific conditions, House Plan Zone, LLC. assumes no nrs, omissions or deficiencies in the design. a licensed structural engineer in the area of construction,

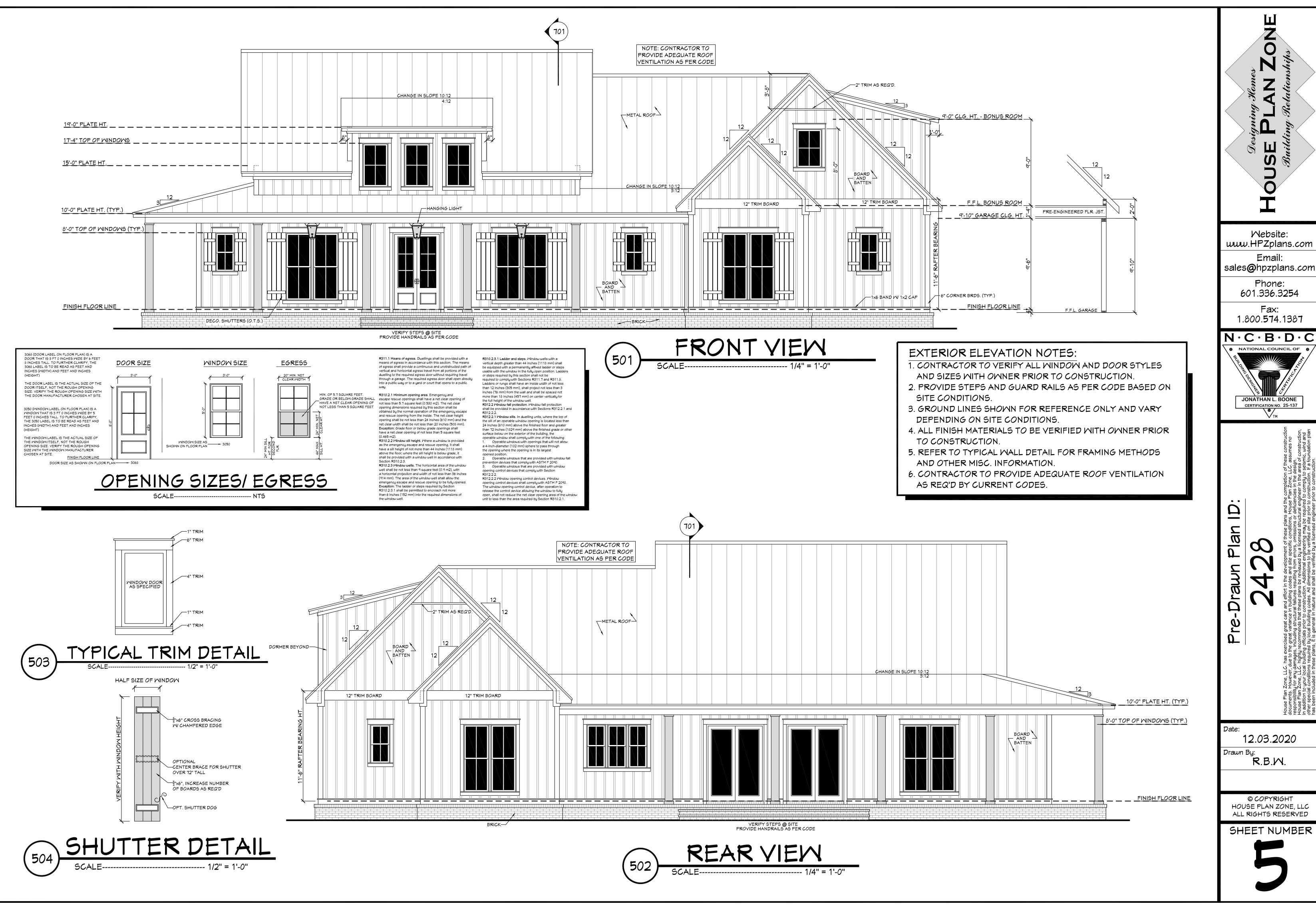
C. has exercised great care and effort in the development of tr, due to the great variance in building codes and site specific, damages, including structural failures resulting from errors, or C. highly recommends that these plans be reviewed by a licen.

^{2:} 12.03.2020

awn By: R.B.W.

© COPYRIGHT HOUSE PLAN ZONE, LLC ALL RIGHTS RESERVED

SHEET NUMBER



Mebsite: www.HPZplans.com

> Phone: 601.336.3254

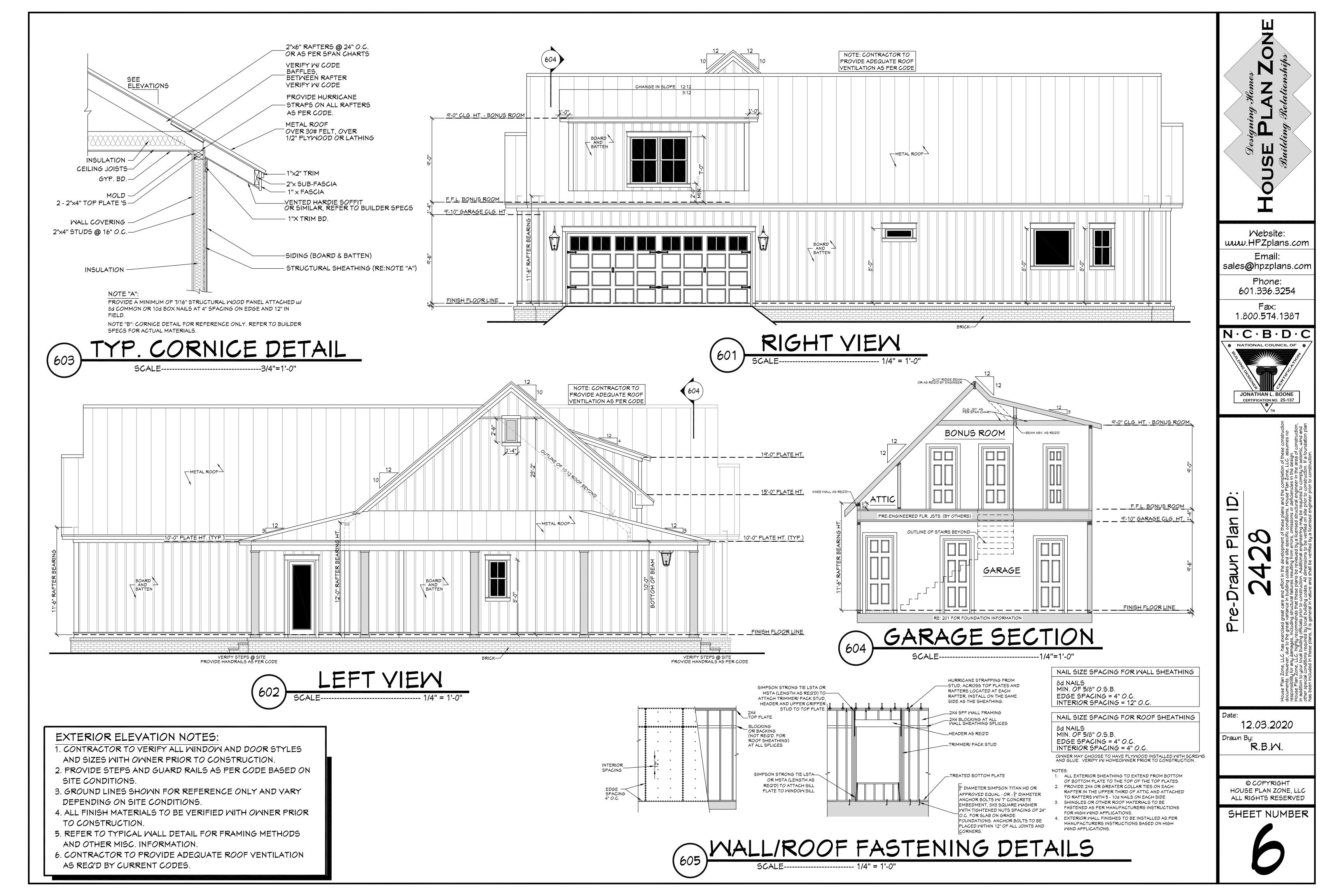
Email:

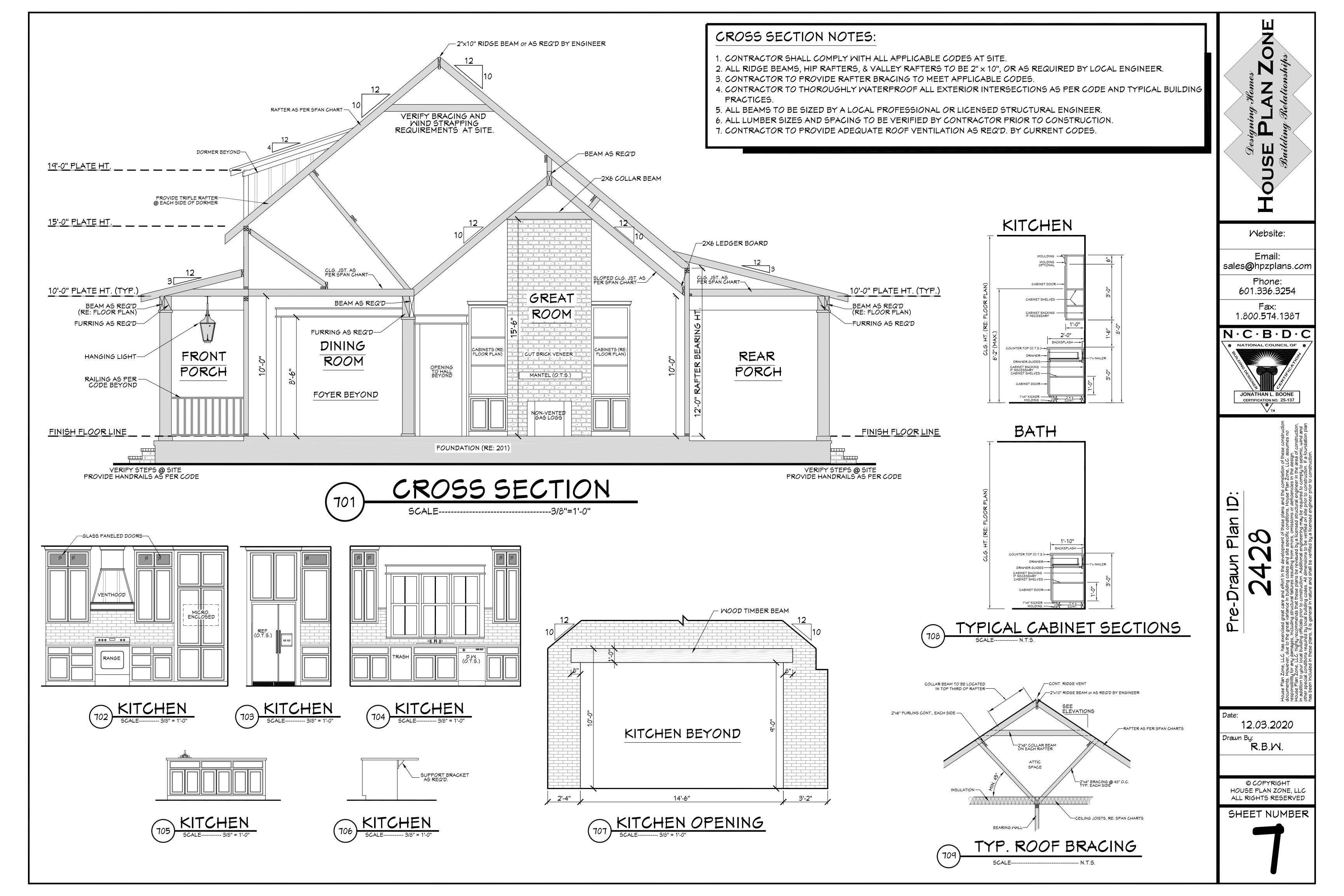
Fax: 1.800.574.1387

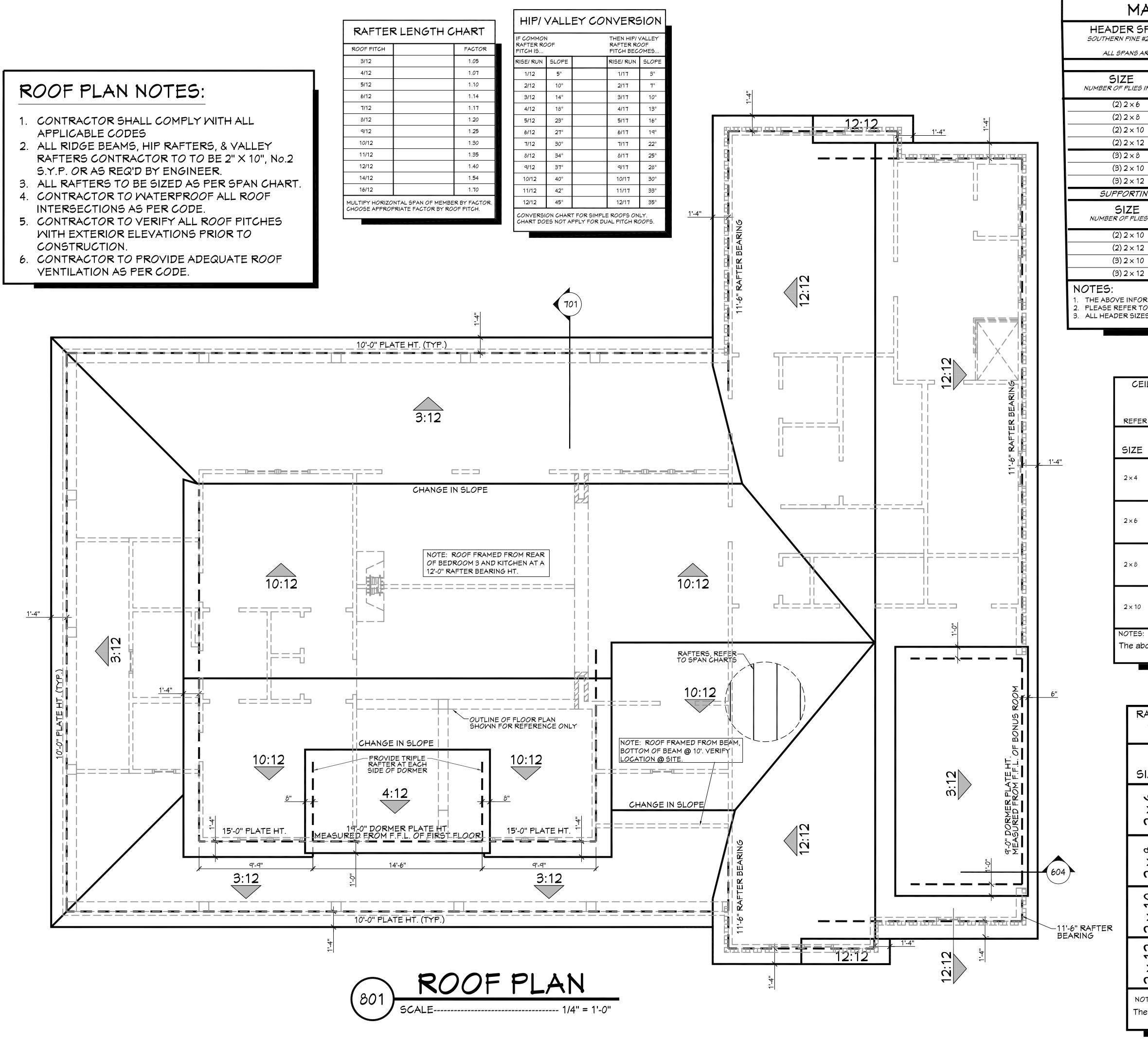
 $N \cdot C \cdot B \cdot D \cdot C$ NATIONAL COUNCIL OF CERTIFICATION NO. 25-137

12.03.2020

© COPYRIGHT HOUSE PLAN ZONE, LLC







MAXIMUM HEADER SPANS

HEADER SPANS FOR EXTERIOR BEARING WALLS

SOUTHERN PINE #2 OR BETTER LIVE LOAD = 30psf DEAD LOAD = 10psf

ALL SPANS ARE ASSUMING A MAXIMUM OF 24 FEET OF SUPPORTED ROOF FRAMING.

SUPPORTI	SUPPORTING ROOF AND CEILING ONLY			
SIZE NUMBER OF PLIES IN ()	MAXIMUM SPAN (FEET AND INCHES)	JACK STUDS		
(2) 2 × 6	4-7	1		
(2) 2 × 8	5-9	1		
(2) 2 × 10	6-10	2		
(2) 2 × 12	8-1	2		
(3) 2 × 8	7-3	1		
(3) 2 × 10	8-7	2		
(3) 2 × 12	10-1	2		
SUPPORTING ROOF, C	EILING AND ONE CENTER BE	ARING FLOOR		
SIZE NUMBER OF PLIES IN ()	MAXIMUM SPAN (FEET AND INCHES)	JACK STUDS		
(2) 2 × 10	5-8	2		
(2) 2 × 12	6-8	2		

- THE ABOVE INFORMATION IS FROM THE 2018 IRC TABLE R602.7(1).
- PLEASE REFER TO THE IRC 2018 FOR ADDITIONAL LUMBER SPECIES AND HEADER OPTIONS.
 ALL HEADER SIZES SHALL BE DESIGNED/ VERIFIED BY A LOCAL PROFESSIONAL.

