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R 703.7.3 Lintels
Masonry veneer shall not support any vertical load other than the dead load of the veneer above.
Veneer above openings shall be supported on lintels of non-combustible materials
and the allowable span shall not exceed the values set forth in table R 703.7.3
The lintels shall have a length of bearing of not less than 4 inches (102 mm)

- All columns shall be centered on grid lines unless noted otherwise.
- All column footings shall be centered on columns unless noted otherwise.
- All wall footings shall be centered on walls unless noted otherwise.
- For concrete reinforcing at corners, vertical corner bars shall extend:
 - For slab - on grade construction joint type, see typical slab - on - grade detail.
 - All fill materials under structure shall be sandy clay or clayey sand exhibiting a liquid limit of less than 25. Fill material shall be compacted to a density of not less than 95% of Modified Proctor Maximum Dry Density (ASTM D - 1557) or at slightly wet of optimum moisture content. In place moisture and density shall be determined by in place nuclear density gauge. Additional fill shall be placed as needed to meet design.
- Where noted C-10, plan provide Keyed Joint in floor slab.
- A 6 - mil polyethylene film vapor barrier shall be placed below all interior slabs - on - grade.
- All interior A-4 - in. to 6 - in. medium to coarse sand or gravel compacted drainage fill below all interior slabs - on - grade.

EXAMPLE : CLEAR SPAN = 20'-0"

 BEAM SPACING = 10'-0"

 DEAD LOAD 7 LBS. / SQ.FT. (DECKING AND CARPET)

 LIVE LOAD 40 LBS. / SQ. / FT. (FURNITURE AND OCCUPANTS))

 TOTAL LOAD = (40 + 7) X 10 = 470 LBS. / LIN. FT.

THE BEAM SIZE REQUIRED IS 5 1/4 X 15 WHICH SUPPORT 508 LBS. / LIN. / FT. OVER A SPAN OF 20'-0".

BEAMS MAY BE DOUGLAS FIR, LARCH OR SOUTHERN YELLOW PINE.

- ARCH - architectural
- B.F. - bl - fold doors
- BRD - board
- C.D.X. - C & D grade exterior plywood
- COL - column
- CLO or CLOS - closet
- CLNG - ceiling
- C.O. - cased opening
- C.M.U. - concrete masonry unit (concrete block)
- COMP - composition
- C.T. - cook - top
- D. - dryer
- DIA. - diameter
- DWG. - drawing
- DW. - dishwasher
- DN. - down
- EXT. - exterior
- FTG. - footing
- FT. - foot
- FZ. - freezer
- GALV. - galvanized
- GYP BD. - gypsum wallboard
- HVAC. - heating, ventilation and air conditioning
- H.B. - hose bibb
- H.D. - heavy duty
- H.W. - hot water
- I.B. - ironing board
- I.M. - ice maker
- INSUL. - insulation
- M.C. - medicine cabinet
- PAN. - pantry
- P.D. - pocket door
- PR. - pair
- P.T. - pressure treated
- PW. - plywood
- R.G. - range
- RD. - rod or round
- REF. - refrigerator
- RFG. - roofing
- RND. - round
- SH. - shelf
- SHLV. - shelves
- SHIT. - sheet
- SQ. - square
- SAS. - surfaced four sides (rectangular wood trim)
- S.F. or SQ.FT. - square foot
- SEC. or SECT. - section
- SHWR. - shower
- SKL. - skylight
- SL. - sliding
- T.C. - trash compactor
- TRM. - trim
- TRTD. - treated
- THK. - thick
- TSG. - tongue and groove
- W. - washer
- W.H. - water heater
- WHP. - whirlpool
- WP. - waterproof
- W/ - with

C1.1

2012 INTERNATIONAL RESIDENTIAL CODE CONSTRUCTION SPECIFICATIONS AND METHODOLOGIES

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GENERAL SITE NOTES

1. CONTRACTOR TO VERIFY LOCATIONS OF SITE UTILITIES, REQUIREMENTS AND CONNECTIONS FEES. OWNER, CONTRACTOR, AND SUB-CONTRACTORS TO PAY ALL 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 OF EXISTING FACILITY TO DETERMINE THE ROUTES OF ALL UNDERGROUND UTILITIES. BEFORE DIGGING COMMENCES IT IS ADVISED THAT THE OWNER OR CONTRACTOR CALLS THEIR STATES UTILITY LOCATER FACILITATOR.
3. IT IS RECOMMENDED THAT THE SITE'S SOIL BE TESTED FOR COMPRESSION RATINGS TO DETERMINE FOUNDATION AND FOOTING DESIGN. CONCRETE FOUNDATIONS AND FOOTING DESIGN SHALL BE 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 SITE LANDSCAPE DESIGNS.

I.R.C BUILDING PLANNING- CHAPTER 3

GLAZING R308

R308.4 HAZARDOUS LOCATIONS

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE OF SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS).

1. SWINGING DOORS EXCEPT JALOUSIES.
2. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES
3. STORM DOORS
4. UNFRAMED SWINGING DOORS
5. DOORS AND ENCLOSURES FOR HOT TUB, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS AND IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
6. FIXED OR OPERABLE VERTICAL PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
7. INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEET ALL OF THE FOLLOWING CONDITIONS:
 - A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 - B. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 - C. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
 - D. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING
8. RAILING REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE INCLUDING STRUCTURED BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
9. WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHEN:
 - A. THE BOTTOM EDGE OF THE POOL OR SPA IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND 60 INCHES HORIZONTALLY OF THE WATER'S EDGE.(THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANELS IN MULTIPLE GLAZING)
 10. GLAZING ADJACENT TO STAIRWAYS,LANDINGS, AND APPROVED RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 11. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

MISC.
A.1 SKYLIGHT AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6
B.1 SITE BUILT WINDOWS SHALL COMPLY WITH SECTION R308.5
C.1 EXTERIOR WINDOWS AND GLASS DOORS SHALL CONFORM TO THE PROVISIONS OF SECTION R613 AND THE FOLLOWING:

1. EXTERIOR WINDOWS AND DOORS SHALL BE DESIGNED TO RESIST THE DESIGN WIND LOADS SPECIFIED IN TABLE R301.2(2) AND ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R301.2(3) (SECTION R613.2)
- D.1 WINDOWS AND GLASS DOORS SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS. (SECTION R613.5.1)
- H.1 ANCHORAGE OF EXTERIOR WINDOWS SHALL CONFORM TO SECTION R613.5.2

60 INCHES ABOVE A WALKING SURFACE AND 60 INCHES HORIZONTALLY OF THE WATER'S EDGE.(THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANELS IN MULTIPLE GLAZING)
10. GLAZING ADJACENT TO STAIRWAYS,LANDINGS, AND APPROVED RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
11. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

EMERGENCY ESCAPE AND RESCUE OPENING R310

R310 EMERGENCY ESCAPE RESCUE OPENINGS

BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY AND RESCUE OPENING. SUCH OPENING SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR COURT. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION R310.3. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENINGS FROM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2. EMERGENCY ESCAPE AND RESCUE SHALL OPEN DIRECTLY INTO A PUBLIC WAY. OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

MEANS OF EGRESS 311

R311 MEANS OF EGRESS

STAIRWAYS, RAMPS, EXTERIOR EXIT BALCONIES, HALLWAYS AND DOORS SHALL COMPLY WITH SECTION R311:
1. STAIRWAY WIDTH SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAILS. HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. (R311.7.1)
2. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8". (R311.7.2)
3. THE MAXIMUM RISER HEIGHT SHALL BE 7 ¾". (R311.7.4.1)
4. THE MINIMUM TREAD DEPTH SHALL BE 10". WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6". (R311.7.4.2)

SMOKE ALARMS R314

R314.3 LOCATION

SINGLE- AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. EACH SLEEPING ROOM

R314.3 LOCATION – CONTINUED

2. OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS, CELLARS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

WHEN ONE OR MORE SMOKE ALARMS IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT 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 UNIT.

FLOOD-RESISTANT CONSTRUCTION R322

R322.1 GENERAL

BUILDINGS AND STRUCTURES CONSTRUCTED IN WHOLE OR IN PART IN FLOOD HAZARD AREAS (INCLUDING A OR V ZONES) AS ESTABLISHED IN TABLE R301.2 (1) SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN THIS SECTION

R322.1.2 STRUCTURAL SYSTEMS

ALL STRUCTURAL SYSTEMS OF ALL BUILDING 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.

R322.1.4 ESTABLISHING THE DESIGN FLOOD ELEVATION

THE DESIGN FLOOD ELEVATION SHALL BE USED TO DEFINE AREAS PRONE TO FLOODING, AND SHALL DESCRIBE, AT A MINIMUM, THE BASE FLOOD ELEVATION AT THE DEPTH OF PEAK ELEVATION OF FLOODING (INCLUDING WAVE HEIGHT) WHICH HAS A 1 PERCENT OR GREATER CHANCE OF BEING EQUALLED TO EXCEEDED IN ANY GIVEN YEAR.