7-2

8-5

2

CEILING JOIST SPANS

CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES (UNINHABITABLE ATTICS WITH LIMITED STORAGE, LIVE LOAD = 20psf, L/\(\triangle = 240\) DEAD LOAD = 10psf)

***IF HABITABLE ATTIC SPACE IS DESIRED,
REFER TO THE INTERNATIONAL RESIDENTIAL CODE, SPAN TABLES.***

VISUALLY GRADED #2

SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM CEILING JOIST SPANS) (FT IN.)
	12.0	4-3
2×4 16.0 19.2	16.0	8-0
	7-4	
	24.0	6-7
	12.0	13-11
2×6	16.0	12-0
	19.2	11-0
	24.0	9-10
	12.0	17-7
2×8	16.0	15-3
2 × 0	19.2	13-11
	24.0	12-6
	12.0	20-11
2×10	16.0	18-1
2 X 10	19.2	16-6
	24.0	14-9
NOTES:		

The above tables are based on the IRC 2018 TABLE R802.5.1(2)

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES LIVE LOAD=30psf, L/\(\triangle=180\) DEAD LOAD = 10psf

SIZE	SPACING (INCHES)	SPANS (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT IN.)
.0	12.0	12-11
×	16.0	11-2
\hat{\alpha} \subset \	19.2	10-2
	24.0	9-2
_	12.0	16-4
ω	16.0	14-2
X	19.2	12-11
7	24.0	11-7
	12.0	19-5
× 10	16.0	16-10
×	19.2	15-4
U	24.0	13-9
~	12.0	22-10
× –	16.0	19-10
×	19.2	18-1
α	24.0	16-2

NOTES:

The above tables are based on the IRC 2018 TABLE R802.4.1(3)

HOUSE PLAN ZONE

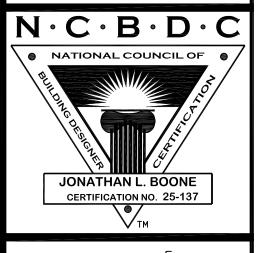
Swidding Relationships

Mebsite: www.HPZplans.com

Email: sales@hpzplans.com

Phone: 601.336.32**5**4

Fax: 1.800.**57**4.138**7**



of these plans and the completion of these consic conditions, House Plan Zone, LLC. assumes omissions or deficiencies in the design. It is that the design censed structural engineer in the area of constitution has the required to complute seismic, with

2428

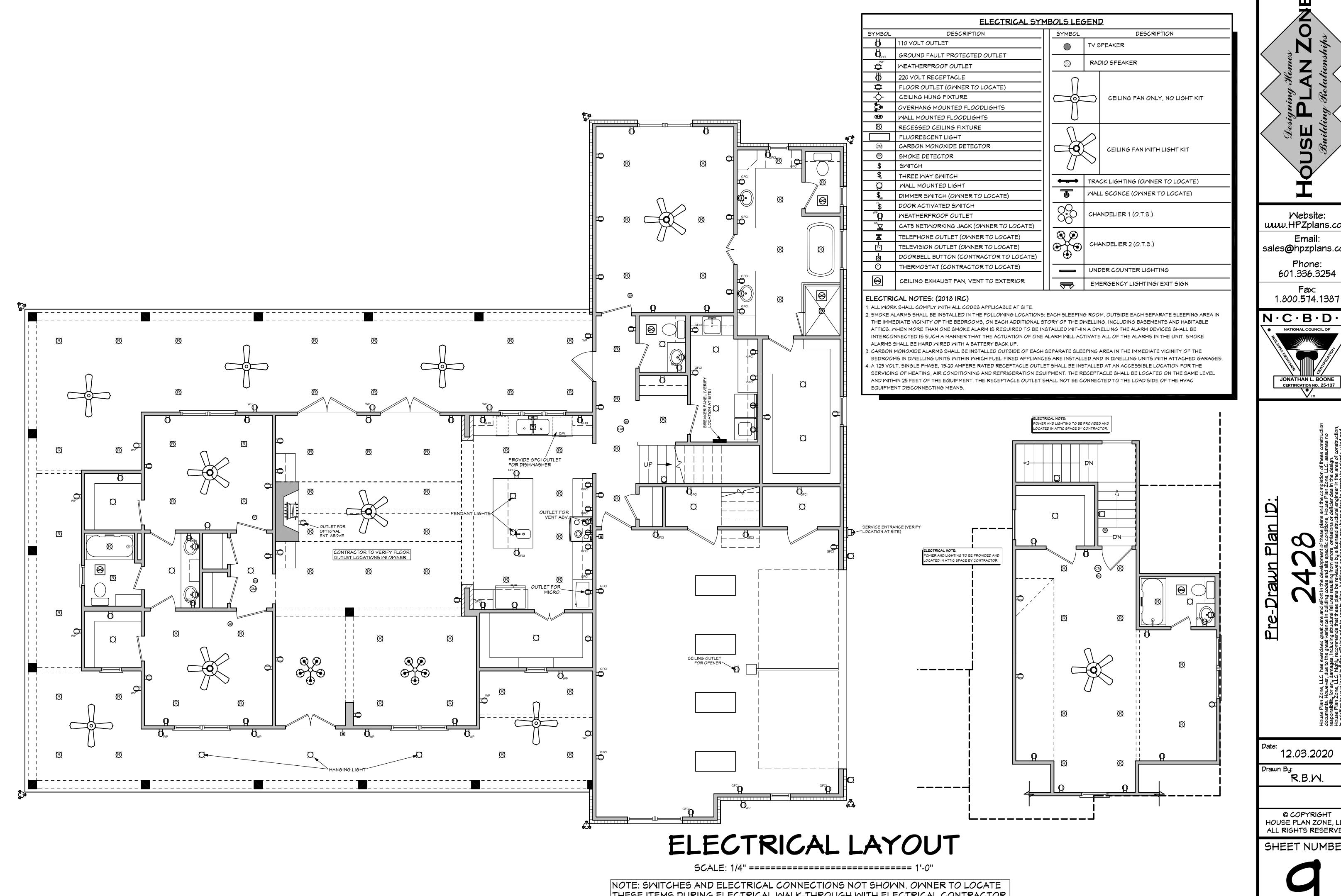
House Plan Zone, LLC. P documents. However, du responsibility for any dan House Plan Zone, LLC. P

Date: 12.03.2020
Drawn By:

R.B.M.

© COPYRIGHT HOUSE PLAN ZONE, LLC ALL RIGHTS RESERVED

SHEET NUMBER

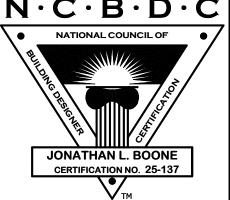


Mebsite: www.HPZplans.com

sales@hpzplans.com

Phone: 601.336.3254

 $|\mathbf{N} \cdot \mathbf{C} \cdot \mathbf{B} \cdot \mathbf{D} \cdot \mathbf{C}|$



12.03.2020

R.B.M.

© COPYRIGHT HOUSE PLAN ZONE, LLC ALL RIGHTS RESERVED

SHEET NUMBER

NOTE: SWITCHES AND ELECTRICAL CONNECTIONS NOT SHOWN. OWNER TO LOCATE THESE ITEMS DURING ELECTRICAL WALK-THROUGH WITH ELECTRICAL CONTRACTOR.

PROFESSIONAL SEAL/ ADDITIONAL DRAWINGS

THOUGH EVERY EFFORT WAS MADE TO MAKE THE CONSTRUCTION DOCUMENTS FOLLOW THE I.R.C. NATIONAL CODE METHODOLOGIES, A FEW STATES AND CITIES HAVE PASSED BI-LAWS REGARDING CONSTRUCTION PLANS THAT WOULD BE SUBMITTED TO YOUR LOCAL MUNICIPALITY AND USED FOR THE CONSTRUCTION OF YOUR HOME. THESE BI-LAWS REQUIRE THE CONSTRUCTION PLANS TO BE REVIEWED AND/OR PREPARED, INSPECTED, AND SEALED (OR STAMPED) BY A LICENSED ARCHITECT/ ENGINEER IN YOUR STATE. IT IS ADVISED THAT YOU CONTACT YOUR MUNICIPALITY'S BUILDING DEPARTMENT FOR INSTRUCTIONS TO COMPLY WITH THEIR CONSTRUCTION PLANS REVIEW PROCESS, FURTHERMORE, ADDITIONAL ITEMS SUCH AS STRUCTURAL. HVAC, PLUMBING, SITE, ENERGY EFFICIENCY DOCUMENTATION, ETC. MAY BE REQUIRED AND THESE SHALL BE PROVIDED BY A LOCAL PROFESSIONAL THAT IS FAMILIAR WITH THE REQUIREMENTS AND THESE SHALL BE PROVIDED AT THE OWNERS EXPENSE.

COPYRIGHTS

EPRODUCTION OF THESE CONSTRUCTION PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM OF COPYING AND/OR PREPARATION OF A DERIVATIVE WORKS THEREOF, FOR ANY REASON IS STRICTLY PROHIBITED. THE PURCHASE OF A SET OF CONSTRUCTION PLANS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE PURCHASER EXCEPT FOR A LIMITED LICENSING RELEASE TO USE THE SAID PLAN SET FOR CONSTRUCTING ONE AND ONLY ONE DWELLING UNIT. THE PURCHASE OF ADDITIONAL SETS OF THE SAID PLANS AT A REDUCED PRICE FROM THE ORIGINAL SET OR AS PART OF A MULTIPLE SET PACKAGE DOES NOT CONVEY TO THE PURCHASER A LICENSE TO CONSTRUCT MORE THAN ONE DWELLING. SIMILARLY, THE PURCHASE OF REPRODUCIBLE CONSTRUCTION PLANS (A.K.A. SEPIAS, MYLARS, OR VELLUMS) CARRIES THE SAME COPYRIGHT PROTECTION AS MENTIONED ABOVE. IT IS GENERALLY ALLOWED TO MAKE A MAXIMUM OF 10 COPIES FOR THE CONSTRUCTION OF A SINGLE DWELLING ONLY. TO USE ANY PLAN MORE THAN ONCE, AND TO AVOID ANY COPYRIGHT/ LICENSE INFRINGMENT. IT IS NECESSARY TO CONTACT THE ORIGINAL DESIGNER TO RECEIVE A LICENSE FOR ANY EXTENDED USAGE. WHEREAS A PURCHASER OF REPRODUCIBLE'S IS GRANTED A LICENSE TO MAKE COPIES, IT SHOULD BE NOTED THAT AS COPYRIGHTED MATERIALS, MAKING PHOTOCOPIES FROM CONSTRUCTION PANS IS ILLEGAL. COPYRIGHT AND LICENSEE OF CONSTRUCTION PLANS EXISTS TO PROTECT ALL PARTIES. IT RESPECTS AND SUPPORTS THE INTELLECTUAL PROPERTY OF THE ORIGINAL ARCHITECT AND/OR DESIGNER, THEREBY KEEPING IT POSSIBLE TO OFFER PRE-DRAWN PLANS AT AFFORDABLE PRICES COPYRIGHT LAW FOR PRE-DRAWN CONSTRUCTION PLANS IS NOW BEING VIGOROUSLY ENFORCED. COPYRIGHT INFRINGEMENT COULD LEAD TO FINES OF UP TO \$100,000 PER

GENERAL SITE NOTES

CONTRACTOR TO VERIFY LOCATIONS OF SITE UTILITIES, REQUIREMENTS, AND CONNECTIONS FEES. OWNER, CONTRACTOR AND SUB-CONTACTORS TO PAY ALL OF THIER RELATED CONSTRUCTION PERMIT FEES AS AGREED UPON BETWEEN THE OWNER AND CONTRACTOR

2. BEFORE EXCAVATION, THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS, MAPS, AND BUILDING SITE TO DETERMINE THE ROUTES OF ALL UNDERGROUND UTILITIES. BEFORE DIGGING COMMENCES IT IS ADVISED THAT THE OWNER AND OR CONTRACTOR CALL THEIR STATES UTILITY LOCATOR FACILITATOR.

3. IT IS RECOMMENDED THAT THE SITES SOIL BE TESTED FOR COMPRESSION RATING TO DETERMINE FOUNDATION AND FOOTING DESIGN. CONCRETE FOUNDATIONS AND FOOTING DESIGN SHALL BE IN ACCORDANCE TO CHAPTER 4 OF THE I.R.C. CODE. SEE FOUNDATION SECTION ON THIS PAGE FOR MORE DETAIL

4. CONSULT A LOCAL CIVIL ENGINEER FOR SITE PLANS AND SURVEYS OF EXISTING PROPERTY. A LANDSCAPE ARCHITECT SHOULD BE CONSULTED FOR MORE EXTENSIVE LANDSCAPE DESIGNS.

OTHER IMPORTANT INFORMATION

MATERIALS LIST DISCLAIMER - IF A MATERIALS LIST WAS ORDERED, IT WILL ONLY CONFORM TO THE PLAN IN ITS ORIGINAL FORMAT. ADDITIONAL OPTIONS SUCH AS 2X6 EXTERIOR WALLS, BASEMENT, OR WALKOUT BASEMENT FOUNDATIONS, THREE CAR GARAGE VERSIONS, ETC. WILL NOT BE REFLECTED IN THE LIST. WHILE IT WILL NOT MATCH THESE OPTIONS, THE LIST IS STILL A GREAT REFERENCE DOCUMENT FOR THE MATERIALS THAT WILL BE REQUIRED TO CONSTRUCT YOUR HOME.

FOUNDATIONS - MOST OF OUR FOUNDATIONS ARE DESIGNED WITH CONCRETE BLOCK STEM WALLS AND NOT POURED-IN-PLACE CONCRETE. ADDITIONALLY, THE MAJORITY OF OUR SLAB FOUNDATIONS ARE DESIGNED WITH A CHAIN WALL (RAISED) SLAB AND NOT MONOLITHIC (SLAB ON GRADE). CONTRACTOR/ LOCAL ENGINEER SHALL ADJUST DESIGN AS NEEDED FOR YOUR SPECIFIC AREA/ NEED.

SQUARE FOOTAGES - BONUS ROOMS (WHERE APPLICABLE) ARE NOT INCLUDED IN THE HEATED AREA OF THE DESIGN UNLESS SPECIFICALLY NOTED. GARAGE PLANS ARE EXCLUDED. SQUARE FOOTAGES SHOWN ARE CALCULATED TO THE OUTSIDE OF THE STUD WALL AND DO NOT INCLUDE THE EXTERIOR MATERIALS SUCH AS BRICK, STONE, OR SIDING.

DIMENSIONS - OUR PLANS ARE DIMENSIONED TO THE OUTSIDE OF THE STUD WALL ONLY AND NOT TO THE OUTSIDE OF THE BRICK LEDGE (WHERE APPLICABLE).

CHAPTER 3:: BUILDING PLANNING

SECTION R304 MINIMUM ROOM AREAS

R304.1 MINIMUM AREA. HABITABLE ROOMS SHALL HAVE A FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET (6.5 M2).

R304.2 MINIMUM DIMENSIONS.

HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET (2134 MM) IN ANY HORIZONTAL DIMENSION.

EXCEPTION: KITCHENS.

EXCEPTION: KITCHENS.

R304.3 HEIGHT EFFECT ON ROOM AREA.

PORTIONS OF A ROOM WITH A SLOPING CEILING MEASURING LESS THAN 5 FEET (1524 MM) OR A FURRED CEILING MEASURING LESS THAN 7 FEET (2134 MM) FROM THE FINISHED FLOOR TO THE FINISHED CEILING SHALL NOT BE CONSIDERED AS CONTRIBUTING TO THE MINIMUM REQUIRED HABITABLE AREA FOR THAT ROOM.

SECTION R305 CEILING HEIGHT

R305.1 MINIMUM HEIGHT.

HABITABLE SPACE, HALLWAYS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET (2134 MM). BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES (2032 MM).

NOTE: SEE SECTION R305.1 FOR EXCEPTIONS

R305.1.1 BASEMENTS.

PORTIONS OF BASEMENTS THAT DO NOT CONTAIN HABITABLE SPACE OR HALLWAYS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES (2032 MM).

EXCEPTION: AT BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS, THE CEILING HEIGHT SHALL BE NOT LESS THAN 6 FEET 4 INCHES (1931 MM) FROM THE FINISHED FLOOR.

SECTION R306 SANITATION

R306.1 TOILET FACILITIES.

EVERY DWELLING UNIT SHALL BE PROVIDED WITH A WATER CLOSET, LAVATORY, AND A BATHTUB OR SHOWER.

R306.2 KITCHEN.

EACH DWELLING UNIT SHALL BE PROVIDED WITH A KITCHEN AREA AND EVERY KITCHEN AREA SHALL BE PROVIDED WITH A SINK.

R306.3 SEWAGE DISPOSAL PLUMBING FIXTURES SHALL BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED PRIVATE SEWAGE DISPOSAL

R306.4 WATER SUPPLY TO FIXTURES. PLUMBING FIXTURES SHALL BE CONNECTED TO AN APPROVED WATER SUPPLY. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER.

SECTION R307 TOILET, BATH, AND SHOWER SPACES

R307.1 SPACE REQUIRED. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1, AND IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION P2705.1.

R307.2 BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.

SECTION R308 GLAZING

R308.4 HAZARDOUS LOCATIONS.

THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.

R308.4.1 GLAZING IN DOORS.

GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS

NOTE: SEE SECTION 308.4.1 FOR EXCEPTIONS

R308.4.2 GLAZING ADJACENT TO DOORS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING

CONDITIONS: WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.

2. WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES (3.14 RAD) FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN IN-SWINGING DOOR **EXCEPTIONS:**

DECORATIVE GLAZING.

2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING. 3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.3. 4. GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.

R308.4.3 GLAZING IN WINDOWS.

THAN 9 SQUARE FEET (0.836 M2).

THE GLAZING.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION: THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER

INCHES (457 MM) ABOVE THE FLOOR. 3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES

2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18

4. (914 MM) ABOVE THE FLOOR. 5. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF

NOTE: SEE SECTION R308.4.3. FOR EXCEPTIONS

SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

R308.4.4 GLAZING IN GUARDS AND RAILINGS. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE

R308.4.4.1 STRUCTURAL GLASS BALUSTER PANELS. GUARDS WITH STRUCTURAL GLASS BALUSTER PANELS SHALL BE INSTALLED WITH AN ATTACHED TOP RAIL OR HANDRAIL. THE TOP RAIL OR HANDRAIL SHALL BE SUPPORTED BY NOT LESS THAN THREE GLASS BALUSTER PANELS, OR SHALL BE OTHERWISE

SUPPORTED TO REMAIN IN PLACE SHOULD ONE GLASS BALUSTER

NOTE: SEE SECTION 308.4.4.1 FOR EXCEPTIONS.

R308.4.5 GLAZING AND WET SURFACES.

AND ALL PANES IN MULTIPLE GLAZING.

SEE SECTION 308.4.5 FOR EXCEPTIONS.

GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A

HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING

R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS.

GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

NOTE: SEE SECTION 308.4.6 FOR EXCEPTIONS.

R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE LANDING AND WITHIN A 60-INCH (1524 MM) HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS

SEE SECTION 308.4.7 FOR EXCEPTION

R308.5 SITE-BUILT WINDOWS.

SITE-BUILT WINDOWS SHALL COMPLY

CHAPTER 2:

WITH SECTION 2404 OF THE INTERNATIONAL BUILDING CODE.

R308.6 SKYLIGHTS AND SLOPED GLAZING.

SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH THE FOLLOWING SECTIONS.

R308.6.1 DEFINITIONS. THE FOLLOWING TERMS ARE DEFINED IN

-SKYLIGHT, UNIT. -SKYLIGHTS AND SLOPED GLAZING. TUBULAR DAYLIGHTING DEVICE (TDD).

SECTION R309 GARAGES AND CARPORTS

R309.1 FLOOR SURFACE.

GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

R309.2 CARPORTS.

CARPORTS SHALL BE OPEN ON NOT LESS THAN TWO SIDES. CARPORT FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. CARPORTS NOT OPEN ON TWO OR MORE SIDES SHALL BE CONSIDERED TO BE A GARAGE AND SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION FOR GARAGES. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

EXCEPTION: ASPHALT SURFACES SHALL BE PERMITTED AT GROUND LEVEL IN CARPORTS.

R309.4 AUTOMATIC GARAGE DOOR OPENERS.

AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.

R309.5 FIRE SPRINKLERS.

PRIVATE GARAGES SHALL BE PROTECTED BY FIRE SPRINKLERS WHERE THE GARAGE WALL HAS BEEN DESIGNED BASED ON TABLE R302.1(2), NOTE A. SPRINKLERS IN GARAGES SHALL BE CONNECTED TO AN AUTOMATIC SPRINKLER SYSTEM THAT COMPLIES WITH SECTION P2904. GARAGE SPRINKLERS SHALL BE RESIDENTIAL SPRINKLERS OR QUICK-RESPONSE SPRINKLERS, DESIGNED TO PROVIDE A DENSITY OF 0.05 GPM/FT2. GARAGE DOORS SHALL NOT BE CONSIDERED OBSTRUCTIONS WITH RESPECT TO SPRINKLER PLACEMENT.

◆ SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

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.

NOTE: SEE SECTION R310.1 FOR EXCEPTION

R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES.

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING SHALL COMPLY WITH ASTM F2090.

R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

R310.2.1 MINIMUM OPENING AREA.

EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS
THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE
SECTION R311 MEANS OF EGRESS NOT LESS THAN 20 INCHES (508 MM).

EXCEPTION: GRADE FLOOR OPENINGS OR BELOW-GRADE **OPENINGS SHALL** HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE

R310.2.2 WINDOW SILL HEIGHT. WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW

WELL IN ACCORDANCE WITH SECTION R310.2.3. R310.2.3 WINDOW WELLS.

FEET (0.465 M2).

THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (0.9 M2), WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

SEE SECTION 310.2.3 FOR EXCEPTION

R310.2.3.1 LADDER AND STEPS.

WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R311.7. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM), SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

R310.2.3.2 DRAINAGE.

WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R405.1 OR BY AN APPROVED ALTERNATIVE METHOD.

NOTE: SEE SECTION 310.2.3.2 FOR EXCEPTION

R310.2.4 EMERGENCY ESCAPE AND RESCUE OPENINGS UNDER DECKS AND PORCHES.

EMERGENCY ESCAPE AND RESCUE OPENINGS INSTALLED UNDER DECKS AND PORCHES SHALL BE FULLY OPENABLE AND PROVIDE A PATH NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT TO A YARD OR COURT.

R310.2.5 REPLACEMENT WINDOWS.

REPLACEMENT WINDOWS INSTALLED IN BUILDINGS MEETING THE SCOPE OF THIS CODE SHALL BE EXEMPT FROM THE MAXIMUM SILL HEIGHT REQUIREMENTS OF SECTION R310.2.2 AND THE REQUIREMENTS OF SECTION R310.2.1, PROVIDED THAT THE REPLACEMENT WINDOW MEETS THE FOLLOWING CONDITIONS:

1. THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENING. THE REPLACEMENT WINDOW IS OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER WINDOW OPENING AREA THAN THE EXISTING WINDOW. 2. THE REPLACEMENT WINDOW IS NOT PART OF A CHANGE OF

R310.3 EMERGENCY ESCAPE AND RESCUE DOORS.

WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL BE A SIDE-HINGED DOOR OR A SLIDER WHERE THE OPENING IS BELOW THE ADJACENT GRADE, IT SHALL BE PROVIDED WITH AN AREA WELL.

R310.3.1 MINIMUM DOOR OPENING SIZE.

THE MINIMUM NET CLEAR HEIGHT OPENING FOR ANY DOOR THAT SERVES AS AN EMERGENCY AND ESCAPE RESCUE OPENING SHALL BE IN ACCORDANCE WITH SECTION R310.2.1.

R310.3.2 AREA WELLS.

OCCUPANCY.

AREA WELLS SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA WELL SHALL BE SIZED TO ALLOW THE EMERGENCY ESCAPE AND RESCUE DOOR TO BE FULLY OPENED.

R310.3.2.1 LADDER AND STEPS.

AREA WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE DOOR IN THE FULLY OPEN POSITION, LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.7. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM), SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE EXTERIOR STAIRWELL.

R310.3.2.2 DRAINAGE.

AREA WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R405.1 OR BY AN APPROVED ALTERNATIVE METHOD.

NOTE: SEE SECTION 310.3.2.1 FOR EXCEPTION

R310.4 BARS, GRILLES, COVERS AND SCREENS. WHERE BARS, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES ARE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS. AREA WELLS, OR WINDOW WELLS, THE MINIMUM NET CLEAR OPENING SIZE SHALL COMPLY WITH SECTIONS R310.2.1 THROUGH R310.2.3, AND SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT REQUIRED FOR THE NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.

R310.5 DWELLING ADDITIONS. WHERE DWELLING ADDITIONS CONTAIN SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN EACH NEW SLEEPING ROOM. WHERE DWELLING ADDITIONS HAVE BASEMENTS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN THE NEW BASEMENT.

NOTE: SEE SECTION 310.5 FOR EXCEPTIONS

R310.6 ALTERATIONS OR REPAIRS OF EXISTING BASEMENTS. AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED WHERE EXISTING BASEMENTS UNDERGO ALTERATIONS OR REPAIRS.

NOTE: SEE SECTION 310.6 FOR EXCEPTION

R311.1 MEANS OF EGRESS.

DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R311.2 EGRESS DOOR.

NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPEN-ABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH

EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).

NOTE: SEE SECTION 311.3. FOR EXCEPTION

R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 11/2 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD.

NOTE: SEE SECTION 311.3.1 FOR EXCEPTION

R311.3.2 FLOOR ELEVATIONS AT OTHER EXTERIOR DOORS. DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 73/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD.

NOTE: SEE SECTION 311.3.2. FOR EXCEPTION

R311.3.3 STORM AND SCREEN DOORS. STORM AND SCREEN DOORS SHALL BE PERMITTED TO SWING OVER EXTERIOR STAIRS AND LANDINGS.

R311.4 VERTICAL EGRESS. EGRESS FROM HABITABLE LEVELS INCLUDING HABITABLE ATTIC AND BASEMENTS THAT ARE NOT PROVIDED WITH AN EGRESS DOOR IN ACCORDANCE WITH SECTION R311.2 SHALL BE BY A RAMP IN ACCORDANCE WITH SECTION R311.8 OR A STAIRWAY IN

R311.5 LANDING, DECK, BALCONY AND STAIR CONSTRUCTION,

AND ATTACHMENT EXTERIOR LANDINGS, DECKS, BALCONIES, STAIRS AND SIMILAR FACILITIES SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL

R311.6 HALLWAYS. THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET (914

ACCORDANCE WITH SECTION R311.7.

R311.7 STAIRWAYS.

R311.7.1 WIDTH.

STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31 1/2 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES

(698 MM) WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES.

NOTE: SEE SECTION 311.7. FOR EXCEPTION

NOTE: SEE SECTION 311.7.2 FOR EXCEPTIONS

THAN 151 INCHES (3835 MM) BETWEEN FLOOR LEVELS OR

R311.7.2 HEADROOM.

THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

R311.7.3 VERTICAL RISE A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER

R311.7.4 WALK-LINE. THE WALK-LINE ACROSS WINDER TREADS AND LANDINGS SHALL BE CONCENTRIC TO THE TURN AND PARALLEL TO THE DIRECTION OF TRAVEL ENTERING AND EXITING THE TURN. THE WALKLINE SHALL BE LOCATED 12 INCHES (305 MM) FROM THE INSIDE OF THE TURN. THE 12-INCH (305mm) DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH AT THE WALKING SURFACE. WHERE WINDERS ARE ADJACENT WITHIN A

FLIGHT, THE POINT OF THE WIDEST CLEAR STAIR WIDTH OF THE

ADJACENT WINDERS SHALL BE USED.

R311.7.5 STAIR TREADS AND RISERS. STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION. FOR THE PURPOSES OF THIS SECTION, DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.

R311.7.5.1 RISERS.

THE RISER HEIGHT SHALL BE NOT MORE THAN 73/4 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. AT OPEN RISERS, OPENINGS LOCATED MORE THAN 30

INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR

NOTE: SEE SECTION 311.5.1 FOR EXCEPTIONS

GRADE BELOW SHALL NOT PERMIT THE PASSAGE OF

R311.7.5.2 TREADS.

THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

R311.7.5.2.1 WINDER TREADS.

4-INCH-DIA (102 MM) SPHERE.

WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES (254MM) MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALK-LINE. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES (152 MM) AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALK-LINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8 INCH (9.5 MM). CONSISTENTLY SHAPED WINDERS AT THE WALK-LINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND SHALL NOT BE REQUIRED TO BE WITHIN 3/8 INCH (9.5 MM) OF THE RECTANGULAR TREAD DEPTH.

SEE SECTION 311.7.5 .2.1 FOR EXCEPTION

R311.7.5.3 NOSINGS.

NOSINGS AT TREADS, LANDINGS AND FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSING NOT GREATER THAN 9/16 INCH (14 MM) OR A BEVEL NOT GREATER THAN 1/4 INCH (12.7 MM). A NOSING PROJECTION NOT LESS THAN 3/4 INCH (19 MM) AND NOT MORE THAN 11/4 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM) WITHIN A STAIRWAY.

NOTE: SEE SECTION 311.7.5.3 FOR EXCEPTION

R311.7.5.4 EXTERIOR PLASTIC COMPOSITE STAIR TREADS. PLASTIC COMPOSITE EXTERIOR STAIR TREADS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION AND SECTION R507.2.2

R311.7.6 LANDINGS FOR STAIRWAYS. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED. FOR LANDINGS OF SHAPES OTHER THAN SQUARE OR RECTANGULAR, THE DEPTH AT THE WALK LINE AND THE TOTAL AREA SHALL BE NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH. WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36 INCHES (914

NOTE: SEE SECTION 311.7.6 FOR EXCEPTION

INCHES HORIZONTAL (2-PERCENT SLOPE).

R311.7.7 STAIRWAY WALKING SURFACE. THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NOT STEEPER THAN ONE UNIT VERTICAL IN 48

R311.7.8 HANDRAILS. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF

EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS. R311.7.8.1 HEIGHT.

HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND

R311.7.8.2 HANDRAIL PROJECTION. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2 INCHES (114

NOTE: SEE SECTION 311.7.8.1 FOR EXCEPTIONS

NOTE: SEE SECTION 311.7.8.2 FOR EXCEPTIONS

NOT MORE THAN 38 INCHES (965 MM).

MM) ON EITHER SIDE OF THE STAIRWAY.

R311.7.8.3 HANDRAIL CLEARANCE. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

R311.7.8.4 CONTINUITY.

R311.7.8.5 GRIP-SIZE.

HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS

REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

NOTE: SEE SECTION 311.7.8.4 FOR EXCEPTIONS

THE REQUIREMENTS OF SECTION R507.2.2.

NOTE: SEE R3117.8.3 FOR TYPE I AND TYPE II HANDRAILS. R311.7.8.6 EXTERIOR PLASTIC COMPOSITE HANDRAILS. PLASTIC COMPOSITE EXTERIOR HANDRAILS SHALL COMPLY WITH

R311.7.9 ILLUMINATION. STAIRWAYS SHALL BE PROVIDED WITH ILLUMINATION IN ACCORDANCE WITH SECTION R303.7 AND R303.8.

R311.7.10 SPECIAL STAIRWAYS. SPIRAL STAIRWAYS AND BULKHEAD ENCLOSURE STAIRWAYS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R311.7

EXCEPT AS SPECIFIED IN SECTIONS R311.7.10.1 AND R311.7.10.2.

R311.7.10.1 SPIRAL STAIRWAYS. THE CLEAR WIDTH AT AND BELOW THE HANDRAILS AT SPIRAL STAIRWAYS SHALL BE NOT LESS THAN 26 INCHES (660 MM) AND THE WALK-LINE RADIUS SHALL BE NOT GREATER THAN 24 1/2 INCHES (622 MM). EACH TREAD SHALL HAVE A DEPTH OF NOT LESS THAN 6 3/4 INCHES (171 MM) AT THE WALK-LINE. TREADS SHALL BE IDENTICAL, AND THE RISE SHALL BE NOT MORE THAN 9 1/2 INCHES (241 MM). HEADROOM SHALL BE NOT LESS THAN 6 FEET 6 INCHES

(1982 MM).

R311.7.10.2 BULKHEAD ENCLOSURE STAIRWAYS. STAIRWAYS SERVING BULKHEAD ENCLOSURES, NOT PART OF THE REQUIRED BUILDING EGRESS, PROVIDING ACCESS FROM THE OUTSIDE GRADE LEVEL TO THE BASEMENT SHALL BE EXEMPT FROM THE REQUIREMENTS OF SECTIONS R311.3 AND R311.7 WHERE THE HEIGHT FROM THE BASEMENT FINISHED FLOOR LEVEL TO GRADE ADJACENT TO THE STAIRWAY IS NOT MORE THAN 8 FEET (2438 MM) AND THE GRADE LEVEL OPENING TO THE STAIRWAY IS COVERED BY A BULKHEAD ENCLOSURE WITH HINGED DOORS OR OTHER APPROVED MEANS.

NOTE: SEE SECTION R311.7.11 THROUGH R311.7.12.2 FOR

ALTERNATING TREAD DEVICES AND SHIPS LADDERS.

R311.8 RAMPS

R311.8.1 MAXIMUM SLOPE. RAMPS SERVING THE EGRESS DOOR REQUIRED BY SECTION R311.2 SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3-PERCENT SLOPE). OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5 PERCENT).

EXCEPTION: WHERE IT IS TECHNICALLY INFEASIBLE TO COMPLY BECAUSE OF SITE CONSTRAINTS, RAMPS SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5

R311.8.2 LANDINGS REQUIRED.

THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH RAMP, WHERE DOORS OPEN ONTO RAMPS, AND WHERE RAMPS CHANGE DIRECTIONS. THE WIDTH OF THE LANDING PERPENDICULAR TO THE RAMP SLOPE SHALL BE NOT LESS THAN 36 INCHES (914 MM).

1 ng

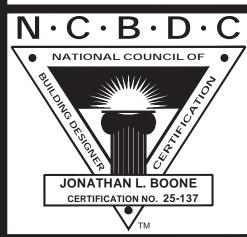
Website: www.HPZplans.com

sales@hpzplans.com

Phone:

Fax: 1.800.574.1387

601.336.3254



. . - - - -90

02.10.20

Date:

R311.8.3.1 HEIGHT.

HANDRAIL HEIGHT, MEASURED ABOVE THE FINISHED SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM)AND NOT MORE THAN 38 INCHES (965 MM).

R311.8.3.2 GRIP SIZE. HANDRAILS ON RAMPS SHALL COMPLY WITH SECTION R311.7.8.5.

R311.8.3.3 CONTINUITY.

HANDRAILS WHERE REQUIRED ON RAMPS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE RAMP. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 11/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

SECTION R312

GUARDS AND WINDOW FALL PROTECTION

R312.1 GUARDS.

GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1.1 THROUGH R312.1.4.

R312.1.1 WHERE REQUIRED.

GUARDS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES (762 MM) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914 MM) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

R312.1.2 HEIGHT.

REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS.

NOTE: SEE SECTION 312.1.2 FOR EXCEPTIONS

R312.1.3 OPENING LIMITATIONS. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 mm) IN DIAMETER.

NOTE: SEE SECTION 312.1.3 FOR EXCEPTIONS

R312.1.4 EXTERIOR PLASTIC COMPOSITE GUARDS. PLASTIC COMPOSITE EXTERIOR GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R317.4.

R312.2 WINDOW FALL PROTECTION. WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2.

R312.2.1 WINDOW SILLS.

IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

OPERABLE WINDOW OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH WHERE THE OPENINGS ARE IN THEIR LARGEST OPENED POSITION. OPERABLE WINDOWS ARE PROVIDED WITH WINDOW FALL

PREVENTION DEVICES THAT COMPLY WITH ASTM F2090. 3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW 4. OPENING CONTROL DEVICES THAT COMPLY WITH SECTION

R312.2.2 WINDOW OPENING CONTROL DEVICES.

WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1.

SECTION R313

AUTOMATIC FIRE SPRINKLER SYSTEMS

313.1 TOWNHOUSE AUTOMATIC FIRE SPRINKLER SYSTEMS. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN TOWNHOUSES.

NOTE: SEE SECTION 313.1 FOR EXCEPTION

R313.1.1 DESIGN AND INSTALLATION. AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS FOR TOWNHOUSES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION P2904 OR NFPA 13D.

R313.2 ONE- AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SPRINKLER SYSTEMS.

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS.

NOTE: SEE SECTION 313.2 FOR EXCEPTION

R313.2.1 DESIGN AND INSTALLATION.

AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION P2904 OR NFPA 13D.

SECTION R314 SMOKE ALARMS

R314.1 GENERAL.

SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314.

SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.

R314.2 WHERE REQUIRED. SMOKE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH THIS

R314.2.1 NEW CONSTRUCTION.

SMOKE ALARMS SHALL BE PROVIDED IN DWELLING UNITS.

R314.2.2 ALTERATIONS, REPAIRS AND ADDITIONS. WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW

DWELLINGS. SEE SECTION 314.2.2 FOR EXCEPTIONS

R314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING

LOCATIONS:

1. IN EACH SLEEPING ROOM. 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE

IMMEDIATE VICINITY OF THE BEDROOMS. 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING ELEVATORS SHALL COMPLY WITH ASME A17.1/CSA B44. SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING

AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON

LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. 4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY

THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER

R314.3.1 INSTALLATION NEAR COOKING APPLIANCES. SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A

SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3. 1. IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET (6096 MM) HORIZONTALLY FROM A PERMANENTLY

INSTALLED COOKING APPLIANCE. 2. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 mm) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

3. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET (1828 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

R314.4 INTERCONNECTION.

THIS SECTION.

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

R314.5 COMBINATION ALARMS.

COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.

R314.6 POWER SOURCE.

SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

NOTE: SEE SECTION 314.6 FOR EXCEPTIONS

R314.7 FIRE ALARM SYSTEMS FIRE ALARM SYSTEMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS AND SHALL COMPLY WITH SECTIONS R314.7.1 THROUGH R314.7.4.

SECTION R315 CARBON MONOXIDE ALARMS

R315.1 GENERAL.

CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION R315.

R315.1.1 LISTINGS.

CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL

R315.2 WHERE REQUIRED.

CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R315.2.1 AND R315.2.2.

R315.2.1 NEW CONSTRUCTION.

FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITIONS EXIST.

1. THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE. 2. THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.

R315.2.2 ALTERATIONS, REPAIRS AND ADDITIONS. WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR. THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. **EXCEPTIONS:**

NOTE: SEE SECTION 315.2.2 FOR EXCEPTIONS

R315.3 LOCATION.

CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

R315.4 COMBINATION ALARMS.

COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.

R315.5 INTERCONNECTIVITY.

WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R315.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF CARBON MONOXIDE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

NOTE: SEE SECTION 315.5 FOR EXCEPTIONS

R315.6 POWER SOURCE.

CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER-CURRENT PROTECTION.