FOR DETERMINING DESIGN FLOOD ELEVATIONS AND IMPACTS REFER TO SECTION R322.1.4.1 AND R322.1.4.2

R322.1.6 PROTECTION OF MECHANICAL AND ELECTRICAL SYSTEMS

ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS, AND HEATING, VENTILATING, AIR CONDITIONING, AND PLUMBING APPLICATIONS, PLUMBING FIXTURES, DUCT SYSTEMS, AND OTHER SERVICE EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE DESIGN FLOOD ELEVATION.

REVIEW EXCEPTIONS R322.1.6

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 WITHFLOOD OPENING THAT MEET THE FOLLOWING CRITERIA:

- A. THERE SHALL BE A MINIMUM OF TWO OPENINGS ON DIFFERENT SIDES OF EACH ENCLOSED AREA: IF ANY BUILDING HAS MORE THAN ONE ENCLOSED AREA BELOW THE DESIGN FLOOD ELEVATION, EACH AREA SHALL HAVE OPENINGS ON EXTERIOR WALLS.
- B. THE TOTAL NET AREA OF ALL OPENINGS SHALL BE AT LEAST 1 SQUARE INCH FOR EACH SQUARE FOOT OF ENCLOSED AREA, OR THE OPENINGS SHALL BE DESIGNED AND THE CONSTRUCTION DOCUMENTERS SHALL INCLUDE A STATEMENT THAT THE DESIGN AND INSTALLATION WILL PROVIDE FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR AUTOMATIC ENTRY AND EXIT OF FLOODWATERS.
- C. THE BOTTOM OF EACH OPENING SHALL BE 1 FOOT OR LESS ABOVE THE ADJACENT GROUND LEVEL.
- D. OPENING SHALL BE AT LEAST 3 INCHES IN DIAMETER.
- E. ANY LOVERS, SCREENS, OR OTHER OPENING COVERS SHALL ALLOW THE AUTOMATIC FLOW OF FLOOD WATERS INTO AND OUT OF THE ENCLOSED AREA.
- F. OPENINGS INSTALLED IN DOORS AND WINDOWS, THAT MEET REQUIREMENTS A-E ARE ACCEPTABLE; HOWEVER, DOORS AND WINDOWS WITHOUT INSTALLED OPENINGS DO NOT MEET THE REQUIREMENTS OF THE SECTION.

3.5PER SECTION R324.3.5 ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION SHALL BE USED SOLELY FOR PARKING OR VEHICLES, BUILDING ACCESS OR STORAGE.

I.R.C. FOUNDATION - CHAPTER 4

GENERAL R401

R401.2 REQUIREMENTS

FOUNDATION CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS ACCORDING TO 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 ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES. GRAVEL FILL USED AS FOOTINGS FOR WOOD AND PRECAST FOUNDATIONS SHALL COMPLY WITH SECTION R403.

R401.3 DRAINAGE

SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

R401.4 SOIL TESTS

IN AREAS LIKELY TO HAVE EXPANSIVE, COMPRESSIBLE, SHIFTING OR OTHER UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER TO REQUIRE A SOIL TEST TO DETERMINE THE SOILS CHARACTERISTIC AT A PARTICULAR LOCATION. THIS TEST SHALL BE MADE BY AN APPROVED AGENCY USING AN APPROVED METHOD. CONTRACTOR TO REFER TO TABLE R401.14.1 FOR PRESUMPTIVE LOAD – BEARING VALUES OF FOUNDATION MATERIALS.

MATERIALS R402

R402.1 WOOD FOUNDATION

S

WOOD FOUNDATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE PROVISION OF THIS CODE.

R402.1.1 FASTENERS

FASTENERS USED BELOW APPROXIMATE GRADE (OR USED IN KNEE WALL CONSTRUCTION) SHALL BE OF TYPE 304 OR 316 STAINLESS STEEL. FASTENERS USED ABOVE APPROXIMATE GRADE 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. ELECTROGALVANIZED STEEL NAILS AND GALVANIZED (ZINC COATED) STEEL STAPLES SHALL NOT BE PERMITTED.

R402.1.2 WOOD TREATMENT

ALL LUMBER AND PLYWOOD SHALL BE TREATED IN ACCORDANCE WITH ANPA U1 AND BEAR THE LABEL OF AN ACCREDITED AGENCY.

R402.2 CONCRETE

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH AS SHOWN IN TABLE R402.2 (SECTION R402.2) CONCRETE SUBJECT TO WEATHERING (TABLE R301.2(1) SHALL BE AIR ENTRAINED AS SPECIFIED IN TABLE R402.2 (SECTION R402.2) CONCRETE MIXTURES FOR GARAGE AND SUPPORT SLABS AND EXTERIOR LOCATIONS THAT WILL BE EXPOSED TO DEICING CHEMICALS SHALL NOT HAVE MAXIMUM WEIGHT OF FLY ASH, SILICA FUME, SLAG OR OTHER POZZOLANS THAT EXCEED THE PERCENTAGE OF TOTAL WEIGHT OF CEMENTITIOUS MATERIALS SPECIFIED IN SECTION 4.2.3. OF ACI 318. MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTER 3 OF ACI 318.

FOOTINGS R403

R403.1 GENERAL

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.

R403.1.1 MINIMUM SIZE

MINIMUM SIZE FOR CONCRETE AND MASONRY FOOTINGS SHALL BE AS SET FORTH IN TABLE R403.1 AND FIGURE R403.1(1) SPREAD FOOTING SHALL BE AT LEAST 6 INCHES IN THICKNESS. FOOTING PROJECTIONS SHALL BE AT LEAST 2 INCHES AND SHALL NOT EXCEED THE THICKNESS OF THE FOOTINGS. THE SIZE OF THE FOOTINGS SUPPORTING PIERS AND COLUMNS SHALL BE 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).

R403.1.2 CONTINUOUS FOOTING IN SEISMIC DESIGN CATEGORIES D0, D1, AND D2

THE BRACED WALL PANELS AT EXTERIOR WALLS OF ALL BUILDINGS AND ALL REQUIRED INTERIOR BRACED WALL PANELS IN BUILDINGS WITH PLAN DIMENSIONS GREATER THAN 50 FEET IN SEISMIC DESIGN CATEGORIES D0, D1, AND D2 SHALL BE SUPPORTED BY CONTINUOUS FOOTINGS.

R403.1.3 SEISMIC REINFORCING

CONCRETE FOOTINGS LOCATED IN SEISMIC DESIGN CATEGORIES D0,D1 AND D2 AS ESTABLISHED IN TABLE R301.2(1) SHALL HAVE MINIMUM REINFORCEMENT SET FORTH IN THIS SECTION FOR CONSTRUCTION JOINTS CREATED BETWEEN A CONCRETE FOOTING AND A STEM WALL, WHERE A GROUTED MASONRY STEM WALL IS SUPPORTED ON A CONCRETE FOOTING AND STEM WALL, AND WHEN MASONRY STEM WALLS WITHOUT SOLID GROUT AND VERTICAL REINFORCEMENT ARE NOT PERMITTED

R403.1.4 MINIMUM DEPTH

ALL EXTERIOR FOUNDATIONS SHALL BE PLACED AT LEAST 12 INCHES BELOW UNDISTURBED GROUND, WHERE APPLICABLE, THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO SECTIONS R403.1.4.1 THROUGH R403.1.4.2. EXCEPT FOR FROST-PROTECTED FOOTINGS, PERMANENT SUPPORT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R403.3.

INSEISMIC DESIGN CATEGORIES D0,D1 AND D2, INTERIOR FOOTINGS SUPPORTING BEARING OR BRACING WALLS, AND CAST MONOLITHICALLY WITH A SLAB ON APPROXIMATE GRADE SHALL EXTEND TO A DEPTH OF NOT LESS THAN 12 INCHES BELOW THE TOP OF THE SLAB-SECTION R403.1.4.2

R403.1.5 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 FOOTING EXCEEDS ONE UNIT VERTICAL IN TEN UNITS HORIZONTAL (10-PERCENT SLOPE)

R403.1.6 FOUNDATION ANCHORAGE

THE WOOD SOLE PLATE AT EXTERIOR WALLS ON MONOLITHIC SLABS AND WOOD SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAX. OF 6 FEET ON CENTER. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION. IN SEISMIC DESIGN CATEGORIES D0,D1 AND D2, ANCHOR BOLTS SHALL BE SPACED 6 FEET ON CENTER AND LOCATED WITHIN 12 INCHES OF THE ENDS OF EACH PLATE



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R403.1.6 FOUNDATION ANCHORAGE – CONTINUE

SECTION AT INTERIOR BRACED WALL LINES WHEN REQUIRED BY SECTION R602.10.9 TO BE SUPPORTED ON A CONTINUOUS FOUNDATION. BOLTS SHALL BE AT LEAST 1/2 INCH IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7 INCHES IN TO MASONRY OR CONCRETE.

INTERIOR BEARING WALL. SOLE PLATES ON MONOLITHIC SLAB FOUNDATION SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS A NOT AND WASHER SHALL BE TIGHTENED ON EACH BOLT OF THE PLATE. SILLS AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTION R317 AND R318.

COLD-FORMED STEEL FRAMING SYSTEMS SHALL BE FASTENED TO THE WOOD SILL PLATES OR ANCHORED DIRECTLY TO THE FOUNDATION AS REQUIRED IN SECTION R505.3.1 OR R603.3.1.

NOTE: CONSULT SECTION R403.1.6 FOR EXCEPTIONS AND SECTION R403.1.6.1 ANCHORAGE METHODOLOGIES IN SEISMIC DESIGN CATEGORIES C (LIGHT- FRAME TOWNHOUSES, DO, D1, AND D2.

R403.1.7 FOOTINGS ON OR ADJACENT TO SLOPES

THE PLACEMENT OF BUILDINGS AND STRUCTURES ON OR ADJACENT TO SLOPES STEEPER THAN 1 UNIT VERTICAL IN 3 UNITS HORIZONTAL (33.3 PERCENT SLOPE) SHALL CONFORM TO SECTIONS R403.1.7.1 THROUGH R403.1.7.4.

R403.1.8 FOUNDATIONS ON EXPANSIVE SOILS

FOUNDATIONS AND FLOOR SLABS FOR BUILDINGS LOCATED ON EXPANSIVE SOILS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 1808.6 OF THE INTERNATIONAL BUILDING CODE.

EXCEPTIONS: SLAB-ON-GROUND AND OTHER FOUNDATIONS SYSTEMS WHICH HAVE PERFORMED ADEQUATELY IN SOIL CONDITIONS SIMILAR TO THOSE ENCOUNTERED AT THE BUILDING SITE ARE PERMITTED SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.

EXPANSIVE SOILS SHALL BE DETERMINED PER SECTION R403.1.8.1

R403.2 FOOTINGS FOR WOOD FOUNDATIONS

FOOTINGS FOR WOOD FOUNDATIONS SHALL BE IN ACCORDANCE WITH FIGURES R403.1(2) AND R403.1(3) AND HAVE A BASE AS DESCRIBED IN THIS SECTION.

R403.3 FROST PROTECTED SHALLOW FOUNDATIONS

FOR BUILDINGS WHERE THE MONTHLY MEAN TEMPERATURE OF THE BUILDING IS MAINTAINED AT A MINIMUM OF 64 DEG. FOOTINGS ARE NOT REQUIRED TO EXTEND BELOW THE FROST LINE WHEN PROTECTED FROM FROST BY INSULATION IN ACCORDANCE WITH FIGURE R403.3(1) AND TABLE R403.3(1). FOUNDATIONS PROTECTED FROM FROST IN ACCORDANCE TO SAID FIGURES AND TABLES SHALL NOT BE USED FOR UNHEATED SPACES SUCH AS PORCHES, UTILITY ROOM, 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 DEGREES FAHRENHEIT.

FOUNDATION AND RETAINING WALLS R404

R404.1 CONCRETE AND MASONRY FOUNDATION WALLS

CONCRETE AND MASONRY FOUNDATION WALLS SHALL BE SELECTED AND CONSTRUCTED IN ACCORDANCE WITH PROVISIONS OF SECTION R404 OR IN ACCORDANCE WITH ACI 318, ACI 332, NOMA TR68-A OR ACI 530/ASCE 5/TMS 402 OR OTHER APPROVED STRUCTURAL STANDARDS. WHEN ACI 318, ACI 332 OR ACI 530/ASCE 5/TMS 402 OR THE PROVISION OF SECTION R404 IF THE IRC CODE ARE USED TO DESIGN CONCRETE OR MASONRY FOUNDATION WALLS, PROJECT DRAWINGS, TYPICAL DETAILS AND SPECIFICATIONS ARE NOT REQUIRED TO BEAR THE SEAL OF AN ARCHITECT OR ENGINEER, UNLESS OTHERWISE REQUIRED BY THE STATE LAW OF THE JURISDICTION HAVING AUTHORITY. FOUNDATION WALLS THAT MEET ALL OF THE FIVE PROVISIONS IN SECTION R404.1 SHALL BE CONSIDERED Laterally SUPPORTED.

1. CONCRETE, CONCRETE MASONRY AND CLAY MASONRY FOUNDATION WALLS SHALL COMPLY WITH SECTION R404.1.1.
2. CONCRETE, CONCRETE MASONRY AND CLAY MASONRY FOUNDATION WALLS IN SEISMIC DESIGN CATEGORIES DO, D1, AND D2 SHALL COMPLY WITH SECTION R404.1.4.1.
3. A DESIGN IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE SHALL BE PROVIDED FOR CONCRETE OR MASONRY FOUNDATION WALLS WHEN SUCH WALLS ARE SUBJECT TO HYDROSTATIC PRESSURE FROM GROUND WATER, OR SUPPORTING MORE THAN 48 INCHES OF UNBALANCED BACKFILL THAT DO NOT HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM AS PER SECTION R404.1.3
4. PLAN CONCRETE AND PLAN MASONRY FOUNDATION WALLS LOCATED IN SEISMIC DESIGN CATEGORIES DO, D1, AND D2 SHALL BE IN ACCORDANCE WITH SECTION R404.1.4.
5. FOUNDATION WALL THICKNESS BASED ON WALLS SUPPORTED SHALL BE IN ACCORDANCE WITH SECTION R404.1.5.
6. FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION A MINIMUM OF 4 INCHES WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6 INCHES ELSEWHERE AS PER SECTION R404.1.6

FOUNDATION DRAINAGE R405

R405.1 CONCRETE OR MASONRY FOUNDATIONS

DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY 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 AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM GRAVEL OR CRUSHED STONE-

R405.1 CONCRETE OR MASONRY FOUNDATIONS- CONTINUE

DRAINS SHALL EXTEND AT LEAST 1 FOOT BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF THE OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER. DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2 INCHES OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED NOT LESS THAN 6 INCHES OF THE SAME MATERIAL.

OTHER THAN GROUP 1 SOILS, A SUMP SHALL BE PROVIDED TO DRAIN THE POROUS LAYER AND FOOTINGS. AND SHALL COMPLY WITH SECTION R405.2.3.

FOUNDATION WATERPROOFING AND DAMPPROOFING R406

R406.2 CONCRETE OR MASONRY FOUNDATION WATERPROOFING

1. FOUNDATION WALL WATERPROOFING SHALL BE WITH A MEMBRANE EXTENDING FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE, WITH MATERIALS AS SPECIFIED IN SECTION R406.2. EXCEPT WHERE REQUIRED TO BE WATERPROOFED. FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW APPROXIMATE GRADE SHALL BE DAMPPROOFED.
2. IN AREAS WHERE HIGH WATER TABLE OR OTHER SEVERE SOIL- WATER CONDITIONS ARE KNOWN TO EXIST, EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACE LOCATED BELOW APPROXIMATE GRADE SHALL BE WATERPROOFED PER SECTION R406.2.
3. DAMPPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.

UNDER-FLOOR SPACE R408

R408.1 VENTILATION

THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER FLOOR SPACE AREA. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.

R408.2 OPENINGS FOR UNDER-FLOOR VENTILATION

VENTILATION OPENINGS SHALL BE COVERED FOR THE HEIGHT AND WIDTH WITH AN APPROVED MATERIAL LISTED IN THIS SECTION.

R408.4 ACCESS

AN ACCESS OPENING 18 INCHES BY 24 INCHES SHALL BE PROVIDED TO THE UNDER FLOOR SPACE. ACCESS OPENINGS TO UNDERFLOOR SPACES WHERE MECHANICAL EQUIPMENT IS LOCATED SHALL BE PROVIDED IN ACCORDANCE WITH SECTION M305.1.4.

R408.7 FLOOD RESISTANCE

FOR BUILDINGS LOCATED IN FLOOD HAZARD AREAS AS ESTABLISHED IN TABLE R301.2(1)
1. WALLS ENCLOSING THE UNDER – FLOOR SPACE SHALL BE PROVIDED WITH FLOOD OPENINGS IN ACCORDANCE WITH SECTION R322.2.2.
2. THE FINISHED GROUND LEVEL OF THE UNDER-FLOOR SPACE SHALL BE EQUAL TO OR HIGHER THAN THE OUTSIDE FINISHED GROUND LEVEL.
EXCEPTIONS: UNDER-FLOOR SPACES THAT MEET THE REQUIREMENTS OF FEMA/FIA TB 11-1.

I.R.C. FLOORS - CHAPTER 5

GENERAL R501

R501.2 REQUIREMENTS

FLOOR CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS ACCORDING TO SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING STRUCTURAL ELEMENTS.

WOOD FLOOR FRAMING R502

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 AF&PA/ NDS.

R502.2.1 FRAMING AT BRACED WALL LINES

A LOAD PATH FOR LATERAL FORCES SHALL BE PROVIDED BETWEEN FLOOR FRAMING AND BRACED WALL PANELS LOCATED ABOVE OR BELOW A FLOOR AS SPECIFIED IN SECTION R602.10.8

R502.3 ALLOWABLE JOIST SPANS

SPANS FOR FLOOR JOISTS SHALL BE IN ACCORDANCE WITH TABLES R502.3.1(1) AND R502.3.1(2).