NOTE: SEE SECTION 315.5 FOR EXCEPTIONS

R315.7 CARBON MONOXIDE DETECTION SYSTEMS. CARBON MONOXIDE DETECTION SYSTEMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS AND SHALL COMPLY WITH SECTIONS R315.6.1 THROUGH R315.6.4.

ELEVATORS AND PLATFORM LIFTS

R321.1 ELEVATORS. WHERE PROVIDED, PASSENGER ELEVATORS, LIMITED- USE AND LIMITED-APPLICATION ELEVATORS OR PRIVATE RESIDENCE

FLOOD-RESISTANT CONSTRUCTION

R322.1 GENERAL

BUILDINGS AND STRUCTURES CONSTRUCTED IN WHOLE OR IN PART IN FLOOD HAZARD AREAS, INCLUDING A OR V ZONES AND COASTAL A ZONES, AS ESTABLISHED IN TABLE R301.2(1). AND SUBSTANTIAL IMPROVEMENT AND REPAIR OF SUBSTANTIAL DAMAGE OF BUILDINGS AND STRUCTURES IN FLOOD HAZARD AREAS, SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN THIS SECTION. BUILDINGS AND STRUCTURES THAT ARE LOCATED IN MORE THAN ONE FLOOD HAZARD AREA SHALL COMPLY WITH THE PROVISIONS ASSOCIATED WITH THE MOST RESTRICTIVE FLOOD HAZARD AREA. BUILDINGS AND STRUCTURES LOCATED IN WHOLE OR IN PART IN IDENTIFIED FLOODWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ASCE 24.

R322.1.2 STRUCTURAL SYSTEMS.

STRUCTURAL SYSTEMS OF BUILDINGS AND STRUCTURES SHALL BE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION.

R322.1.3 FLOOD-RESISTANT CONSTRUCTION. BUILDINGS AND STRUCTURES ERECTED IN AREAS PRONE TO FLOODING SHALL BE CONSTRUCTED BY METHODS AND PRACTICES THAT MINIMIZE FLOOD DAMAGE.

R322.1.4 ESTABLISHING THE DESIGN FLOOD ELEVATION. THE DESIGN FLOOD ELEVATION SHALL BE USED TO DEFINE FLOOD HAZARD AREAS. AT A MINIMUM, THE DESIGN FLOOD ELEVATION SHALL BE THE HIGHER OF THE FOLLOWING:

1. THE BASE FLOOD ELEVATION AT THE DEPTH OF PEAK ELEVATION OF FLOODING, INCLUDING WAVE HEIGHT, THAT HAS A 1 PERCENT (100-YEAR FLOOD) OR GREATER CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR.

2. THE ELEVATION OF THE DESIGN FLOOD ASSOCIATED WITH THE AREA DESIGNATED ON A FLOOD HAZARD MAP ADOPTED BY THE COMMUNITY, OR OTHERWISE LEGALLY DESIGNATED. FOR DETERMINING DESIGN FLOOD ELEVATIONS AND IMPACTS REFER TO SECTIONS R322.1.4.1 AND R322.1.4.2

R322.1.5 LOWEST FLOOR. THE LOWEST FLOOR SHALL BE THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA, INCLUDING BASEMENT, AND EXCLUDING ANY UNFINISHED FLOOD-RESISTANT ENCLOSURE THAT IS USEABLE SOLELY FOR VEHICLE PARKING, BUILDING ACCESS OR LIMITED STORAGE PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT SO AS TO RENDER THE BUILDING OR STRUCTURE IN

R322.1.6 PROTECTION OF MECHANICAL, PLUMBING AND **ELECTRICAL SYSTEMS.**

VIOLATION OF THIS SECTION.

ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATING, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE ELEVATION REQUIRED IN SECTION R322.2 OR R322.3. IF REPLACED AS PART OF A SUBSTANTIAL IMPROVEMENT, ELECTRICAL SYSTEMS EQUIPMENT AND COMPONENTS; HEATING, VENTILATING, AIR CONDITIONING AND PLUMBING APPLIANCES AND PLUMBING SHALL MEET THE REQUIREMENTS OF THIS SECTION. SYSTEMS, FIXTURES, AND EQUIPMENT AND COMPONENTS SHALL NOT BE MOUNTED ON OR PENETRATE THROUGH WALLS INTENDED TO BREAK AWAY UNDER FLOOD LOADS.

NOTE: SEE SECTION 322.1.6 FOR EXCEPTION

R322.1.7 PROTECTION OF WATER SUPPLY AND SANITARY SEWAGE

SYSTEMS. NEW AND REPLACEMENT WATER SUPPLY SYSTEMS SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOOD WATERS INTO THE SYSTEMS IN ACCORDANCE WITH THE PLUMBING PROVISIONS OF THIS CODE. NEW AND REPLACEMENT SANITARY SEWAGE SYSTEMS SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOODWATERS INTO SYSTEMS AND DISCHARGES FROM SYSTEMS INTO FLOODWATERS IN ACCORDANCE WITH THE PLUMBING PROVISIONS OF THIS CODE AND CHAPTER 3 OF THE INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE.

R322.2.2 ENCLOSED AREA BELOW DESIGN FLOOD ELEVATION. ENCLOSED AREAS, INCLUDING CRAWL SPACES, THAT ARE BELOW

THE DESIGN FLOOD ELEVATION SHALL 1. BE USED SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE.

2. BE PROVIDED WITH FLOOD OPENINGS THAT MEET THE FOLLOWING CRITERIA AND ARE INSTALLED IN ACCORDANCE WITH SECTION R322.2.2.1 SECTIONS 2.1 THROUGH 2.3, AS WELL AS, SECTIONS:

-R322.2.2.1 FOR INSTALLATION OF OPENINGS. -R322.2.3 FOUNDATION DESIGN AND CONSTRUCTION. -R322.2.4 TANKS.

REFER TO SECTION R322.3 FOR COASTAL HIGH-HAZARD AREAS (INCLUDING V ZONES AND COASTAL A ZONES, WHERE DESIGNATED). INCLUDING:

R322.3.1 LOCATION AND SITE PREPARATION **R322.3.2 ELEVATION REQUIREMENTS**

R322.3.3 FOUNDATIONS R322.3.4 CONCRETE SLABS R322.3.5 WALLS BELOW DESIGN FLOOD ELEVATION R322.3.6 ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION.

R322.3.7 STAIRWAYS AND RAMPS R322.3.8 DECKS AND PORCHES R322.3.9 CONSTRUCTION DOCUMENTS

SECTION R323 STORM SHELTERS

R323.1 GENERAL. THIS SECTION APPLIES TO STORM SHELTERS WHERE CONSTRUCTED AS SEPARATE DETACHED BUILDINGS OR WHERE CONSTRUCTED AS SAFE ROOMS WITHIN BUILDINGS FOR THE PURPOSE OF PROVIDING REFUGE FROM STORMS THAT PRODUCE HIGH WINDS, SUCH AS TORNADOS AND HURRICANES. IN ADDITION TO OTHER APPLICABLE REQUIREMENTS IN THIS CODE, STORM SHELTERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ICC/NSSA-500.

SECTION R326

R322.3.10 TANKS

SWIMMING POOLS, SPAS AND HOT TUBS R326.1 GENERAL THE DESIGN AND CONSTRUCTION OF POOLS AND SPAS SHALL

CHAPTER 4:: FOUNDATIONS

ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

SECTION R401 GENERAL

R401.2 REQUIREMENTS. FOUNDATION CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IN ACCORDANCE WITH SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING SOIL. FILL SOILS THAT SUPPORT FOOTINGS AND FOUNDATIONS SHALL BE DESIGNED, INSTALLED AND TESTED IN

R401.3 DRAINAGE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM).

NOTE: SEE SECTION R401.3 FOR EXCEPTIONS

R401.4 SOIL TESTS.

WHERE QUANTIFIABLE DATA CREATED BY ACCEPTED SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE SOILS, COMPRESSIBLE SOILS, SHIFTING SOILS, OR OTHER QUESTIONABLE SOIL CHARACTERISTICS ARE LIKELY TO BE PRESENT, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER TO REQUIRE A SOIL TEST TO DETERMINE THE SOIL'S CHARACTERISTICS AT A PARTICULAR LOCATION. THIS TEST SHALL BE DONE BY AN APPROVED AGENCY USING AN APPROVED METHOD.

SECTION R402 MATERIALS

R402.1 WOOD FOUNDATIONS. WOOD FOUNDATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE.

R402.1.1 FASTENERS.

FASTENERS USED BELOW GRADE TO ATTACH PLYWOOD TO THE EXTERIOR SIDE OF EXTERIOR BASEMENT OR CRAWLSPACE WALL STUDS, OR FASTENERS USED IN KNEE WALL CONSTRUCTION, SHALL BE OF TYPE 304 OR 316 STAINLESS STEEL. FASTENERS USED ABOVE GRADE TO ATTACH PLYWOOD AND ALL LUMBER-TOLUMBER FASTENERS EXCEPT THOSE USED IN KNEE WALL CONSTRUCTION SHALL BE OF TYPE 304 OR 316 STAINLESS STEEL, SILICON BRONZE, COPPER, HOT-DIPPED GALVANIZED (ZINC COATED) STEEL NAILS, OR HOT-TUMBLED GALVANIZED (ZINC COATED) STEEL NAILS. ELECTRO-GALVANIZED STEEL NAILS AND GALVANIZED (ZINC COATED) STEEL STAPLES SHALL NOT BE PERMITTED.

R402.1.2 WOOD TREATMENT. LUMBER AND PLYWOOD SHALL BE PRESSURE-PRESERVATIVE TREATED AND DRIED AFTER TREATMENT IN ACCORDANCE WITH AWPA U1 (COMMODITY SPECIFICATION A, SPECIAL REQUIREMENT 4.2), AND SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY. WHERE LUMBER OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD TREATED WITH COPPER NAPHTHENATE, THE CONCENTRATION OF WHICH SHALL CONTAIN NOT LESS THAN 2-PERCENT COPPER METAL, BY REPEATED BRUSHING, DIPPING OR SOAKING UNTIL THE WOOD CANNOT ABSORB MORE PRESERVATIVE.

R402.2 CONCRETE. CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF F SC. AS SHOWN IN TABLE R402.2. CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING AS INDICATED IN TABLE R301.2(1) SHALL BE AIR ENTRAINED AS SPECIFIED IN TABLE R402.2. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME, SLAG OR BLENDED CEMENTS THAT IS INCLUDED IN CONCRETE MIXTURES FOR GARAGE FLOOR SLABS AND FOR EXTERIOR PORCHES, CARPORT SLABS AND STEPS THAT WILL BE EXPOSED TO DEICING CHEMICALS SHALL NOT EXCEED THE PERCENTAGES OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS SPECIFIED IN SECTION 19.3.3.4 OF ACI MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTERS 19 AND 20 OF ACI 318 OR ACI 332. R402.2.1

SECTION 403 FOOTINGS

ALL EXTERIOR WALLS SHALL BE SUPPORTED ON CONTINUOUS SOLID OR FULLY GROUTED MASONRY OR CONCRETE FOOTINGS. CRUSHED STONE FOOTINGS, WOOD FOUNDATIONS, OR OTHER APPROVED STRUCTURAL SYSTEMS THAT SHALL BE OF SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS ACCORDING TO SECTION R301 AND TO TRANSMIT THE RESULTING LOADS TO THE SOIL WITHIN THE LIMITATIONS AS DETERMINED FROM THE CHARACTER OF THE SOIL. FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL. CONCRETE FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R403 OR IN ACCORDANCE WITH ACI 332.

R403.1.1 MINIMUM SIZE. THE MINIMUM WIDTH, W, AND THICKNESS, T, FOR CONCRETE FOOTINGS SHALL BE IN ACCORDANCE WITH TABLES R403.1(1) THROUGH R403.1(3) AND FIGURE R403.1(1) OR R403.1.3, AS APPLICABLE. THE FOOTING WIDTH SHALL BE BASED ON THE LOAD-BEARING VALUE OF THE SOIL IN ACCORDANCE WITH TABLE R401.4.1. FOOTING PROJECTIONS, P, SHALL BE NOT LESS THAN 2 INCHES (51 MM) AND SHALL NOT EXCEED THE THICKNESS OF THE FOOTING. FOOTING THICKNESS AND PROJECTION FOR FIREPLACES SHALL BE IN ACCORDANCE WITH SECTION R1001.2. THE SIZE OF FOOTINGS SUPPORTING PIERS AND COLUMNS SHALL BE BASED ON THE TRIBUTARY LOAD AND ALLOWABLE SOIL PRESSURE IN ACCORDANCE WITH TABLE R401.4.1. FOOTINGS FOR WOOD FOUNDATIONS SHALL BE IN ACCORDANCE WITH THE DETAILS SET FORTH IN SECTION R403.2, AND FIGURES R403.1(2) AND R403.1(3). FOOYINGS FOR PRECAST FOUNDATIONS SHALL BE IN ACCORDANCE WITH THE DETAILS SET FORTH IN SECTION R403.4, TABLE R403.4, AND FIGURES R403.4(1) AND R403.4(2).

REFER TO THESE SECTIONS FOR THE FOLLOWING TOPICS: -R403.1.2 CONTINUOUS FOOTING IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2.

-R403.1.3 FOOTING AND STEM WALL REINFORCING IN SEISMIC **DESIGN CATEGORIES D0, D1, AND D2.** -R403.1.3.4 INTERIOR BEARING AND BRACED WALL PANEL FOOTINGS IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2. -R403.1.3.5 REINFORCEMENT. -R403.1.3.6 ISOLATED CONCRETE FOOTINGS.

EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES (305 MM) BELOW THE UNDISTURBED GROUND SURFACE. WHERE APPLICABLE, THE DEPTH OF FOOTINGS

SHALL ALSO CONFORM TO SECTIONS R403.1.4.1 THROUGH R403.1.4.2.

R403.1.4.1 FROST PROTECTION.

EXCEPT WHERE OTHERWISE PROTECTED FROM FROST, FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS AND STRUCTURES SHALL BE PROTECTED FROM

- FROST BY ONE OR MORE OF THE FOLLOWING METHODS: 1. EXTENDED BELOW THE FROST LINE SPECIFIED IN TABLE R301.2.(1).
- 2. CONSTRUCTED IN ACCORDANCE WITH SECTION R403.3. 3. CONSTRUCTED IN ACCORDANCE WITH ASCE 32.
- ERECTED NO SOLID ROCK.

FOOTINGS SHALL NOT BEAR ON FROZEN SOIL UNLESS THE FROZEN CONDITION IS PERMANENT.

NOTE: SEE SECTION R403.1.4.1 FOR EXCEPTIONS

R403.1.5 SLOPE. THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10-PERCENT SLOPE). FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTINGS OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTINGS WILL EXCEED ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10-PERCENT SLOPE).

R403.1.6 FOUNDATION ANCHORAGE.

WOOD SILL PLATES AND WOOD WALLS SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION.

COLD-FORMED STEEL FRAMING SHALL BE ANCHORED DIRECTLY TO THE FOUNDATION OR FASTENED TO WOOD SILL PLATES IN ACCORDANCE WITH SECTION R505.3.1 OR R603.3.1. AS APPLICABLE. WOOD SILL PLATES SUPPORTING COLD-FORMED STEEL FRAMING SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION.

WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2-INCH DIAMETER (12.7 MM) ANCHOR BOLTS SPACED NOT GREATER THAN 6 FEET (1829 MM) ON CENTER OR APPROVED ANCHORS OR ANCHOR STRAPS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2-INCH-DIAMETER (12.7 MM) ANCHOR BOLTS. BOLTS SHALL EXTEND NOT LESS THAN 7 INCHES (178 MM) INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE NOT FEWER THAN TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305 MM) OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTIONS R317 AND R318.

NOTE: SEE SECTION 403.1.6 FOR EXCEPTIONS

R403.1.6.1 FOUNDATION ANCHORAGE IN SEISMIC DESIGN CATEGORIES C, D0, D1 AND D2. IN ADDITION TO THE REQUIREMENTS OF SECTION R403.1.6, THE

FOLLOWING REQUIREMENTS SHALL APPLY TO WOOD LIGHT-FRAME STRUCTURES IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2 AND WOOD LIGHT-FRAME TOWNHOUSES IN SEISMIC DESIGN CAT. C. SEE SECTION 403.1.6.1 FOR REQUIREMENTS

ADJACENT TO SLOPES STEEPER THAN ONE UNIT VERTICAL IN THREE UNITS HORIZONTAL (33.3-PERCENT SLOPE) SHALL CONFORM TO SECTIONS R403.1.7.1 THROUGH R403.1.7.4

'HE PLACEMENT OF BUILDINGS AND STRUCTURES ON OR

SECTION 1808.6 OF THE INTERNATIONAL BUILDING CODE.

R403.1.8 FOUNDATIONS ON EXPANSIVE SOILS. FOUNDATION AND FLOOR SLABS FOR BUILDINGS LOCATED ON EXPANSIVE SOILS SHALL BE DESIGNED IN ACCORDANCE WITH

NOTE: SEE SECTION 403.1.8 FOR EXCEPTION AND EXPANSIVE SOILS CLASSIFICATIONS.

R403.1.7 FOOTINGS ON OR ADJACENT TO SLOPES.

R403.2 FOOTINGS FOR WOOD FOUNDATIONS. FOOTINGS FOR WOOD FOUNDATIONS SHALL BE IN ACCORDANCE WITH FIGURES R403.1(2) AND R403.1(3). GRAVEL SHALL BE WASHED AND WELL GRADED. THE MAXIMUM SIZE STONE SHALL NOT EXCEED 3/4 INCH (19.1 MM). GRAVEL SHALL BE FREE FROM ORGANIC, CLAYEY OR SILTY SOILS. SAND SHALL BE COARSE, NOT SMALLER THAN 1/16-INCH (1.6 MM) GRAINS AND SHALL BE FREE FROM ORGANIC, CLAYEY OR SILTY SOILS. CRUSHED STONE SHALL HAVE A MAXIMUM SIZE OF 1/2 INCH (12.7 MM).

R403.3 FROST-PROTECTED SHALLOW FOUNDATIONS. FOR BUILDINGS WHERE THE MONTHLY MEAN TEMPERATURE OF THE BUILDING IS MAINTAINED AT NOT LESS THAN 64°F (18°C), FOOTINGS ARE NOT REQUIRED TO EXTEND BELOW THE FROST LINE WHERE PROTECTED FROM FROST BY INSULATION IN ACCORDANCE WITH FIGURE R403.3(1) AND TABLE R403.3(1). FOUNDATIONS PROTECTED FROM FROST IN ACCORDANCE WITH FIGURE R403.3(1) AND TABLE R403.3(1) SHALL NOT BE USED FOR UNHEATED SPACES SUCH AS PORCHES, UTILITY ROOMS, GARAGES AND CARPORTS, AND SHALL NOT BE ATTACHED TO BASEMENTS OR CRAWL SPACES THAT ARE NOT MAINTAINED AT A

MINIMUM MONTHLY MEAN TEMPERATURE OF 64°F (18°C). REFER TO SECTION 403 FOR THE FOLLOWING AREAS:

GROUND.