R502.3.3 FLOOR CANTILEVERS

FLOOR CANTILEVER SPANS SHALL NOT EXCEED THE NOMINAL DEPTH OF THE WOOD FLOOR JOIST. FLOOR CANTILEVERS CONSTRUCTED IN ACCORDANCE WITH TABLE R502.3.3(1) SHALL BE PERMITTED WHEN SUPPORTING A LIGHT-FRAME BEARING WALL OR ROOF ONLY.

R502.4 JOISTS UNDER BEARING PARTITIONS

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

R502.8 CUTTING, DRILLING AND NOTCHING

STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED, OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THIS SECTION. SEE FIGURE R502.8

I.R.C. WALL CONSTRUCTION - CHAPTER 6

WOOD WALL FRAMING R602

R602.10 WALL BRACING

BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH THIS SECTION OR, WHEN APPLICABLE, SECTION R602.12, WHERE A BUILDING 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

R602.10.1 BRACED WALL LINES

FOR THE PURPOSE OF DETERMINING THE AMOUNT AND LOCATION OF BRACING REQUIRED IN EACH STORY LEVEL OF A BUILDING, BRACED WALL LINES SHALL BE DESIGNATED AS STRAIGHT LINES IN THE BUILDING PLACED IN ACCORDANCE WITH THIS SECTION.

BRACED WALL PANEL CONSTRUCTION METHODS SHALL BE IN ACCORDANCE TO R602.10.2.

ALTERNATE BRACED WALL PANELS SHALL BE IN ACCORDANCE TO R602.10.2.

STRUCTURAL INSULATED PANEL WALL

CONSTRUCTION R613

R613.2 APPLICABILITY LIMITS

THE PROVISIONS OF THIS SECTION SHALL CONTROL THE CONSTRUCTION OF EXTERIOR STRUCTURAL INSULATED PANEL (SIP) WALLS AND INTERIOR LOAD-BEARING SIP WALLS FOR BUILDINGS NOT GREATER THAN 60 FEET IN LENGTH PERPENDICULAR TO THE JOIST OR TRUSS SPAN, NOT GREATER THAN 40 FEET IN WIDTH PARALLEL TO THE JOIST OR TRUSS SPAN AND NOT GREATER THAN TWO STORIES IN HEIGHT WITH EACH WALL NOT GREATER THAN 10 FEET HIGH.

R613.4 SIP WALL PANELS

SIPS SHALL COMPLY WITH FIGURE R613.4 AND SHALL HAVE MINIMUM PANEL THICKNESS IN ACCORDANCE WITH TABLES R613.5(1) AND R613.5(2) FOR ABOVE-GRADE WALLS. ALL SIPS SHALL BE IDENTIFIED BY GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY.

I.R.C. WALL COVERINGS- CHAPTER 7

EXTERIOR COVERING R703

R703.2 WATER-RESISTIVE BARRIER

ONE LAYER OF NO.15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE I FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES. THE FELT OR APPROVED MATERIAL SHALL BE CONTINUOUS TO THE TOP OF THE WALLS AND TERMINATE AT PENETRATIONS AND THE BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1.

R703.6. EXTERIOR PLASTER

INSTALLATION OF THESE MATERIALS SHALL BE IN COMPLIANCE WITH ASTM C926 AND ASTM C 1063 AND THE PROVISIONS OF THIS CODE.

R703.6.1 LATH

ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2 –INCH-–LONG, 11 GAUGE NAILS, HAVING A 7/16-INCH HEAD, OR 7/8-INCH-–LONG, 16- GAUGE STAPLES, SPACED NOT MORE THAN 6 INCHES, OR AS OTHERWISE APPROVED.

R703.6.2 PLASTER

PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE. PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS SET FOURTH IN TABLE R702.1(1).

ON WOOD-FRAME CONSTRUCTION WITH AN ON-GRADE FLOOR SLAB SYSTEM, EXTERIOR PLASTER SHALL BE APPLIED TO COVER, BUT NOT EXTEND BELOW, LATH, PAPER AND SCORED.

THE PROPORTION OF AGGREGATE TO CEMENTITIOUS MATERIALS SHALL BE SET FOURTH IN TABLE R702.1(3).

R703.6.2.1 WEEP SCREEDS

A MINIMUM 0.019-INCH (No.26 GALVANIZED SHEET GAUGE). CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 926. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE THE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER THE TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

R703.6.3 WATER-RESISTIVE BARRIERS

WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING SHALL INCLUDE A WATER-RESISTIVE VAPOR- PERMEABLE BARRIER WITH THE PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER.

R703.7.3 LINTELS-–STONE VENEER

MASONRY VENEER SHALL NOT SUPPORT ANY VERTICAL LOAD OTHER THAN THE DEAD LOAD OF THE VENEER ABOVE. VENEER ABOVE OPENINGS SHALL BE SUPPORTED ON LINTELS OF NONCOMBUSTIBLE MATERIALS AND THE ALLOWABLE SPAN SHALL NOT EXCEED THE VALUE SET FOURTH IN TABLE R703.7.3.1. THE LINTELS SHALL HAVE A LENGTH OF BEARING NOT LESS THAN 4 INCHES.

R703.7.4 ANCHORAGE-–STONE VENEER

MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES WHERE VENEER IS ANCHORED TO WOOD BACKINGS BY CORRUGATED SHEET METAL TIES, THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING MATERIAL SHALL BE A MAXIMUM OF A NOMINAL 1 INCH. WHERE THE VENEER IS ANCHORED TO WOOD BACKINGS USING METAL STRAND WIRE TIES, THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING MATERIAL SHALL BE A MAXIMUM OF 4 1/2 INCHES EACH TIE SHALL BE SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA AS PER SECTION R703.7.4.1

I.R.C. ROOF-CLNG CONSTRUCTION CHAPTER 8

GENERAL R801

R801.2 REQUIREMENTS

ROOF AND CEILING CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED ACCORDING TO SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING STRUCTURAL ELEMENTS.

WOOD ROOF FRAMING R802

R802.3 FRAMING DETAILS

RAFTERS SHALL BE FRAMED TO RIDGE BOARD OR TO EACH OTHER WITH A GUSSET PLATE AS A TIE. RIDGE BOARD SHALL BE AT LEAST 1-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEYS AND HIPS THERE SHALL BE A VALLEY OR HIP RAFTER NOT LESS THAN 2-INCH 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 ROOF PITCH IS LESS THAN 3 UNITS VERTICAL IN 12 UNITS HORIZONTAL, STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS, SUCH AS RIDGE BEAMS, HIP AND VALLEYS, SHALL BE DESIGNED AS BEAMS.

CEILING JOISTS AND RAFTER CONNECTORS AND LAPs SHALL BE IN ACCORDANCE TO SECTION R802.3.1 AND R802.3.2.

R802.4 ALLOWABLE CEILING JOIST SPAN

SPANS FOR CEILING JOISTS SHALL BE IN ACCORDANCE WITH TABLES R802.4(1) AND R802.4 (2). FOR OTHER GRADES AND SPECIES AND FOR OTHER LOADING CONDITIONS, REFER TO AF&PA SPAN TABLES FOR JOISTS AND RAFTERS.

R802.5 ALLOWABLE RAFTER SPANS

SPANS FOR RAFTERS SHALL BE IN ACCORDANCE WITH TABLES R802.5(1) AND R802.5.(8). FOR OTHER GRADES AND SPECIES AND FOR OTHER LOADING CONDITIONS, REFER TO AF&PA SPAN TABLES FOR JOISTS AND RAFTERS. THE SPAN OF EACH RAFTER SHALL BE MEASURED ALONG THE HORIZONTAL PROJECTION OF THE RAFTER.

R802.5.1 PURLINS

INSTALLATION OF PURLINS TO REDUCE THE SPAN OF RAFTERS IS PERMITTED AS SHOWN IN FIGURE R802.5.1. PURLINS SHALL BE SIZED NO LESS THAN THE REQUIRED SIZE OF THE RAFTERS THAT THEY SUPPORT. PURLINS SHALL BE CONTINUOUS AND SHALL BE SUPPORTED BY 2-INCH BY 4-INCH BRACES INSTALLED TO BEARING WALLS AT A SLOPE NO MORE THAN 45 DEGREES FROM THE HORIZONTAL. THE BRACES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTREX AND THE UNBRACED LENGTH OF BRACES SHALL NOT EXCEED 8 FEET.

ROOF VENTILATION R806

R806.1 VENTILATION REQUIRED

ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTER SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH 1/16 INCH MINIMUM TO 1/4 INCH MAXIMUM OPENINGS.

R806.2 MINIMUM VENT AREA

THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE MEASURED VERTICALLY.

R806.3 VENT AND INSULATION CLEARANCE

WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

ATTIC ACCESS R807

R807.1 ATTIC ACCESS

BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR MORE.

THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30 INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING. SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.



CUSTOM CHANGES
HOUSEPLANS.com
506 REDWOOD BLVD SUITE 110
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PROJECT	: James E Mitchell

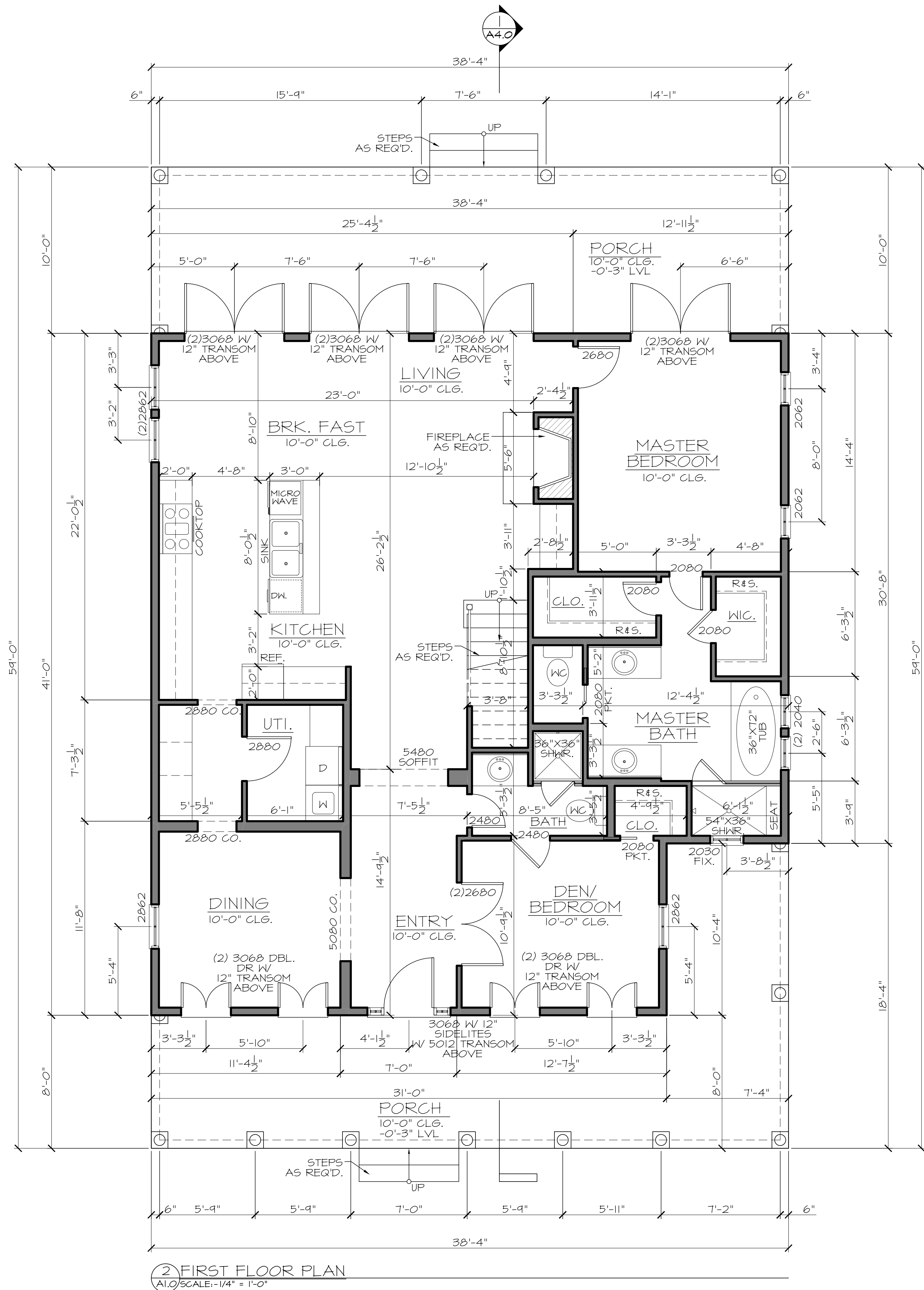
SHEET

C1.3



1. OWNER IS RESPONSIBLE TO VERIFY THIS HOUSE IS BUILT IN COMPLIANCE WITH ALL LOCAL ORDINANCES. HOUSEPLANS.COM IS NOT RESPONSIBLE FOR SITE CONDITIONS AND/OR THE USE OF THE DRAWINGS DURING CONSTRUCTION.
2. BUILDER MUST VERIFY ALL STRUCTURAL ELEMENTS FOR DESIGN AND SIZE WITH A LOCAL ENGINEER AND BUILDING OFFICIALS.
3. EXACT SPECIFICATION FOR ALL CONCRETE FOUNDATIONS (I.E. SIZE & REINFORCEMENT MUST BE DETERMINED BY LOCAL SOIL CONDITIONS AND ALL CODES THAT APPLY LOCALLY. VERIFY STRUCTURAL DESIGN WITH LOCAL ENGINEER.
4. STRUCTURAL LIABILITY: THE STRUCTURAL FRAMING SYSTEMS (STRUCTURAL ELEMENTS SUCH AS BUT NOT LIMITED TO FOOTINGS, FOUNDATION WALLS, REINFORCED CONCRETE, FRAMING WALLS, STRUCTURALLY INSULATED PANEL WALLS & ROOF BEAMS, CONNECTIONS, HEADERS, JOISTS, RAFTERS AND TRUSSES), FOR THIS HOUSE IS FOR REFERENCE PURPOSE ONLY. A LOCAL STRUCTURAL ENGINEER SHOULD BE CONSULTED PRIOR TO CONSTRUCTION.

<u>AREA CALCULATION</u>	
FIRST FLOOR LIVING	= 1496 SQ.FT.
SECOND FLOOR LIVING	= 508 SQ.FT.
TOTAL	= 2004 SQ.FT.
STORAGE	= 231 SQ.FT.
FRONT PORCH	= 383 SQ.FT.
FRONT PORCH	= 383 SQ.FT.
TOTAL	= 997 SQ.FT.