-R403.3.3 DRAINAGE

SECTION 404

FOUNDATION WALLS.

COMPLY WITH SECTION R403.4.

-R403.3.1 FOUNDATIONS ADJOINING FROST-PROTECTED SHALLOW **FOUNDATIONS** -R403.3.2 PROTECTION OF HORIZONTAL INSULATION BELOW

-R403.3.4 TERMITE PROTECTION. R403.4 FOOTINGS FOR PRECAST CONCRETE FOUNDATIONS. FOOTINGS FOR PRECAST CONCRETE FOUNDATIONS SHALL

FOUNDATION AND RETAINING WALLS

R404.1 CONCRETE AND MASONRY FOUNDATION WALLS. REFER TO SECTION 404.1 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR CONCRETE AND MASONRY

R404.2 WOOD FOUNDATION WALLS. REFER TO SECTION 404.2 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR WOOD FOUNDATION WALLS.

R404.3 WOOD SILL PLATES. WOOD SILL PLATES SHALL BE NOT LESS THAN 2-INCH BY 4-INCH (51 MM BY 102 MM) NOMINAL LUMBER. SILL PLATE ANCHORAGE SHALL

BE IN ACCORDANCE WITH SECTIONS R403.1.6 AND R602.11.

R404.4 RETAINING WALLS.

RETAINING WALLS THAT ARE NOT LATERALLY SUPPORTED AT THE TOP AND THAT RETAIN IN EXCESS OF 48 INCHES (1219 MM) OF UNBALANCED FILL, OR RETAINING WALLS EXCEEDING 24 INCHES (610 MM) IN HEIGHT THAT RESIST LATERAL LOADS IN ADDITION TO SOIL, SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE TO ENSURE STABILITY AGAINST OVERTURNING, SLIDING, EXCESSIVE FOUNDATION PRESSURE AND WATER UPLIFT. RETAINING WALLS SHALL BE DESIGNED FOR A SAFETY FACTOR OF 1.5 AGAINST LATERAL SLIDING AND OVERTURNING. THIS SECTION SHALL NOT APPLY TO FOUNDATION WALLS SUPPORTING BUILDINGS.

R404.5 PRECAST CONCRETE FOUNDATION WALLS. REFER TO SECTION 404.5 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR PRECAST CONCRETE FOUNDATION

DRAINS SHALL BE PROVIDED AROUND CONCRETE OR MASONRY

SECTION R405 FOUNDATION DRAINAGE

R405.1 CONCRETE OR MASONRY FOUNDATIONS.

FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE TOP OF THE FOOTING OR BELOW THE BOTTOM OF THE SLAB AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND NOT LESS THAN 1 FOOT (305 MM) BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES (152 MM) ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER. EXCEPT WHERE OTHERWISE RECOMMENDED BY THE DRAIN MANUFACTURER, PERFORATED DRAINS SHALL BE SURROUNDED WITH AN APPROVED FILTER MEMBRANE OR THE FILTER MEMBRANE SHALL COVER THE WASHED GRAVEL OR CRUSHED ROCK COVERING THE DRAIN. DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON NOT LESS THAN 2 INCHES (51 MM) OF WASHED GRAVEL OR CRUSHED ROCK NOT LESS THAN ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES (152 MM) OF THE SAME MATERIAL

REFER TO SECTION 405 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR PRECAST CONCRETE FOUNDATION

SECTION R406 FOUNDATION WATER-PROOFING AND DAMP-PROOFING

-R406.3 DAMPPROOFING FOR WOOD FOUNDATIONS.

-R406.4 PRECAST CONCRETE FOUNDATION SYSTEM

REFER TO SECTION 406 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR WATER-PROOFING AND DAMP-PROOFING FOUNDATIONS INCLUDING THE FOLLOWING

-R406.1 CONCRETE AND MASONRY FOUNDATION DAMPPROOFING. -R406.2 CONCRETE AND MASONRY FOUNDATION WATERPROOFING.

DAMPPROOFING. **SECTION R407 COLUMNS**

REFER TO SECTION 407 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR COLUMNS INCLUDING THE FOLLOWING

-R407.1 WOOD COLUMN PROTECTION. -R407.2 STEEL COLUMN PROTECTION.

-R407.3 STRUCTURAL REQUIREMENTS.

SECTION R408 UNDER-FLOOR SPACE

REFER TO SECTION 408 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR UNDER-FLOOR SPACE INCLUDING THE

-R408.1 VENTILATION. -R408.2 OPENINGS FOR UNDER-FLOOR VENTILATION.

-R408.3 UN-VENTED CRAWL SPACE.

FOLLOWING AREA:

-R408.4 ACCESS.

-R408.6 FINISHED GRADE. -R408.7 FLOOD RESISTANCE.

-R408.5 REMOVAL OF DEBRIS.

CHAPTER 5 :: FLOORS

SECTION R501 GENERAL R501.1 APPLICATION. THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN

PLUMBING FIXTURES AND EQUIPMENT.

STRUCTURAL ELEMENTS.

R502.1 GENERAL.

FLOOR CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IN ACCORDANCE WITH SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING

AND CONSTRUCTION OF THE FLOORS FOR BUILDINGS, INCLUDING

THE FLOORS OF ATTIC SPACES USED TO HOUSE MECHANICAL OR

SECTION R502 WOOD FLOOR FRAMING

THROUGH 502.1.7 FOR FURTHER SPECIFICATIONS.

WOOD AND WOOD-BASED PRODUCTS USED FOR LOAD-SUPPORTING PURPOSES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THIS SECTION. SEE SECTIONS 502.1.1

R502.2 DESIGN AND CONSTRUCTION. FLOORS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER, FIGURE R502.2 AND SECTIONS R317 AND R318 OR IN ACCORDANCE WITH ANSI AWC NDS. SEE SECTIONS 502.2.1 THROUGH 502.2.2 FOR

FURTHER SPECIFICATIONS.

R502.3 ALLOWABLE JOIST SPANS. SPANS FOR FLOOR JOISTS SHALL BE IN ACCORDANCE WITH TABLES R502.3.1(1) AND R502.3.1(2). FOR OTHER GRADES AND SPECIES AND FOR OTHER LOADING CONDITIONS, REFER TO THE AWC STJR. SEE SECTIONS 502.3.1 THROUGH 502.3.3 FOR FURTHER SPECIFICATIONS.

R502.4 JOISTS UNDER BEARING PARTITIONS.

ADEQUATE SIZE TO SUPPORT THE LOAD.DOUBLE JOISTS, SIZED TO ADEQUATELY SUPPORT THE LOAD, THAT ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS SHALL BE FULL DEPTH SOLID BLOCKED WITH LUMBER NOT LESS THAN 2 INCHES (51 MM) IN NOMINAL THICKNESS SPACED NOT MORE THAN 4 FEET (1219 MM) ON CENTER. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS OR PARTITIONS MORE THAN THE JOIST DEPTH UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL

JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE OF

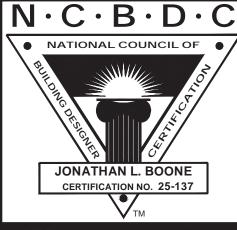
ng

www.HPZplans.com

sales@hpzplans.com Phone:

601.336.3254

Fax: 1.800.574.1387



7 O C

Date:

THE ALLOWABLE SPANS OF GIRDERS AND HEADERS FABRICATED OF DIMENSION LUMBER SHALL NOT EXCEED THE VALUES SET FORTH IN TABLES R602.7(1), R602.7(2) AND R602.7(3).

R502.6 BEARING.

THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1 1/2 INCHES (38 MM) OF BEARING ON WOOD OR METAL NOT LESS THAN 3 INCHES (76 MM) OF BEARING ON MASONRY OR CONCRETEOR BE SUPPORTED BY APPROVED JOIST HANGERS. ALTERNATIVELY, THE ENDS OF JOISTS SHALL BE SUPPORTED ON A 1-INCH BY 4-INCH (25 MM BY 102 MM) RIBBON STRIP AND SHALL BE NAILED TO THE ADJACENT STUD. THE BEARING ON MASONRY OR CONCRETE SHALL BE DIRECT, OR A SILL PLATE OF 2-INCH-MINIMUM (51 mm) NOMINAL THICKNESS SHALL BE PROVIDED UNDER THE JOIST, BEAM OR GIRDER. THE SILL PLATE SHALL PROVIDE A MINIMUM NOMINAL BEARING AREA OF 48 SQUARE INCHES (30 865 MM2). SEE SECTIONS 502.6.1 THROUGH 502.6.2 FOR FURTHER SPECIFICATIONS.

REFER TO THE IRC FOR FURTHER INFORMATION ON THE **FOLLOWING AREAS:**

-R502.8 CUTTING, DRILLING AND NOTCHING. -R502.9 FASTENING. -R502.10 FRAMING OF OPENINGS. -R502.11 WOOD TRUSSES. -R502.12 DRAFTSTOPPING REQUIRED. -R502.13 FIREBLOCKING REQUIRED.

-R502.7 LATERAL RESTRAINT AT SUPPORTS.

REFER TO THE IRC FOR THE FOLLOWING **SECTIONS:**

SECTION 503 FLOOR SHEATHING SECTION 504 PRESSURE PRESERVATIVE TREATED WOOD FLOORS **SECTION 505 COLD-FORMED STEEL FLOOR FRAMING**

SECTION R506 CONCRETE FLOORS (ON GROUND)

R506.1 GENERAL

CONCRETE SLAB-ON-GROUND FLOORS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION OR ACI 332. FLOORS SHALL BE A MINIMUM 3 1/2 INCHES (89 MM) THICK (FOR EXPANSIVE SOILS, SEE SECTION R403.1.8). THE SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE SHALL BE AS SET FORTH IN SECTION R402.2.

R506.2 SITE PREPARATION.

THE AREA WITHIN THE FOUNDATION WALLS SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED.

R506.2.1 FILL.

FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ENSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24 INCHES (610 MM) FOR CLEAN SAND OR GRAVEL AND 8 INCHES (203 MM) FOR EARTH.

R506.2.2 BASE.

A 4-INCH-THICK (102 MM) BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE, CRUSHED CONCRETE OR CRUSHED BLAST-FURNACE SLAG PASSING A 2- INCH (51 MM) SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHERE THE SLAB IS BELOW GRADE.

NOTE: SEE SECTION 506.2.2 FOR EXCEPTION

R506.2.3 VAPOR RETARDER.

A 6-MIL (0.006 INCH; 152 MM) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES (152 MM) SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE A BASE COURSE DOES NOT EXIST.

NOTE: SEE SECTION R506.2.3 FOR EXCEPTIONS

R506.2.4 REINFORCEMENT SUPPORT. WHERE PROVIDED IN SLABS-ON-GROUND. REINFORCEMENT SHALL BE SUPPORTED TO REMAIN IN PLACE FROM THE CENTER TO UPPER ONE-THIRD OF THE SLAB FOR THE DURATION OF THE

SECTION R507 DECKS

CONCRETE PLACEMENT.

R507.1 DECKS.

WOOD-FRAMED DECKS SHALL BE IN ACCORDANCE WITH THIS SECTION, FOR DECKS USING MATERIALS AND CONDITIONS NOT PRESCRIBED IN THIS SECTIONS, REFER TO SECTION R301.

R507.2 MATERIALS. MATERIALS USED FOR THE CONSTRUCTION OF DECKS SHALL

COMPLY WITH THIS SECTION.

R507.2.1 WOOD MATERIALS.

WOOD MATERIALS SHALL BE NO. 2 GRADE OR BETTER LUMBER ,PRESERVATIVE-TREATED IN ACCORDANCE WITH SECTION R317, OR APPROVED, NATURALLY DURABLE LUMBER, AND TERMITE PROTECTED WHERE REQUIRED IN ACCORDANCE WITH SECTION R318. WHERE DESIGN IN ACCORDANCE WITH SECTION R301 IS PROVIDED, WOOD STRUCTURAL MEMBERS SHALL BE DESIGNED USING THE WET SERVICE FACTOR DEFINED IN AWC NDS. CUTS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD MEMBERS SHALL BE TREATED IN ACCORDANCE WITH SECTION R317.1.1. ALL PRESERVATIVE-TREATED WOOD PRODUCTS IN CONTACT WITH THE GROUND SHALL BE LABELED FOR SUCH USAGE.

R507.2.1.1 ENGINEERED WOOD PRODUCTS. ENGINEERED WOOD PRODUCTS SHALL BE IN ACCORDANCE WITH SECTION R502.

R507.2.2 PLASTIC COMPOSITE DECK BOARDS, STAIR TREADS,

GUARDS, OR HANDRAILS. PLASTIC COMPOSITE EXTERIOR DECK BOARDS, STAIR TREADS, GUARDS AND HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D7032 AND SECTION R507.3. SEE SECTIONS R507.2.2.1 THROUGH R507.2.2.5 AND SECTIONS R507.2.3 THOUGHT R507.2.5 FOR FURTHER SPECIFICATIONS.

R507.2.3 FASTENERS AND CONNECTORS. METAL FASTENERS AND CONNECTORS USED FOR ALL DECKS SHALL BE IN ACCORDANCE WITH SECTION R317.3 AND TABLE R507.2.3.

R507.3 FOOTINGS REFER TO THE IRC FOR INFORMATION REGARDING FOOTINGS.

R507.4 DECK POSTS.

FOR SINGLE-LEVEL WOOD-FRAMED DECKS WITH BEAMS SIZED IN ACCORDANCE WITH TABLE R507.5, DECK POST SIZE SHALL BE IN ACCORDANCE WITH TABLE R507.4.

R507.4.1 DECK POST TO FOOTING CONNECTION. WHERE POSTS BEAR ON CONCRETE FOOTINGS IN ACCORDANCE WITH SECTION R403 AND FIGURE R507.4.1, LATERAL RESTRAINT SHALL BE PROVIDED BY MANUFACTURED CONNECTORS OR A MINIMUM POST EMBEDMENT OF 12 INCHES (305 MM) IN SURROUNDING SOILS OR CONCRETE PIERS. OTHER FOOTING SYSTEMS SHALL BE PERMITTED.

NOTE: SEE SECTION R507.4.1 FOR EXCEPTIONS

R507.5 DECK BEAMS.

MAXIMUM ALLOWABLE SPANS FOR WOOD DECK BEAMS, AS SHOWN IN FIGURE R507.5, SHALL BE IN ACCORDANCE WITH TABLE R507.5. BEAM PLIES SHALL BE FASTENED WITH TWO ROWS OF 10D (3-INCH X 0.128-INCH) NAILS MINIMUM AT 16 INCHES (406 MM) ON CENTER ALONG EACH EDGE. BEAMS SHALL BE PERMITTED TO CANTILEVER AT EACH END UP TO ONE-FOURTH OF THE ALLOWABLE BEAM SPAN. DECK BEAMS OF OTHER MATERIALS SHALL BE PERMITTED WHERE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES.

R507.7 DECKING. MAXIMUM ALLOWABLE SPACING FOR JOISTS SUPPORTING DECKING SHALL BE IN ACCORDANCE WITH TABLE R507.7. WOOD DECKING SHALL BE ATTACHED TO EACH SUPPORTING MEMBER WITH NOT LESS THAN TWO 8D THREADED NAILS OR TWO NO. 8 WOOD SCREWS. OTHER APPROVED DECKING OR FASTENER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION REQUIREMENTS.

R507.8 VERTICAL AND LATERAL SUPPORTS.

WHERE SUPPORTED BY ATTACHMENT TO AN EXTERIOR WALL, DECKS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE AND DESIGNED FOR BOTH VERTICAL AND LATERAL LOADS. SUCH ATTACHMENT SHALL NOT BE ACCOMPLISHED BY THE USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL. FOR DECKS WITH CANTILEVERED FRAMING MEMBERS, CONNECTION TO EXTERIOR WALLS OR OTHER FRAMING MEMBERS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST UPLIFT RESULTING FROM THE FULL LIVE LOAD SPECIFIED IN TABLE R301.5 ACTING ON THE CANTILEVERED PORTION OF THE DECK. WHERE POSITIVE CONNECTION TO THE PRIMARY BUILDING STRUCTURE CANNOT BE VERIFIED DURING INSPECTION, DECKS SHALL BE SELF-SUPPORTING.

R507.8.1 DECK POST TO DECK FOOTING. POSTS SHALL BEAR ON FOOTINGS IN ACCORDANCE WITH SECTION R403 AND FIGURE R507.8.1. POSTS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM SUPPORT. SUCH LATERAL RESTRAINT SHALL BE PROVIDED BY MANUFACTURED CONNECTORS INSTALLED IN ACCORDANCE WITH SECTION R507 AND THE MANUFACTURERS' INSTRUCTIONS OR A

CHAPTER 6 :: WALL CONSTRUCTION

MINIMUM POST EMBEDMENT OF 12 INCHES (305 MM) IN

SURROUNDING SOILS OR CONCRETE PIERS.

SECTION R601 GENERAL

THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN AND CONSTRUCTION OF WALLS AND PARTITIONS FOR BUILDINGS.

R601.2 REQUIREMENTS.

WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED IN ACCORDANCE WITH SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING STRUCTURAL ELEMENTS.

SECTION R602 WOOD WALL FRAMING

R602.1 GENERAL

WOOD AND WOOD-BASED PRODUCTS USED FOR LOAD SUPPORTING PURPOSES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THIS SECTION. SEE SECTIONS 602.6.1 THROUGH 502.6.10 FOR FURTHER SPECIFICATIONS.

R602.2 GRADE. STUDS SHALL BE A MINIMUM NO. 3, STANDARD OR STUD GRADE LUMBER.

NOTE: SEE SECTION 506.2.2 FOR EXCEPTION

R602.3 DESIGN AND CONSTRUCTION. EXTERIOR WALLS OF WOODFRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R602.3(1) AND R602.3(2), OR IN ACCORDANCE WITH AWC NDS, COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH

TABLES R602.3(1) THROUGH R602.3(4). WALL SHEATHING SHALL BE FASTENED DIRECTLY TO FRAMING MEMBERS AND, WHERE PLACED ON THE EXTERIOR SIDE OF AN EXTERIOR WALL, SHALL BE CAPABLE OF RESISTING THE WIND PRESSURES LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2(3) AND SHALL CONFORM TO THE REQUIREMENTS OF TABLE R602.3(3). WALL SHEATHING USED ONLY FOR EXTERIOR WALL COVERING PURPOSES SHALL COMPLY WITH SECTION R703. STUDS SHALL BE CONTINUOUS FROM SUPPORT AT THE SOLE PLATE TO A SUPPORT AT THE TOP PLATE TO RESIST LOADS PERPENDICULAR TO THE WALL. THE SUPPORT SHALL BE FOUNDATION OR FLOOR, CEILING OR ROOF DIAPHRAGM OR SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

NOTE: SEE SECTION 506.2.3 FOR EXCEPTION

SEE SECTIONS 602.3.1 THROUGH 603.3.5 FOR FURTHER SPECIFICATIONS.