A1.0

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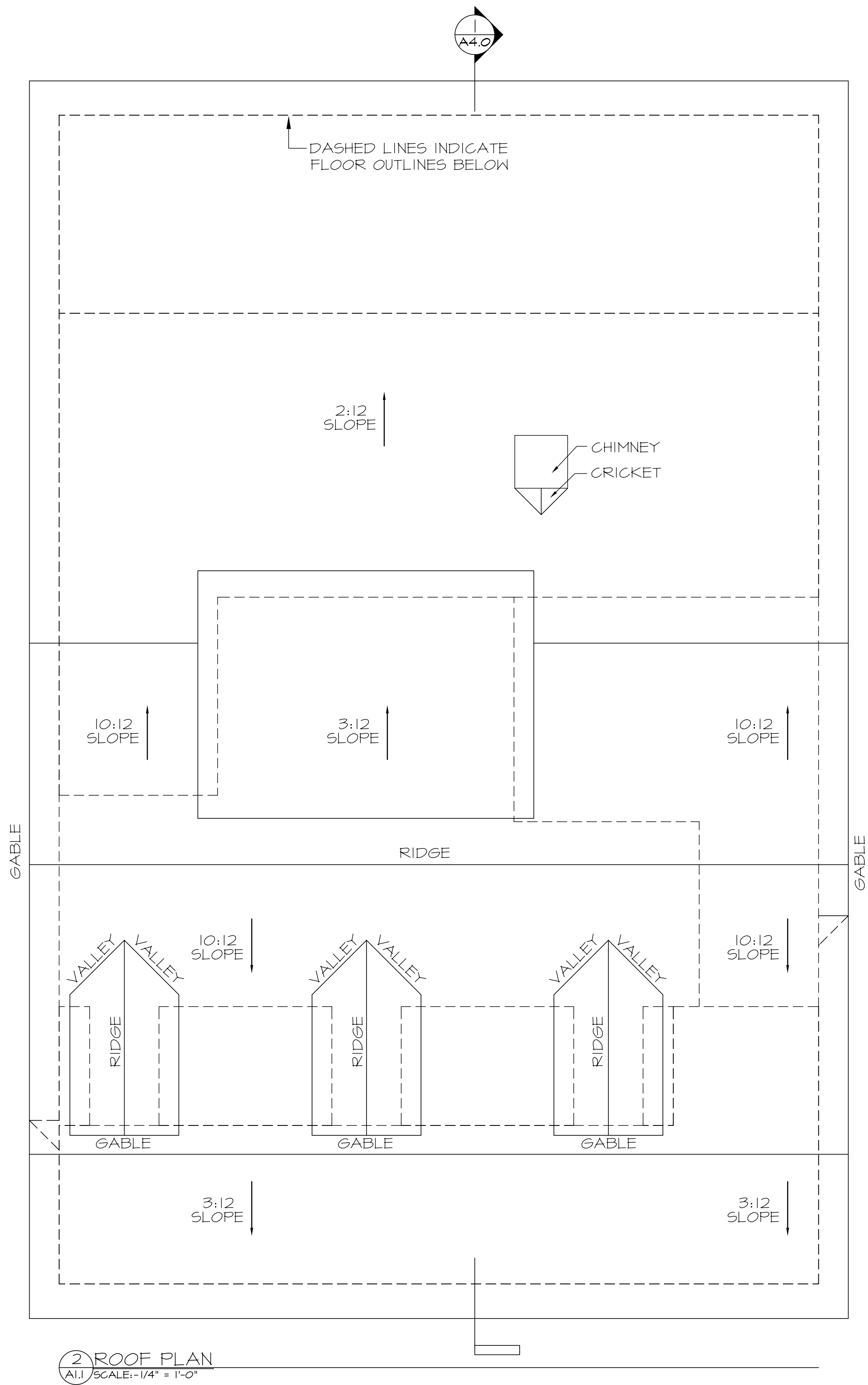
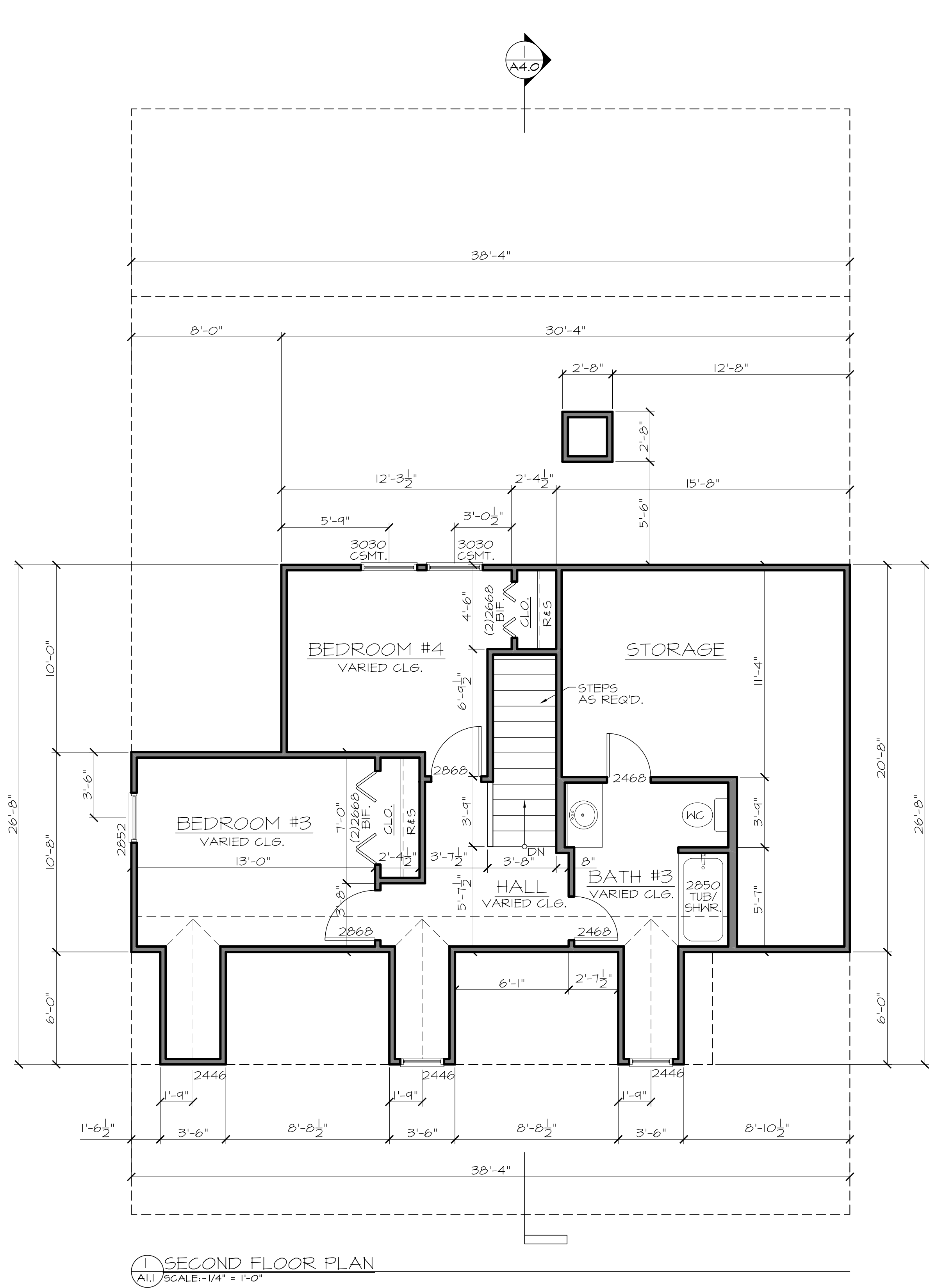
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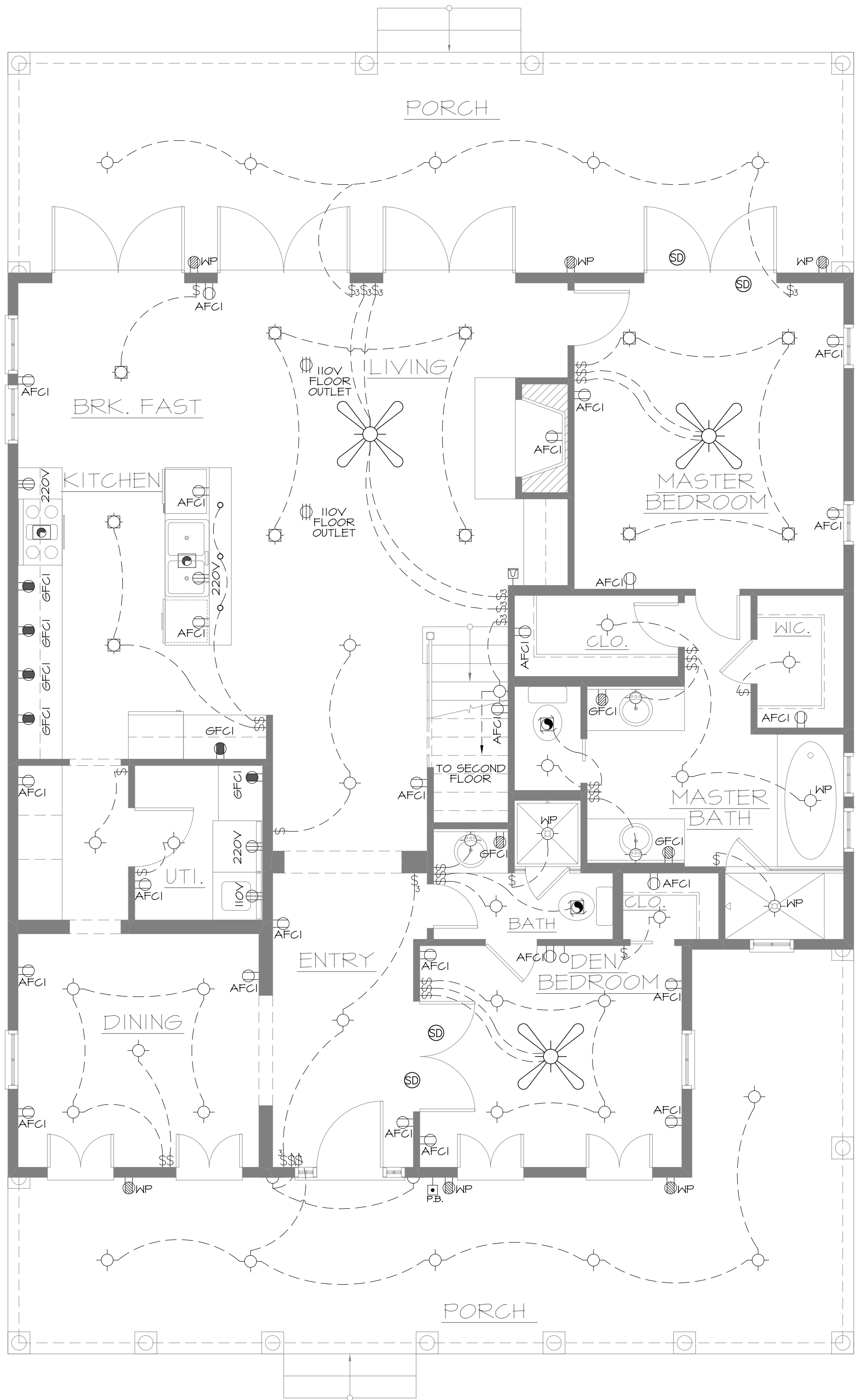
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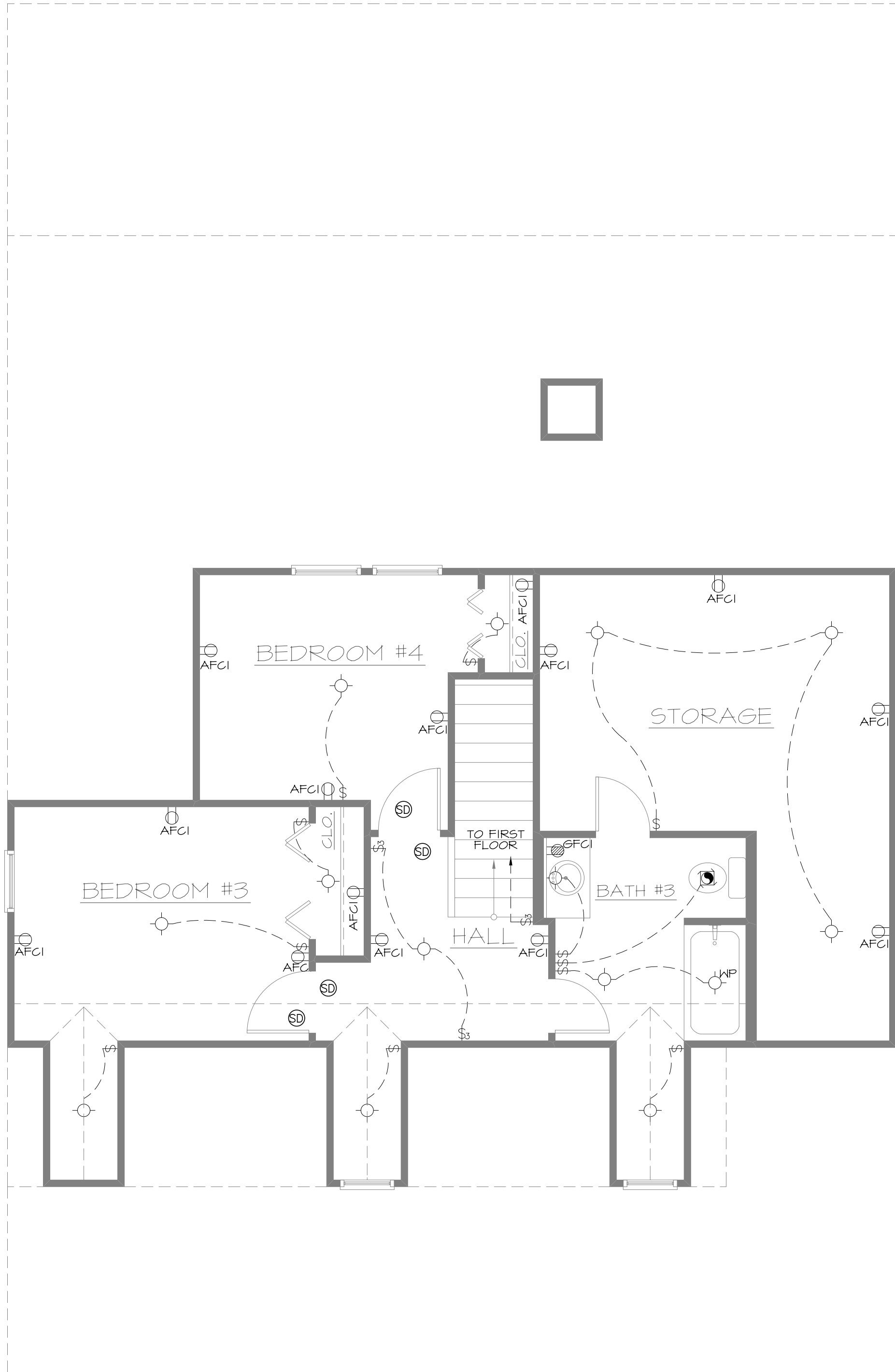
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DRAWN BY	: -----
PROJECT	: James E Mitchell
SHEET	

A1.1





1 FIRST FLOOR ELECTRICAL PLAN
A2.0 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR ELECTRICAL PLAN
A2.0 SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	110 VOLT OUTLET
	GROUND FAULT PROTECTED OUTLET
	WEATHERPROOF OUTLET
	220 VOLT RECEPTACLE
	110 VOLT FLOOR OUTLET
	CEILING LIGHT FIXTURE
	OVERHANG MOUNTED FLOODLIGHTS
	WALL MOUNTED BRACKET LIGHT
	RECESSED CAN LIGHT
	FLUORESCENT LIGHT
	FLUORESCENT LIGHT (SINGLE STRIP)
	LANDERNS LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	SWITCH
	TWO WAY SWITCH
	THREE WAY SWITCH
	TELEPHONE OUTLET (VERIFY LOCATIONS W/ OWNER)
	TELEVISION OUTLET (VERIFY LOCATIONS W/ OWNER)
	DOORBELL BUTTON
	DOORBELL
	CEILING EXHAUST FAN W/ LIGHT
	CEILING EXHAUST FAN
	EXHAUST FAN
	GARBAGE DISPOSAL
	CEILING FAN W/ LIGHT
	CEILING FAN
NOTE: ALL SMOKE DETECTORS TO BE HARD WIRED WITH A BATTERY BACKUP	

- ELECTRICAL
- ELECTRICAL INFORMATION PROVIDED ON THESE PLANS ARE FOR DESIGN PURPOSES ONLY. FOR POWER AND CABLING DISTRIBUTION, CIRCUITING AND CIRCUIT LOADS AND ALL RELATED INFORMATION CONCERNING ELECTRICAL WORK REFER TO ELECTRICAL SUB-CONTRACTORS. ELECTRICAL WORK TO CONFORM TO ALL LOCAL AND STATE LAWS AND TO BE PERFORMED BY A LICENSED ELECTRICIAN.
 - ALL LIGHTING CIRCUITS SHALL BE CIRCUITS DEDICATED TO LIGHTING ONLY.
 - SMOKE DETECTORS SHALL BE CONNECTED TO A LIGHTING CIRCUIT. TO BE 110V WITH BATTERY BACKUP AND ARE AUDIBLE IN ALL SLEEPING AREAS.
 - AT ALL BATHROOMS ONE 20 AMP BRANCH CIRCUIT SHALL SUPPLY ALL BATHROOM WALL OR COUNTER-TOP OUTLETS ONLY.
 - PROVIDE TWO 20 AMP BRANCH CIRCUITS TO THE KITCHEN. THESE CIRCUITS SHALL BE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS WITHIN THE KITCHEN. THESE CIRCUITS SHALL NOT BE USED FOR LARGE APPLIANCES.
 - ALL BEDROOM ELECTRICAL RECEPTACLES SHALL BE OF THE ARC-FAULT CIRCUIT INTERRUPTER TYPE, TYP.
 - THE FOLLOWING APPLIANCES SHALL BE ON A DEDICATED CIRCUIT:
 - A. Refrigerator F. Kitchen Hood K. Dryer
 - B. Ovens G. Cooktop
 - C. Garbage Disposal H. Furnace
 - D. Dishwasher I. Spa Equipment
 - E. Microwave J. Washing Machine
 - A SEPARATE DEDICATED 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLET.
 - LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL HAVE "SUITABLE FOR DAMP LOCATIONS" LABEL. IF IN COMBINATION WITH EXHAUST FAN FIXTURE, EXHAUST FAN MUST PROVIDE MINIMUM OF 5 AIR CHANGES PER HOUR.
 - ELECTRICAL GROUNDING SYSTEM SHALL BE PER ALL APPLICABLE CODES. CONTRACTOR AND/OR ELECTRICAL SUB-CONTRACTOR SHALL SELECT GROUNDING METHOD MOST COMPATIBLE WITH FOUNDATION SYSTEM.