REFER TO THE IRC FOR FURTHER INFORMATION ON THE **FOLLOWING AREAS:**

R602.4 INTERIOR LOAD-BEARING WALLS. R602.5 INTERIOR NONBEARING WALLS. R602.6 DRILLING AND NOTCHING OF STUDS. R602.7 HEADERS.

R602.9 CRIPPLE WALLS.

CONSTRUCTION

R602.8 FIREBLOCKING REQUIRED.

R602.10 WALL BRACING. BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH THIS SECTION OR, WHEN APPLICABLE, SECTION R602.12. WHERE A BUILDING, OR PORTION THEREOF, DOES NOT COMPLY WITH ONE OR MORE OF THE BRACING REQUIREMENTS IN THIS SECTION, THOSE PORTIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION R301.1.

REFER TO SECTIONS 602.10.1 THROUGH 602.10.12 FOR BRACED WALL PANELS, DESIGN AND CRITERIA.

REFER TO THE IRC FOR THE FOLLOWING **SECTIONS:**

SECTION 603 COLD-FORMED STEEL WALL FRAMING SECTION 604 WOOD STRUCTURAL PANELS **SECTION 605 PARTICLEBOARD** SECTION 606 GENERAL MASONRY CONSTRUCTION **SECTION 607 GLASS UNIT MASONRY** SECTION 608 EXTERIOR CONC. WALL CONSTRUCTION SECTION 609 (SEE BELOW)

SECTION R610 STRUCTURAL INSULATED PANEL WALL

↑ SECTION R609 EXTERIOR WINDOWS AND DOORS.

R609.1 GENERAL.

THIS SECTION PRESCRIBES PERFORMANCE AND CONSTRUCTION REQUIREMENTS FOR EXTERIOR WINDOWS AND DOORS INSTALLED IN WALLS. WINDOWS AND DOORS SHALL BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE FENESTRATION MANUFACTURER'S WRITTEN INSTRUCTIONS. WINDOW AND DOOR OPENINGS SHALL BE FLASHED IN ACCORDANCE WITH SECTION R703.4. WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE FENESTRATION MANUFACTURER FOR EACH WINDOW OR DOOR.

R609.2 PERFORMANCE. EXTERIOR WINDOWS AND DOORS SHALL BE CAPABLE OF RESISTING THE DESIGN WIND LOADS SPECIFIED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH TABLE R301.2(3) OR DETERMINED IN ACCORDANCE WITH ASCE 7 USING THE ALLOWABLE STRESS DESIGN LOAD COMBINATIONS OF ASCE 7. FOR EXTERIOR WINDOWS AND DOORS TESTED IN ACCORDANCE WITH SECTIONS R609.3 AND R609.5, REQUIRED DESIGN WIND PRESSURES DETERMINED FROM ASCE 7 USING THE ULTIMATE STRENGTH DESIGN (USD) ARE PERMITTED TO BE MULTIPLIED BY 0.6. DESIGN WIND LOADS FOR EXTERIOR GLAZING NOT PART OF A LABELED ASSEMBLY SHALL BE PERMITTED TO BE DETERMINED IN ACCORDANCE WITH CHAPTER 24 OF THE IRC. DESIGN WIND LOADS FOR EXTERIOR GLAZING NOT PART OF A LABELED ASSEMBLY SHALL BE PERMITTED TO BE DETERMINED IN ACCORDANCE WITH CHAPTER 24 OF THE INTERNATIONAL BUILDING CODE.

R609.4 GARAGE DOORS. GARAGE DOORS SHALL BE TESTED IN ACCORDANCE WITH EITHER ASTM E330 OR ANSI/DASMA 108, AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/DASMA 108.

CHAPTER 7 :: INTERIOR COVERING

R702.1 GENERAL.

INTERIOR COVERINGS OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1), TABLE R702.1(2), TABLE R702.1(3) AND TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R703.7.1 FOR SUPPORT AND SECTION R703.7.4 FOR ANCHORAGE, EXCEPT AN AIRSPACE IS NOT REQUIRED. INTERIOR FINISHES AND MATERIALS SHALL CONFORM TO THE FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS OF SECTION R302.9.

SEE SECTIONS 702.2 THROUGH 702.7 FOR FURTHER SPECIFICATIONS.

SECTION R703 EXTERIOR COVERING

R703.1 GENERAL

EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4.

R703.2 WATER-RESISTIVE BARRIER.

ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D226 FOR TYPE 1 FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. NO. 15 ASPHALT FELT SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES

(51 MM). WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 MM), OTHER APPROVED MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE WATER-RESISTIVE BARRIER MANUFACTURER'S INSTALLATION INSTRUCTIONS. NO. 15 ASPHALT FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1.

R703.3.3 FASTENERS.

EXTERIOR WALL COVERINGS AND ROOF OVERHANG SOFFITS SHALL BE SECURELY FASTENED WITH ALUMINUM, GALVANIZED. STAINLESS STEEL OR RUST-PREVENTATIVE COATED NAILS OR STAPLES IN ACCORDANCE WITH TABLE R703.3(1) OR WITH OTHER APPROVED CORROSION- RESISTANT FASTENERS IN ACCORDANCE WITH THE WALL COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS. NAILS AND STAPLES SHALL COMPLY WITH ASTM F1667. NAILS SHALL BE T-HEAD, MODIFIED ROUND HEAD, OR ROUND HEAD WITH SMOOTH OR DEFORMED SHANKS. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH (11.1 MM) OUTSIDE DIAMETER AND BE MANUFACTURED OF MINIMUM 16-GAGE WIRE. WHERE FIBERBOARD, GYPSUM, OR FOAM PLASTIC SHEATHING BACKING IS USED, NAILS OR STAPLES SHALL BE DRIVEN INTO THE STUDS. WHERE WOOD OR WOOD STRUCTURAL PANEL SHEATHING IS USED. FASTENERS SHALL BE DRIVEN INTO STUDS UNLESS OTHERWISE PERMITTED TO BE DRIVEN INTO SHEATHING IN ACCORDANCE WITH EITHER THE SIDING MANUFACTURER'S INSTALLATION INSTRUCTIONS OR TABLE R703.3.2.

R703.4 FLASHING

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

 EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:

REFER TO SECTION 1.1 THROUGH 1.3 FOR FURTHER SPECIFICATIONS.

REFER TO THE IRC FOR FURTHER INFORMATION ON THE FOLLOWING AREAS:

-R703.5 WOOD, HARDBOARD AND WOOD STRUCTURAL PANEL -R703.6 WOOD SHAKES AND SHINGLES. -R703.7 EXTERIOR PLASTER.

-R703.8 ANCHORED STONE AND MASONRY VENEER, GENERAL. -R703.9 EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)/EIFS WITH DRAINAGE. -R703.10 FIBER CEMENT SIDING. -R703.11 VINYL SIDING.

-R703.12 ADHERED MASONRY VENEER INSTALLATION. -R703.13 INSULATED VINYL SIDING. -R703.14 POLYPROPYLENE SIDING. -R703.15 CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING. -R703.16 CLADDING ATTACHMENT OVER FOAM SHEATHING TO

-R703.17 CLADDING ATTACHMENT OVER FOAM SHEATHING TO

MASONRY OR CONCRETE WALL CONSTRUCTION.

COLD-FORMED STEEL FRAMING.

PROVISIONS OF THIS SECTION.

SUPPORTING PURPOSES SHALL CONFORM TO THE APPLICABLE

SEE SECTIONS 802.1.1 THROUGH 802.1.7 FOR FURTHER SPECIFICATIONS.

WOOD AND WOOD-BASED PRODUCTS USED FOR LOAD

R802.1 GENERAL

R802.2 DESIGN AND CONSTRUCTION. THE FRAMING DETAILS REQUIRED IN SECTION R802 APPLY TO ROOFS HAVING A MINIMUM SLOPE OF THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) OR GREATER. ROOF-CEILINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R606.11(1), R606.11(2) AND R606.11(3) OR IN ACCORDANCE WITH AWC NDS. COMPONENTS OF ROOF-CEILINGS SHALL BE FASTENED IN ACCORDANCE WITH TABLE R602.3(1).

R802.3 FRAMING DETAILS.

RAFTERS SHALL BE FRAMED NOT MORE THAN 1 1/2-INCHES (38 MM) OFFSET FROM EACH OTHER TO RIDGE BOARD OR DIRECTLY OPPOSITE FROM EACH OTHER WITH A GUSSET PLATE AS A TIE. RIDGE BOARD SHALL BE NOT LESS THAN 1-INCH (25 MM) NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT VALLEYS AND HIPS THERE SHALL BE A VALLEY OR HIP RAFTERNOT LESS THAN 2-INCH (51 MM) NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT. WHERE THE ROOF PITCH IS LESS THAN THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE), STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS, SUCH AS RIDGE BEAMS, HIPS AND VALLEYS, SHALL BE DESIGNED AS BEAMS.

REFER TO THE IRC FOR FURTHER INFORMATION ON THE FOLLOWING AREAS:

R802.4 ALLOWABLE CEILING JOIST SPANS. R802.5 ALLOWABLE RAFTER SPANS. R802.6 BEARING.

R802.7 CUTTING, DRILLING AND NOTCHING. R802.8 LATERAL SUPPORT R802.9 FRAMING OF OPENINGS.

R802.10 WOOD TRUSSES.

R802.10.1 TRUSS DESIGN DRAWINGS. TRUSS DESIGN DRAWINGS. PREPARED IN CONFORMANCE TO SECTION R802.10.1, SHALL BE PROVIDED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION. TRUSS DESIGN DRAWINGS SHALL BE PROVIDED . WITH THE SHIPMENT OF TRUSSES DELIVERED TO THE JOB SITE. TRUSS DESIGN DRAWINGS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING INFORMATION:

REFER TO SECTION 802 10.1 (1-12 FOR MINIMUM INFORMATION)

R802.10.2 DESIGN. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH

ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL-PLATE-CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI 1. THE TRUSS DESIGN DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL WHERE REQUIRED BY THE STATUTES OF THE JURISDICTION IN WHICH THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION

TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR THE BUILDING AND ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE SUCH AS THE SBCA BUILDING COMPONENT SAFETY INFORMATION (BDSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.

R802.10.4 ALTERATIONS TO TRUSSES.

TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL ALTERATIONS RESULTING IN THE ADDITION OF LOAD SUCH AS HVAC EQUIPMENT WATER HEATER THAT EXCEEDS THE DESIGN LOAD FOR THE TRUSS SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.

R802.11 ROOF TIE-DOWN.

R802.11.1 UPLIFT RESISTANCE. ROOF ASSEMBLIES SHALL HAVE UPLIFT RESISTANCE IN ACCORDANCE WITH SECTIONS R802.11.1.1 AND R802.11.1.2. WHERE THE UPLIFT FORCE DOES NOT EXCEED 200 POUNDS (90.8 KG), RAFTERS AND TRUSSES SPACED NOT MORE THAN 24 INCHES (610 MM) ON CENTER SHALL BE PERMITTED TO BE ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES IN ACCORDANCE WITH TABLE R602.3(1). WHERE THE BASIC WIND SPEED DOES NOT EXCEED 115 MPH, THE WIND EXPOSURE CATEGORY IS B, THE ROOF PITCH IS 5:12 (42-PERCENT SLOPE) OR GREATER, AND THE ROOF SPAN IS 32 FEET (9754 MM) OR LESS, RAFTERS AND TRUSSES SPACED NOT MORE THAN 24 INCHES (610 MM) ON CENTER SHALL BE PERMITTED TO BE ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES IN ACCORDANCE WITH TABLE

R802.11.1.1 TRUSS UPLIFT RESISTANCE.

TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES AS SPECIFIED ON THE TRUSS DESIGN DRAWINGS FOR THE ULTIMATE DESIGN WIND SPEED AS DETERMINED BY FIGURE R301.2(5)A AND LISTED IN TABLE R301.2(1) OR AS SHOWN ON THE CONSTRUCTION DOCUMENTS. UPLIFT FORCES SHALL BE PERMITTED TO BE DETERMINED AS SPECIFIED BY TABLE R802.11, IF APPLICABLE, OR AS DETERMINED BY ACCEPTED ENGINEERING

PRACTICE. R802.11.1.2 RAFTER UPLIFT RESISTANCE.

INDIVIDUAL RAFTERS SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES AS DETERMINED BY TABLE R802.11 OR AS DETERMINED BY ACCEPTED ENGINEERING PRACTICE. CONNECTIONS FOR BEAMS USED IN A ROOF SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

REFER TO THE IRC FOR THE FOLLOWING

SECTION 803 ROOF SHEATHING SECTION 804 COLD-FORMED STEEL ROOF FRAMING

SECTION 805 CEILING FINISHES

R805.1 CEILING INSTALLATION.

CEILINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS FOR INTERIOR WALL FINISHES AS PROVIDED IN SECTION R702.

SECTION R806

CREATURES.

ROOF VENTILATION R806.1 VENTILATION REQUIRED. ENCLOSED ATTICS AND **ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE** APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES, AND OTHER SIMILAR

R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

NOTE: SEE SECTION 806.2 FOR EXCEPTION

R806.3 VENT AND INSULATION CLEARANCE.

WHERE EAVE OR CORNICE VENTS ARE INSTALLED, BLOCKING, BRIDGING, AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN A 1-INCH (25 MM) SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

R806.4 INSTALLATION AND WEATHER PROTECTION.

VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALLATION OF VENTILATORS IN ROOF SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R903. INSTALLATION OF VENTILATORS IN WALL SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R703.1.

R806.5 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES.

UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET:

SEE CONDITIONS 806.5 (1 THROUGH 5)

SECTION R807 ATTIC ACCESS

R807.1 ATTIC ACCESS.

BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET (2.8 M2). THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.

THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS. WHERE LOCATED IN A WALL. THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH). WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE

CHAPTER 9 :: ROOF ASSEMBLIES

MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.

SECTION R901 GENERAL

R901.1 SCOPE. THE PROVISIONS OF THIS CHAPTER SHALL GOVERN THE DESIGN, MATERIALS, CONSTRUCTION AND QUALITY OF ROOF ASSEMBLIES.

【◆】CHAPTER 10 :: CHIMNEYS & FIREPLACES

WITH THIS SECTION AND THE APPLICABLE PROVISIONS OF

R1001.1 GENERAL MASONRY FIREPLACES SHALL BE CONSTRUCTED IN ACCORDANCE

CHAPTERS 3 AND 4.

16.0 2 x 6 19.2 7-9 24.0 7-0 12.0 12-6 16.0 10-10 2 x 8 19.2 9-10 24.0 8-10 12.0 14-9 16.0 12-10 2 x 10 19.2 11-8

SPACING

(INCHES)

12.0

24.0

12.0

16.0

19.2

24.0

SIZE

2 x 12

The above tables are based on the IRC 2018 TABLE R502.3.1(2)

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES LIVE LOAD=30psf, L/Δ =180 DEAD LOAD = 10psf

SIZE	SPACING (INCHES)	SPANS (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT IN.)
	12.0	12-11
9 x	16.0	11-2
\sim	19.2	10-2
	24.0	9-2
	12.0	16-4
∞	16.0	14-2
×	19.2	12-11
7	24.0	11-7
0	12.0	19-5
x 10	16.0	16-10
×	19.2	15-4
7	24.0	13-9
2	12.0	22-10
x 12	16.0	19-10
×	19.2	18-1
7	24.0	16-2

The above tables are based on the IRC 2018 TABLE R802.4.1(3)

CEILING JOIST SPANS

CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES (UNINHABITABLE ATTICS WITH LIMITED STORAGE, LIVE LOAD = 20psf, L/Δ =240) DEAD LOAD = 10psf)

IF HABITABLE ATTIC SPACE IS DESIRED. REFER TO THE INTERNATIONAL RESIDENTIAL CODE, SPAN TABLES.

IXEI EIX	TO THE INTERNATIONAL RES	SIDENTIAL GODE, OF ANY TABLES.
SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM CEILING JOIST SPANS) (FT IN.)
	12.0	9-3
2 x 4	16.0	8-0
19.2 7-4	7-4	
	24.0 6-7	6-7
	12.0	13-11
2 x 6 16.0 12-0 11-0	12-0	
	11-0	
	24.0	9-10
	12.0	17-7
2 v 0	16.0	15-3
2 x 8	19.2	13-11
	24.0	12-6
	12.0	20-11
2 x 10	16.0	18-1
2 X 10	19.2	16-6
	24.0	14.0

The above tables are based on the IRC 2018 TABLE R802.5.1(2)

FLOOR JOIST SPANS FLOOR JOIST SPANS FOR SOUTHERN PINE SPECIES (RESIDENTIAL LIVING AREAS, LIVE LOAD = 40psf, L/△=360) DEAD LOAD = 20psf

/ISUALLY GRADED #2

SOUTHERN PINE

(MAXIMUM FLOOR JOIST SPANS)

(FT. - IN.)

9-10

10-5

17-5

15-1

13-9

12-4

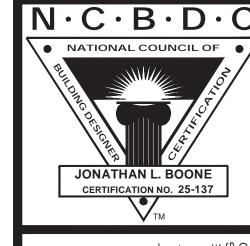
1 ng

www.HPZplans.com

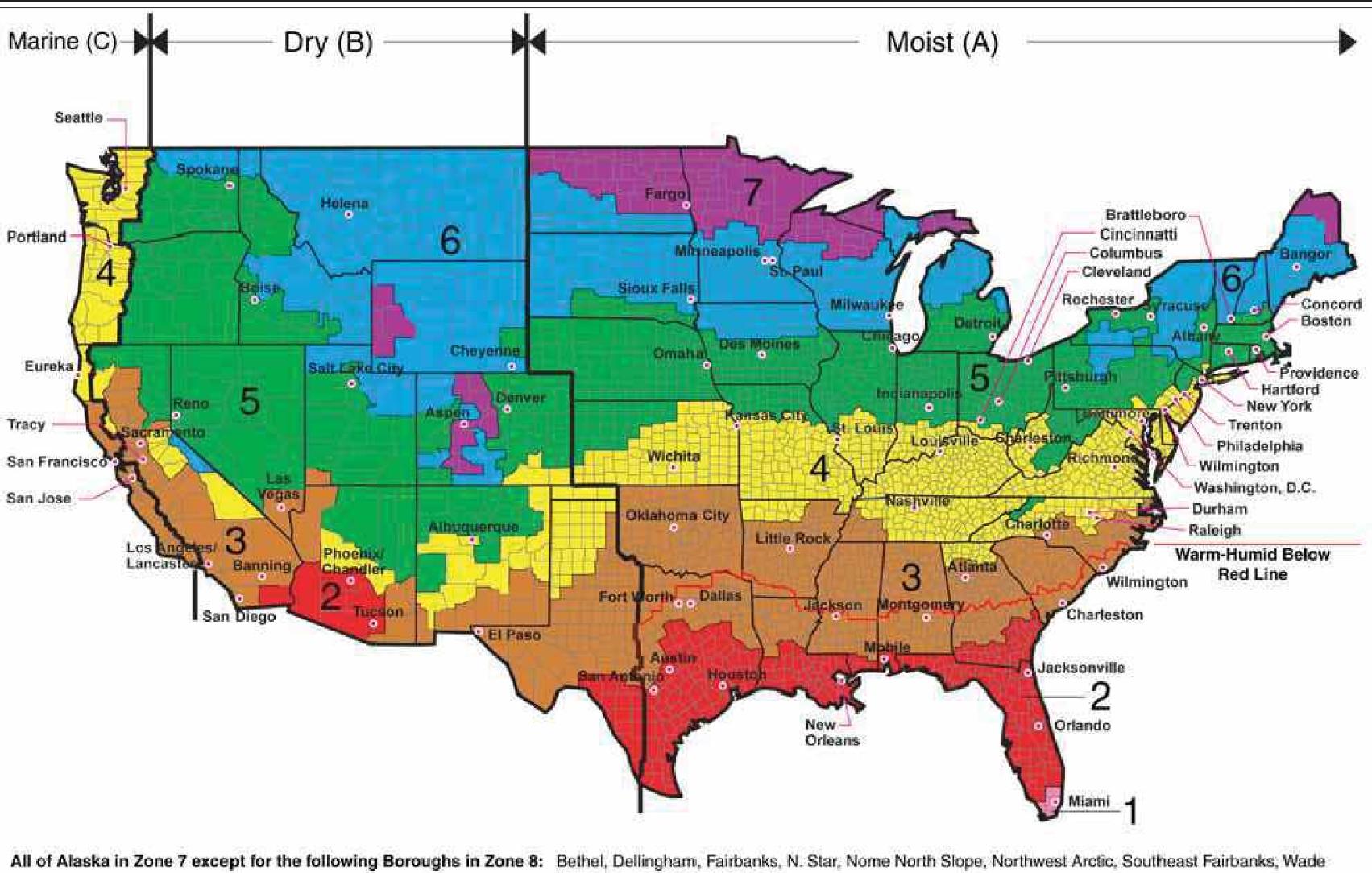
Phone: 601.336.3254

sales@hpzplans.com

Fax: 1.800.574.1387



O C



Hampton, and Yukon-Koyukuk

Zone 1 includes: Hawaii, Guam, Puerto Rico, and the Virgin Islands

TABLE N1102.1.2 (R402.1.2) INCLUATION AND FENESTRATION DECLUDEMENTS BY COMPONENTS

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTA										
CLIMATE ZONE	FENESTRATION <i>U-FACTORb</i>	SKYLIGHT b U-FACTOR	GLAZED FENESTRATION SHGCb, e	CEILING R-VALUE	WOOD FRAME WALL <i>R-VALUE</i>	MASS WALL <i>R-VALUEi</i>	FLOOR R-VALUE	BASEMENTC WALL <i>R-VALUE</i>	SLABd <i>R-VALUE</i> & <i>DEPTH</i>	CRAWL SPACEc WALL <i>R-VALUE</i>
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13 + 5h	8/13	19	5/13f	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13 + 5h	8/13	19	10 /13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13 + 5h	13/17	30g	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20 + 5 or 13 + 10h	15/20	30g	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20 + 5 or 13 + 10h	19/21	38g	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8 mm.

a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the

insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table. b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.

c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.

e. There are no SHGC requirements in the Marine Zone.

f. Basement wall insulation is not required in warm-humid locations as defined by Figure N1101.10 and Table N1101.10.

g. Or insulation sufficient to fill the framing cavity, R-19 minimum.

h. The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.

i. The second R-value applies when more than half the insulation is on the interior of the mass wall.

TABLE N1102.1.4 (R402.1.4) **EQUIVALENT U-FACTORSa**

CLIMATE ZONE	FENESTRATION <i>U-FACTOR</i>	SKYLIGHT <i>U-FACTOR</i>	CEILING <i>U-FACTOR</i>	FRAME WALL <i>U-FACTOR</i>	MASS WALL U-FACTORb	FLOOR <i>U-FACTOR</i>	BASEMENT WALL <i>U-FACTOR</i>	CRAWL SPACE WALL <i>U-FACTOR</i>
1	0.50	0.75	0.035	0.084	0.197	0.064	0.360	0.477
2	0.40	0.65	0.030	0.084	0.165	0.064	0.360	0.477
3	0.35	0.55	0.030	0.060	0.098	0.047	0.091c	0.136
4 except Marine	0.35	0.55	0.026	0.060	0.098	0.047	0.059	0.065
5 and Marine 4	0.32	0.55	0.026	0.060	0.082	0.033	0.050	0.055
6	0.32	0.55	0.026	0.045	0.060	0.033	0.050	0.055
7 and 8	0.32	0.55	0.026	0.045	0.057	0.028	0.050	0.055

a. Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.

b. When more than half the insulation is on the interior, the mass wall U-factors shall be a maximum of 0.17 in Zone 1, 0.14 in Zone 2, 0.12 in Zone 3, 0.087 in

Zone 4 except Marine, 0.065 in Zone 5 and Marine 4, and 0.057 in Zones 6 through 8.

c. Basement wall U-factor of 0.360 in warm-humid locations as defined by Figure N1101.10 (R301.1) and Table N1101.10 (R301.1).

TABLE N1102.4.1.1 (R402.4.1.1) AIR BARRIER AND INSULATION INSTALLATION (a)

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the a barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of not less than R-3 per inch. Exterior thermal envelope insulation fo framed walls shall be installed in substantial contact and in continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and framing the jambs of windows and doors, shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors) and floors above garages.	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively floor framing cavity insulation shall be in contact with the top side of sheathing, continuous insulation installed on the underside of floor framing; and extending from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped. Duct shafts, utility penetrations, and	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts to be installed in narrow cavities shall be cut to fit, or narrow cavities sh be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing or insulation that on installation, readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates	

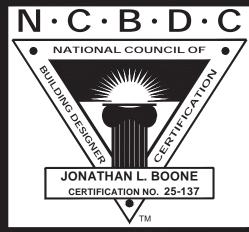
²⁰¹⁸ INTERNATIONAL RESIDENTIAL CODE ®

igning / Desi

Website: www.HPZplans.com Email: sales@hpzplans.com

Phone: 601.336.3254

Fax: 1.800.574.1387



02.10.20

ROOF TRUSS NOTES: DO NOT CUT, DRILL, NOTCH, OR OTHERWISE DAMAGE TRUSSES. Contact your BFS Representative for assistance PRIOR TO modifying any truss.

Espanol - (NO CORTE, PERFORE, HAGA

MUESCAS O DANE DE CUALQUIER OTRA

MANERA LAS TRUSSES (CERCHAS DE MADERA).

Contacte a su representante de BFS para

asistencia ANTES de realizar cualquier asistencia ANTES de realizar cualquier modification.)

1. This Truss Placement Diagram is intended to serve as a guide for truss installation. This Diagram has been prepared by a Truss Technician and is not an engineered drawing.

2. The responsibilities of the Owner, Building Designer, Contractor, Truss Designer, and Truss Manufacturer shall be as defined by the TPI 1 National Standard. 3. The wood components shown on this diagram are to be used in dry service (moisture content<19%) and non-toxic environmental applications. The metal plates and hangers are galvanized to the G60 Standard unless noted otherwise.

4. Refer to the Truss Design Drawings for specific information about each individual truss design.

5. The Truss Technician shall provide Truss-to-Truss Designer.

6. The Truss Placement Diagram and Truss Design Drawings are the property of Builders FirstSource and may not be reused or reproduced in part or in total under any circumstances without prior written put begin

7. In some cases, field framing may be required to achieve the final appearance shown on the Construction Documents.

8. Field framing, including valley rafters, installed over

roof trusses shall have a knee brace from the rafter to the truss top chord at intervals of 48" on center (O.C.) or less. Stagger knee braces from adjacent rafters such that the load is distributed uniformly over multiple

truss locations and not concentrated at one location or

truss locations and not concentrated at one location or along one truss.

9. Truss Top Chords shall be fully sheathed or have lateral bracining (purlins) spaced at 24" O.C. or less. Truss Bottom Chord Bracing shall not exceed the maximum shown on the Truss Design Drawing. Field framed bottom chord floor or ceiling attachments shall be spaced at 24" O.C. or less. Proper Bracing prevents buckling of individual truss members due to thesign loads.

design loads.

10. This Placement Diagram is based upon the supporting structure being structurally adequate, dimensionally correct, square, plumb, and level to adequately support the trusses. The foundation

adequately support the trusses. The foundation design, structural member sizing, load transfer, bearing conditions, and the structure's compliance with the applicable building code are the responsibility of the Owner, Building Designer, and Contractor.

11. If Piggyback Trusses are included in this project, refer to the Mitek Piggyback Connection Detail applicable for the project details and wind load category.

Partition Separation Prevention and Solutions for truss attachment to non-load bearing walls and carefully complete these details to avoid gypsum wall board

WARNING:
TRUSSES MUST BE BRACED DURING
INSTALLATION. FAILURE TO DO SO MAY RESULT

IN INJURY OR DEATH.
ESPANOI - (TRUSSES (CERCHAS) DEBERAN
TENER UN SOPORTE DURANTE LA INSTALACION.
NO HACERLO PODRIA RESULTAR EN LESIONES

O MUERTE.)

1. Trusses shall be installed in a safe manner meetir all code, local, OSHA, TPI, and BCSI Specifications. Failure to follow these specifications may result in

injury or death.

2. Buildings under construction are vulnerable to high winds and present a possible safety hazard. The Contractor is responsible for recognizing adverse weather conditions and shall take appropriate action to

prevent injury or death.

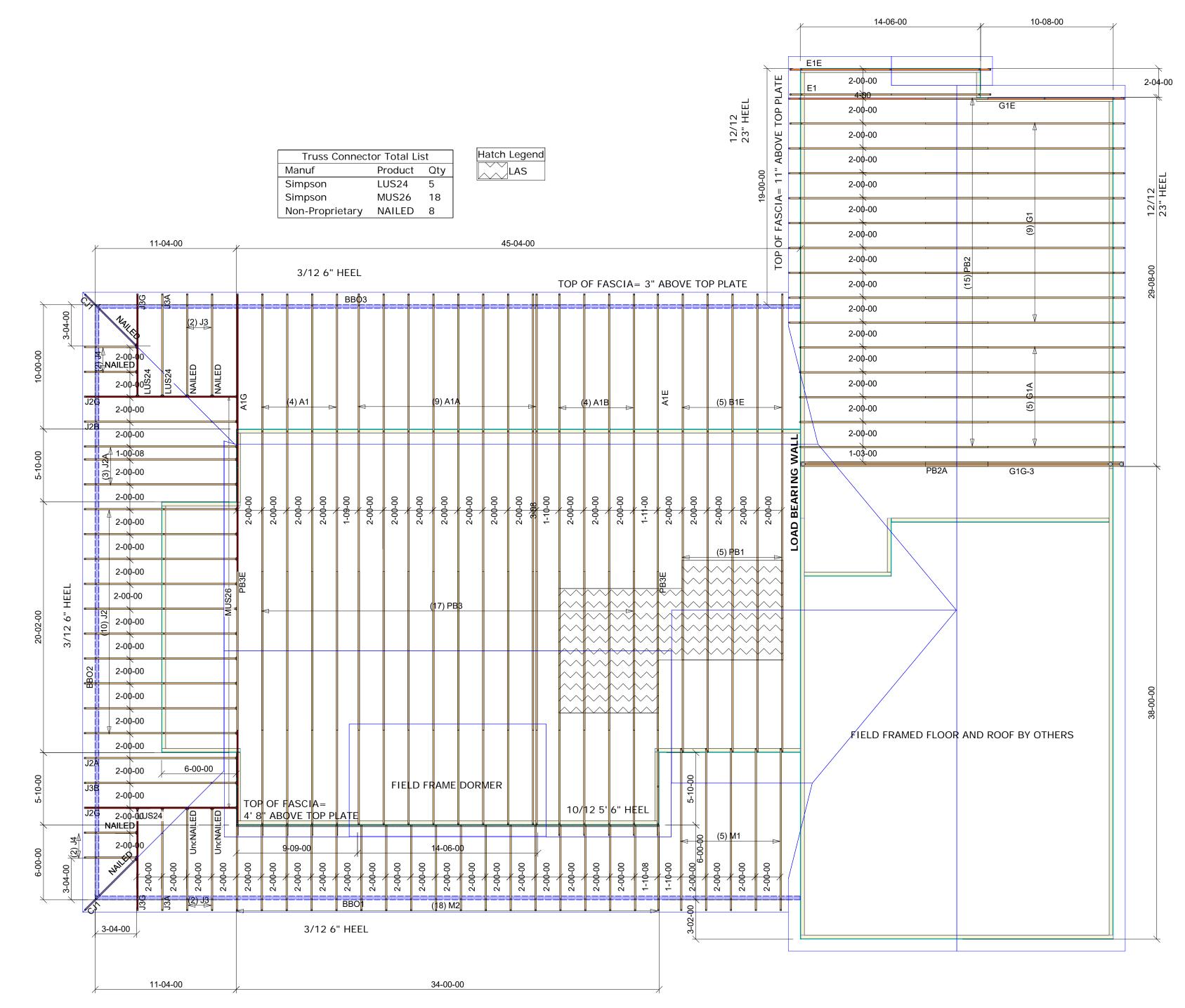
3. BCSI INSTRUCTIONS SHALL BE FOLLOWED:
BCSI-B1 = Safe Truss Handling and Installation
BCSI-B2 = Installation and Temporary Restraint
BCSI-B3 = Permanent Restraint
BCSI-B4 = Safe Construction Loading
BCSI-B5 = Truss Damage and Modification Guidelines
BCSI-B7 = Floor Truss Installation
BCSI-B8 = Trus Nailaldion
BCSI-B8 = Trus Nailaldion

BCSI-B9 = Multi-Ply Girders
BCSI-B10 = Post Frame Truss Installation
BCSI-B11 = Fall Protection
4. Follow TPI Requirements for Long Span Trusses

BCSI-B8 = Toe-Nailed Connections

category.
12. The Contractor shall follow the SBCA TTB

NOTE: SMALL TRIANGLE ON END OF TRUSS ON THIS PLACEMENT PLAN INDICATES LEFT END OF TRUSS ON TRUSS DESIGN DRAWING. DO NOT



TOTAL ROOF AREA RIDGE LINE HIP LINE OVERHANG RAKED OVERHANG VALLEY LINES 4X8 ROOF DECKING SHEETS HVAC/ STORAGE 361 FT 5939 SQ FT 130.76 FT 34 FT 241 FT 61 ft FT GABLE ROOF 204 HIP ROOF 213 145.42 ft²

Revisions: <u>JOB</u> # <u>3465255</u> <u>Drawn</u> By: DATE: 4/14/2023 Page Number 1 of 1

ource

First(

O

 \Box

Albemarle,

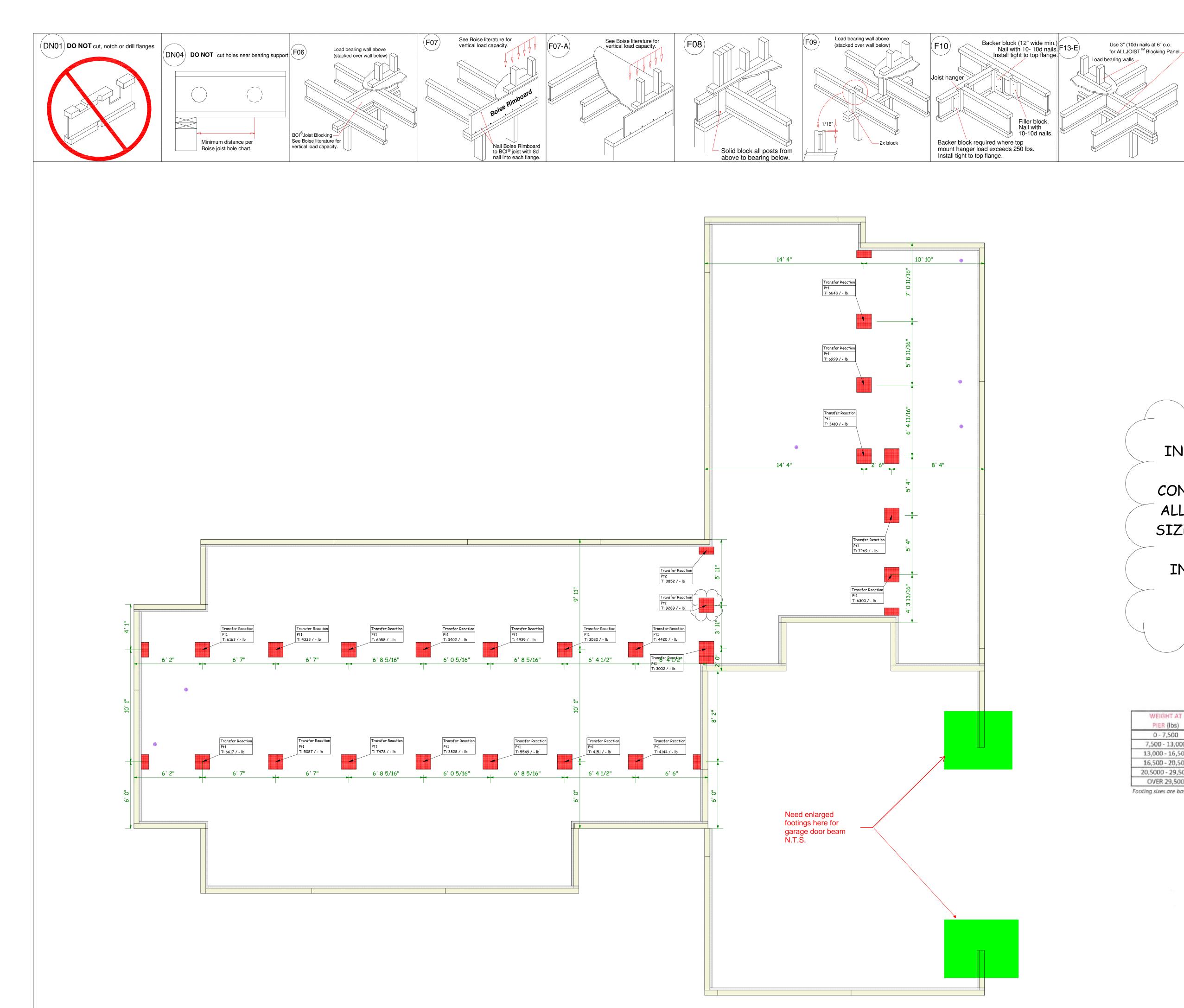
1/4" = 1'

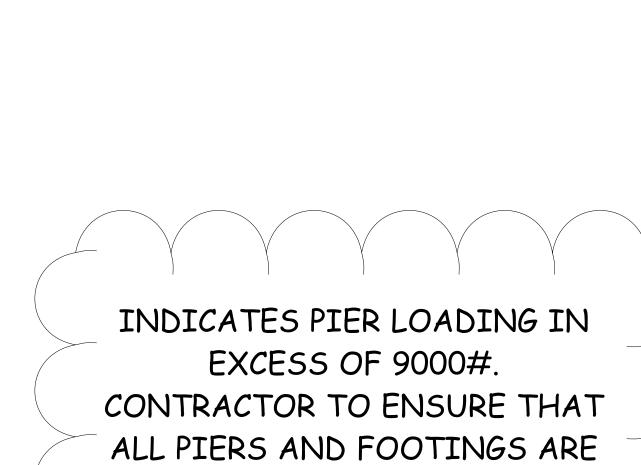
tability may increase with building width, height, and length. Building width, height, and length. Building vice seconds adverse weather conditions and take prompt and apply SBCA and TPI. Follow BCSI Specifications for Erection and Brain Customer Name: KEVIN MCCUE

Street 2:

Lot#:

Dlan Name:





SIZED CORRECTLY AND CAPABLE

OF SUPPORTING LOADS

INDICATED PER LOCAL CODE.

PIERS SHOWN ARE FOR

LOCATION ONLY.

F52 8d each side of web through flange at bearing

Minimum 1-1/2" bearing length

BCI[®] Joist to limit splitting

Nails placed 1-1/2" minimum from end of

Double BCI® Joist

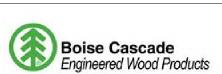
Contact Boise EWP Engineering for specific conditions.

Connection valid for all applications.

WEIGHT AT PIER (Ibs)	(Minimum)	(Minimum)
0 - 7,500	24" x 24"x 8"	8" x 16"
7,500 - 13,000	32" x 32" x 10"	16" x 16"
13,000 - 16,500	36" x 36" x 10"	16" x 16"
16,500 - 20,500	40" x 40" x 12"	16" x 16"
20,5000 - 29,500	48" x 48" x 12"	16" x 24"
OVER 29,500	DESIGNED BY EN	IGINEER OF RECORD



Builders FirstSource



www.bldr.com

1135 ROBESON STREET FAYETTEVILLE, NC 28305 V (910) 485-1111

7601 BOEING DRIVE GREENSBORO, NC 27409 V (336) 884-5454

3189 NC HIGHWAY5 ABERDEEN NC 28315 V (910) 944-2516

This layout and associated materials list has been prepared based on project plans and/or information provided to Builders FirstSource (BFS). It remains the responsibility of the builder, architect, designer, or other responsible persons to review this information to assure that it is appropriate, accurate, complete and complies with applicable building codes.

IE INSTALLATION GUIDE BEFORE FRAMING.
LS SHOWN ARE LOAD BEARING UNLESS NOTED VISE. WALLS NOT SHOWN ARE CONSIDERED AD BEARING.
STATED OTHERWISE ALL CEILING & ROOF LOADS DIRECTLY TO LOAD BEARING WALLS SUPPORTED BY ATION.
TONS OR ADJUSTMENTS...FAILURE TO DO SO MAY IN COSTLY REPAIRS.

1.) READ 1 2.) ALL WA OTHER NON-L(3.) UNLES BRACE FOUNE 4.) CONTA ALTERA

IN MCCUE
ERSONAL

PIER PLAC
Builders FirstSource, (
DRAWN BY: Vernon Schmid

MINIMUM DESIGN DATA

LIVE LOAD 40 PSF DEAD LOAD 10 PSF

TOTAL LOAD 50 PSF

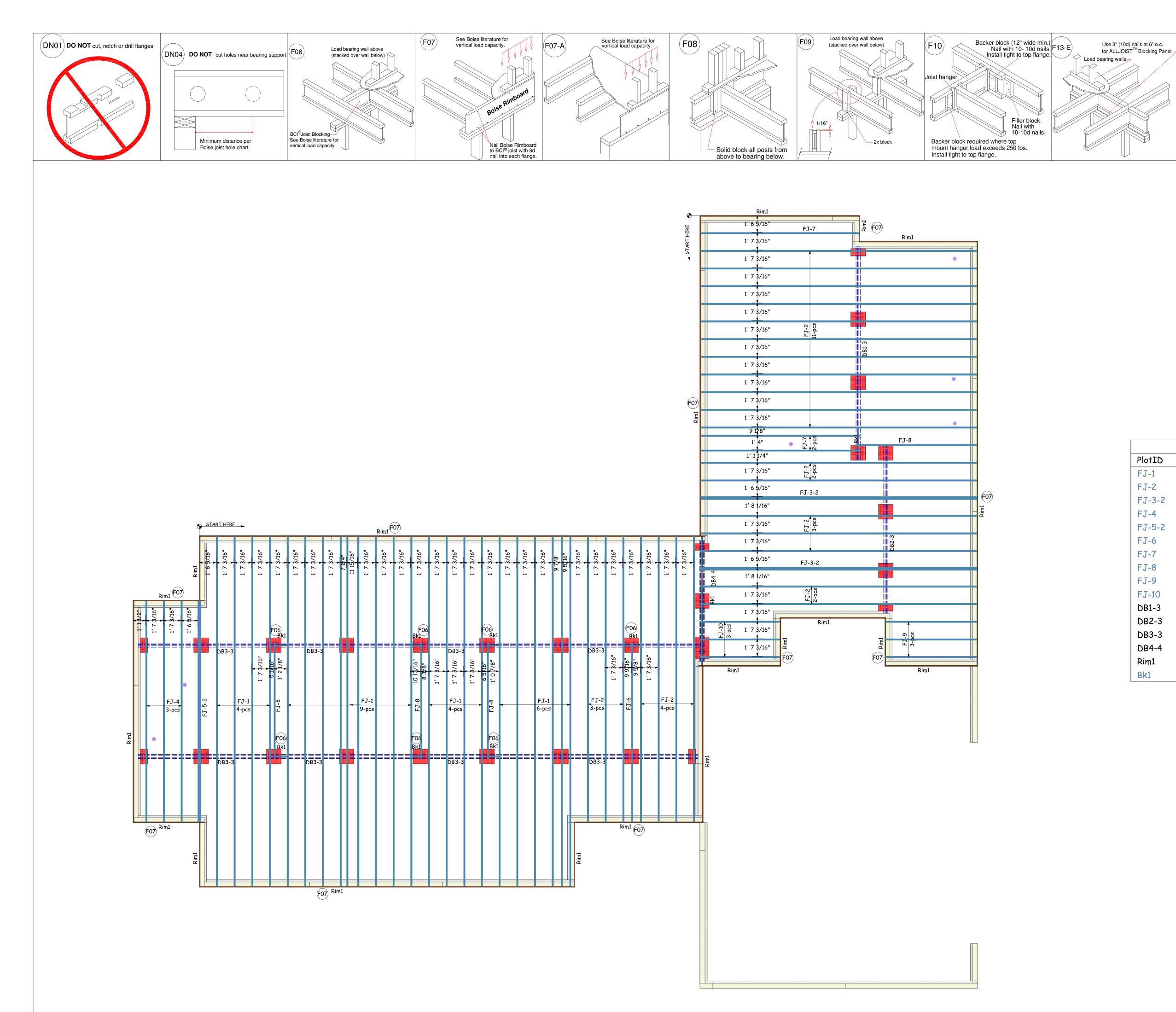
DOL = 100% -----DEFLECTION CRITERIA L/480 (MINIMUM)

ARCHITECTUAL PLAN DATE 12-3-2020

REVISED ARCH. PLAN DATE

XX-XX-XX

3487586 Sheet 1 of 4





F52 8d each side of web through flange at bearing

Minimum 1-1/2"

bearing length

BCI[®] Joist to limit splitting

Nails placed 1-1/2" minimum from end of

Products

32' 0" 11-7/8" BCI® 4500s-1.8

20' 0" 11-7/8" BCI® 4500s-1.8

20' 0" 11-7/8" BCI® 4500s-1.8

18' 0" 11-7/8" BCI® 4500s-1.8

16' 0" 11-7/8" BCI® 4500s-1.8

2x10 SP No.2

2x10 SP No.2

2x10 SP No.2

2x10 SP No.2

19' 0" 11-7/8" BCI® 4500s-1.8

FJ-3-2 26' 0" 11-7/8" BCI® 4500s-1.8

1" x 11-7/8" BC RIM BOARD OSB

PlotID Length Product

Double BCI[®]Joist Connection

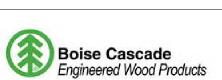
Contact Boise EWP Engineering for specific conditions.

Connection valid for all applications.

Filler Block (see literature)

Plies Net Qty

23



www.bldr.com

1135 ROBESON STREET FAYETTEVILLE, NC 28305 V (910) 485-1111

7601 BOEING DRIVE GREENSBORO, NC 27409 V (336) 884-5454

3189 NC HIGHWAY5 ABERDEEN NC 28315 V (910) 944-2516

This layout and associated materials list has been prepared

based on project plans and/or information provided to Builders FirstSource (BFS). It remains the responsibility of the builder, architect, designer, or other responsible persons to review this information to assure that it is appropriate, accurate, complete and complies with applicable building codes.

> DIRECTLY 10 LOND CE. T. S. ATION.
> ATION.
> ST BUILDERS FIRSTSOURCE BEFORE MAKING ANY TIONS OR ADJUSTMENTS...FAILURE TO DO SO MAY IN COSTLY REPAIRS. 1.) READ THE IN
> 2.) ALL WALLS &
> OTHERWISE
> NON-LOAD E
> 3.) UNLESS STA
> BRACE DIRE
> FOUNDATIO
> 4.) CONTACT BU
> ALTERATION
> RESULT IN C

Carolina Markets McCUE

PERSONAL

1ST FLOOR PLACEMENT PLA
Builders FirstSource, Central
DRAWN BY: Vernor
SCALF.

MINIMUM DESIGN DATA LIVE LOAD 40 PSF

DEAD LOAD 10 PSF TOTAL LOAD 50 PSF

DOL = 100%

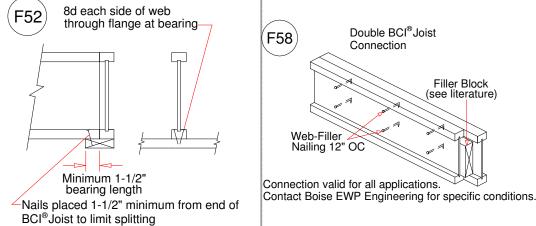
DEFLECTION CRITERIA L/480 (MINIMUM)

ARCHITECTUAL PLAN DATE 12-3-2020 REVISED ARCH. PLAN DATE

3487586

XX-XX-XX Sheet 2 of 4





Products

1-3/4" x 16" VERSA-LAM® 2.0 3100 SP 2

Wall Framing

Accessories

Hangers

PlotID Qty Manuf Product

Web Stiffeners (16" BCI® 60s-2.0) 1

19 Simpson IUS2.37/16

2 Simpson MIU3.56/16 2 Simpson MIU4.75/16

Hdr1 8'0" 1-3/4" x 9-1/4" VERSA-LAM® 2.0 3100 SP 2 6 Hdr2 6'0" 1-3/4" x 9-1/4" VERSA-LAM® 2.0 3100 SP 2 2

26' 0" 1-3/4" x 16" VERSA-LAM® 2.0 3100 SP

FB4-3 24' 0" 1-3/4" x 18" VERSA-LAM® 2.0 3100 SP 3

4' 0" 1-3/4" x 16" VERSA-LAM® 2.0 3100 SP 2

Plies Net Qty

Plies Net Qty

3 3

Plies Net Qty

PlotID Length Product

FJ-1 26'0" 16" BCI® 60s-2.0 FJ-2-2 26' 0" 16" BCI® 60s-2.0

BM1-2 12' 0" 2x10 SP No.2 BM2-3 12' 0" 2x10 SP No.2

PlotID Length Product

Hdr3 6'0" 2x10 SP No.2 Hdr4 4' 0" 2x10 SP No.2

PlotID Length Product

14' 0" 16" BCI® 60s-2.0 10' 0" 16" BCI® 60s-2.0

Rim1 12' 0" 1" x 16" BC RIM BOARD OSB

Use 3" (10d) nails at 6" o.c. for ALLJOIST[™] Blocking Panel —



Boise Cascade
Engineered Wood Products

www.bldr.com

1135 ROBESON STREET FAYETTEVILLE, NC 28305 V (910) 485-1111

7601 BOEING DRIVE GREENSBORO, NC 27409 V (336) 884-5454

3189 NC HIGHWAY5 ABERDEEN NC 28315

V (910) 944-2516

This layout and associated materials list has been prepared based on project plans and/or information provided to Builders FirstSource (BFS). It remains the responsibility of the builder, architect, designer, or other responsible persons to review this information to assure that it is appropriate, accurate, complete and complies with

applicable building codes.

T BUILDERS FIRSTSOURCE BEFORE MAKING ANY IONS OR ADJUSTMENTS...FAILURE TO DO SO MA IN COSTLY REPAIRS. 1.) READ 2.) ALL W/OTHER NON-L 3.) UNLES BRACE FOUNT 4.) CONTA ALTER/RESUL

McCUE

PERSONAL

MINIMUM DESIGN DATA

LIVE LOAD 40 PSF DEAD LOAD 10 PSF

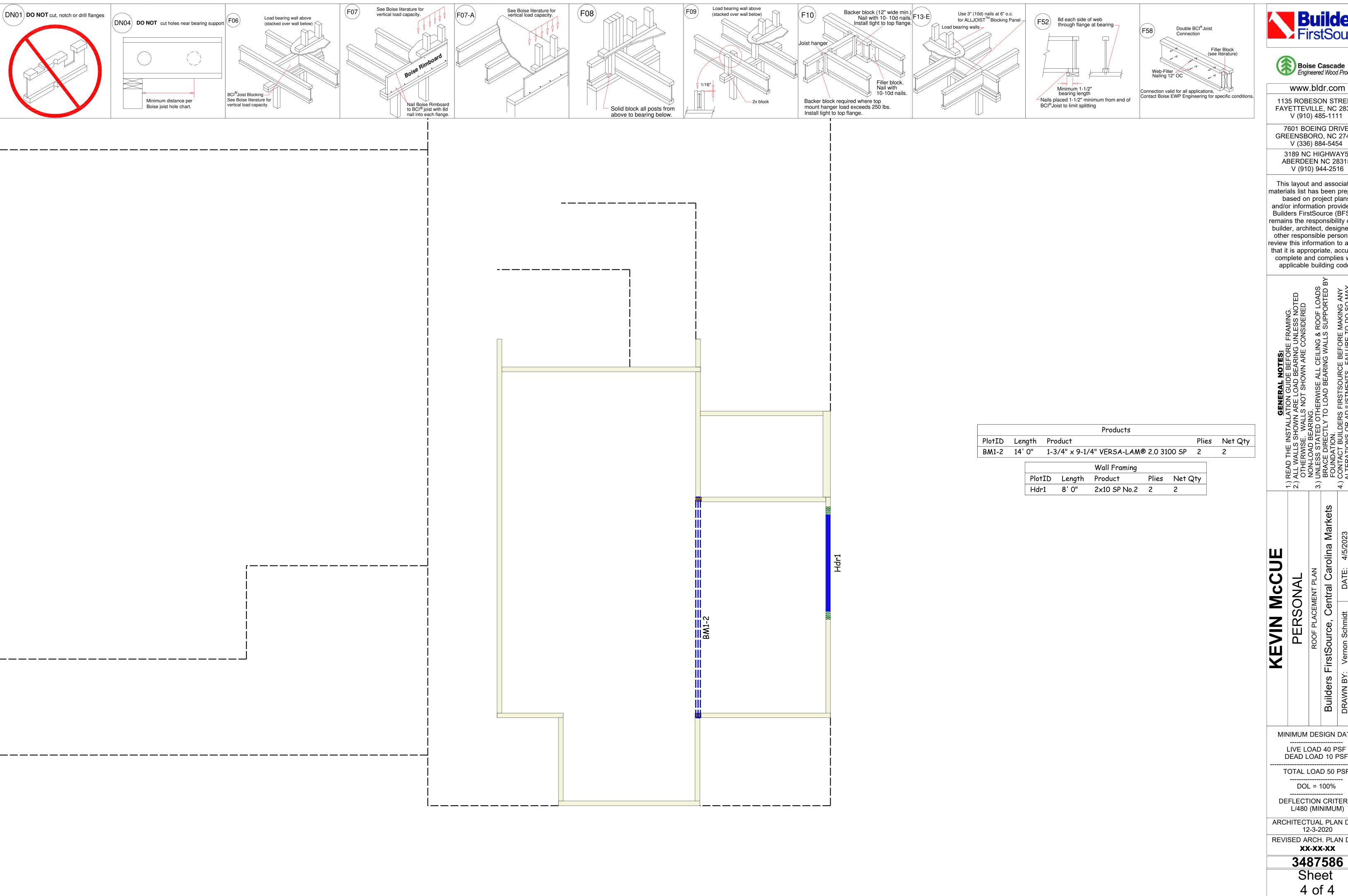
TOTAL LOAD 50 PSF

DOL = 100%

DEFLECTION CRITERIA L/480 (MINIMUM)

ARCHITECTUAL PLAN DATE 12-3-2020 REVISED ARCH. PLAN DATE XX-XX-XX

> 3487586 Sheet 3 of 4





1135 ROBESON STREET FAYETTEVILLE, NC 28305 V (910) 485-1111

7601 BOEING DRIVE GREENSBORO, NC 27409 V (336) 884-5454

3189 NC HIGHWAY5 ABERDEEN NC 28315 V (910) 944-2516

This layout and associated materials list has been prepared based on project plans and/or information provided to Builders FirstSource (BFS). It remains the responsibility of the builder, architect, designer, or other responsible persons to review this information to assure that it is appropriate, accurate, complete and complies with

applicable building codes. 1.) READ THE INSTALLATION GUIDE BEFORE FRAMING.
2.) ALL WALLS SHOWN ARE LOAD BEARING UNLESS NOTED OTHERWISE. WALLS NOT SHOWN ARE CONSIDERED NON-LOAD BEARING.
3.) UNLESS STATED OTHERWISE ALL CEILING & ROOF LOADS BRACE DIRECTLY TO LOAD BEARING WALLS SUPPORTED BY FOUNDATION.
4.) CONTACT BUILDERS FIRSTSOURCE BEFORE MAKING ANY ALTERATIONS OR ADJUSTMENTS...FAILURE TO DO SO MAY RESULT IN COSTLY REPAIRS.

MINIMUM DESIGN DATA

LIVE LOAD 40 PSF DEAD LOAD 10 PSF

TOTAL LOAD 50 PSF

DOL = 100%

DEFLECTION CRITERIA L/480 (MINIMUM)

ARCHITECTUAL PLAN DATE 12-3-2020 REVISED ARCH. PLAN DATE

XX-XX-XX 3487586 Sheet