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A2.0

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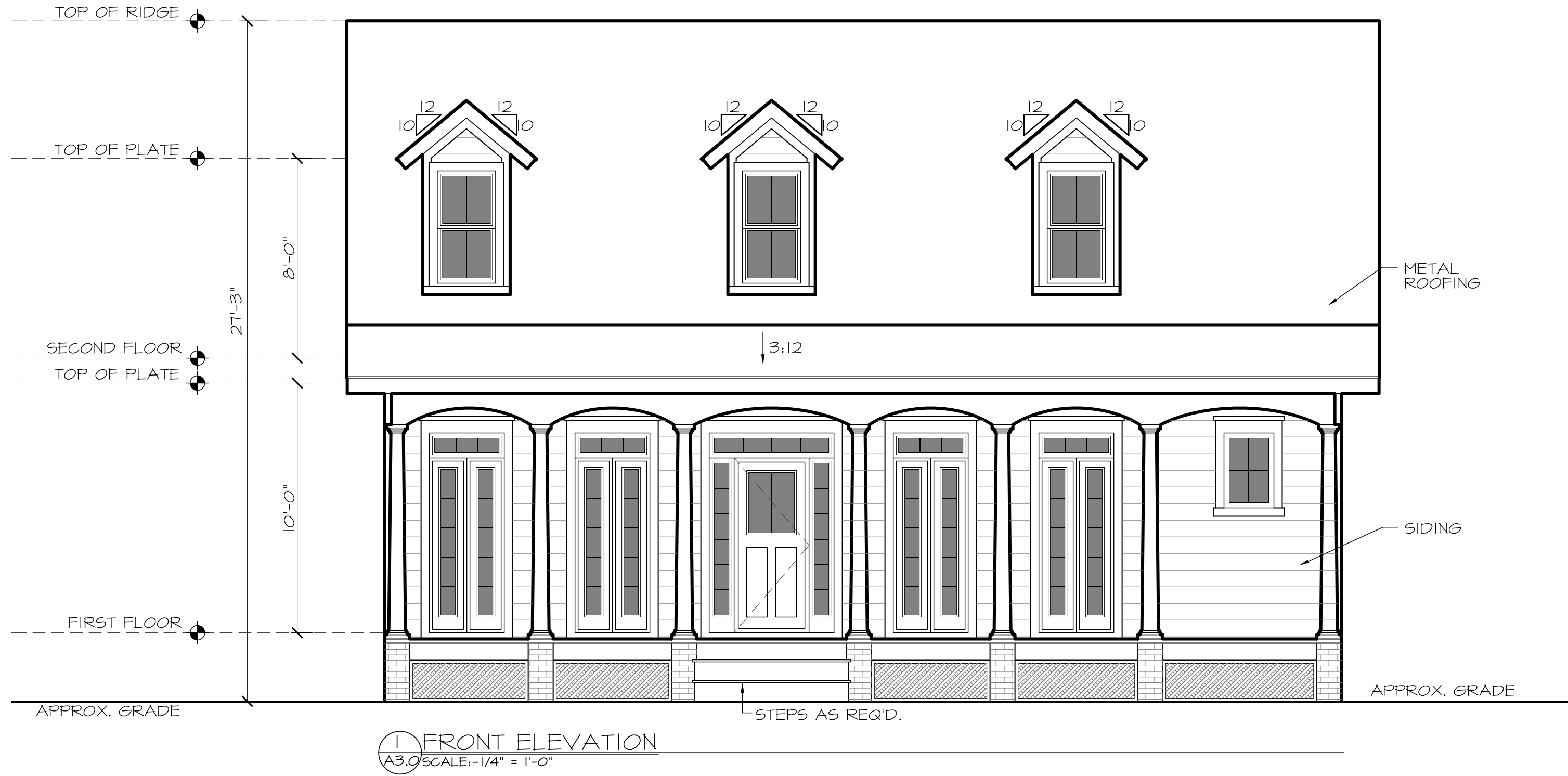
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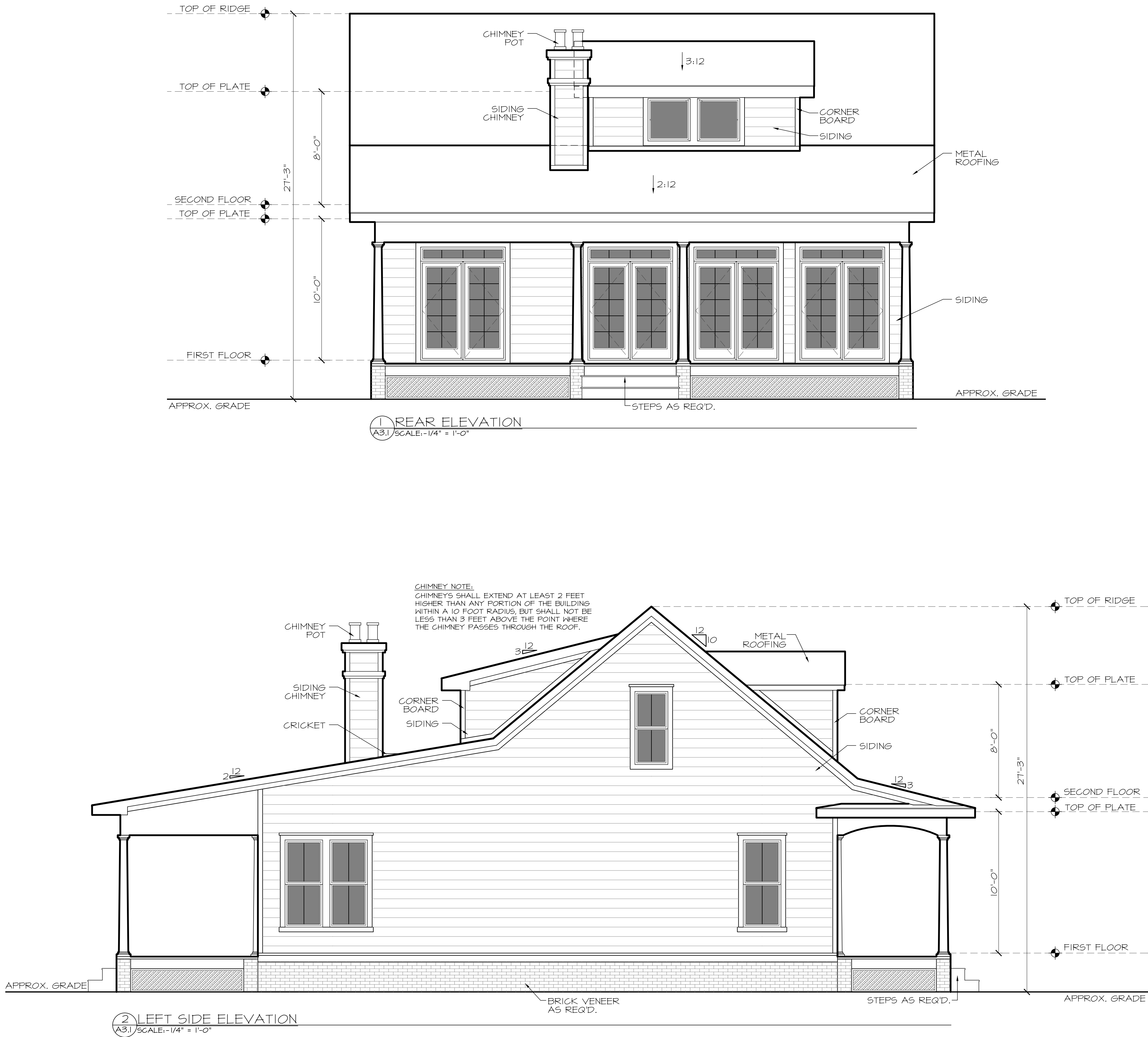
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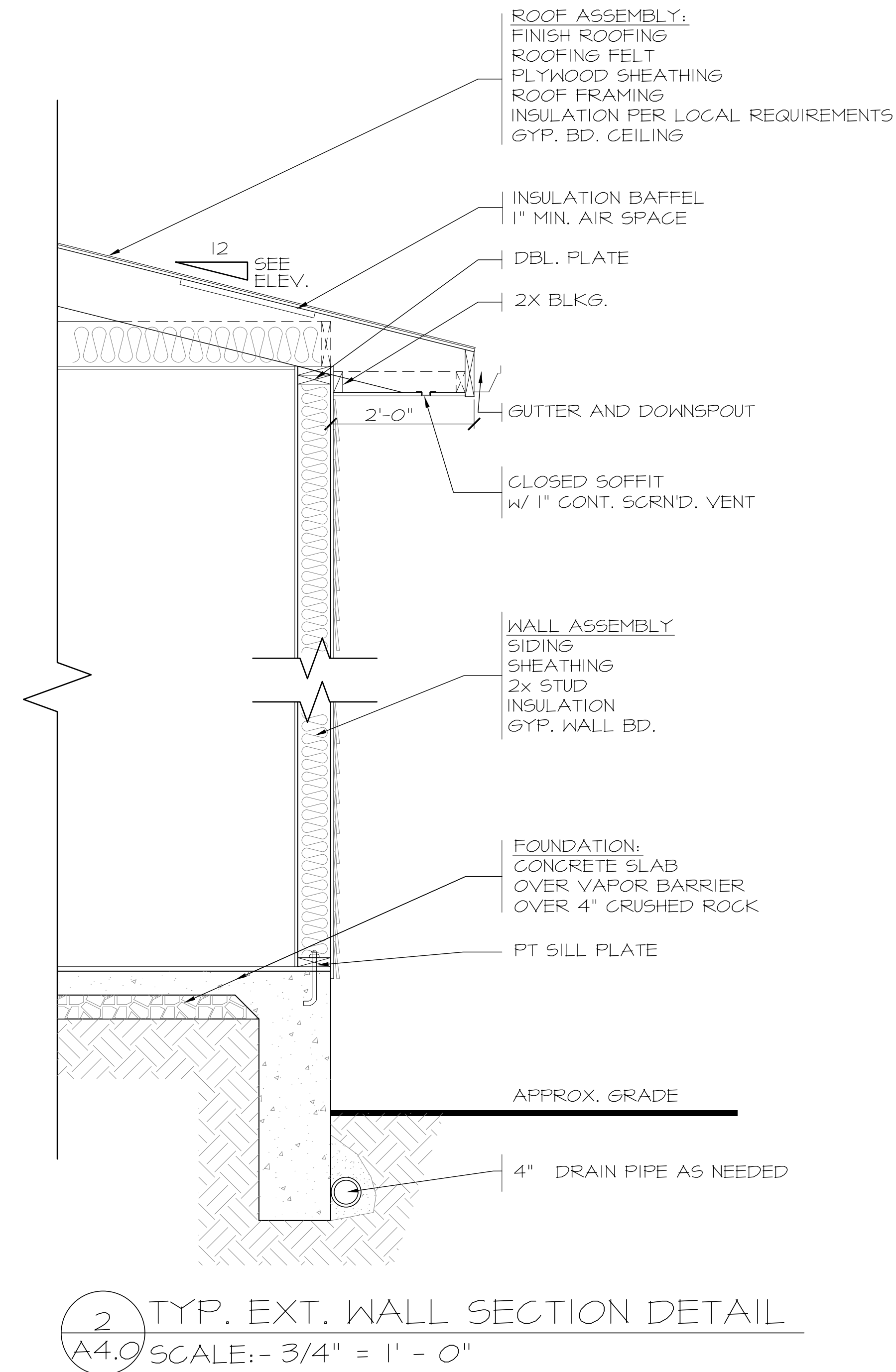
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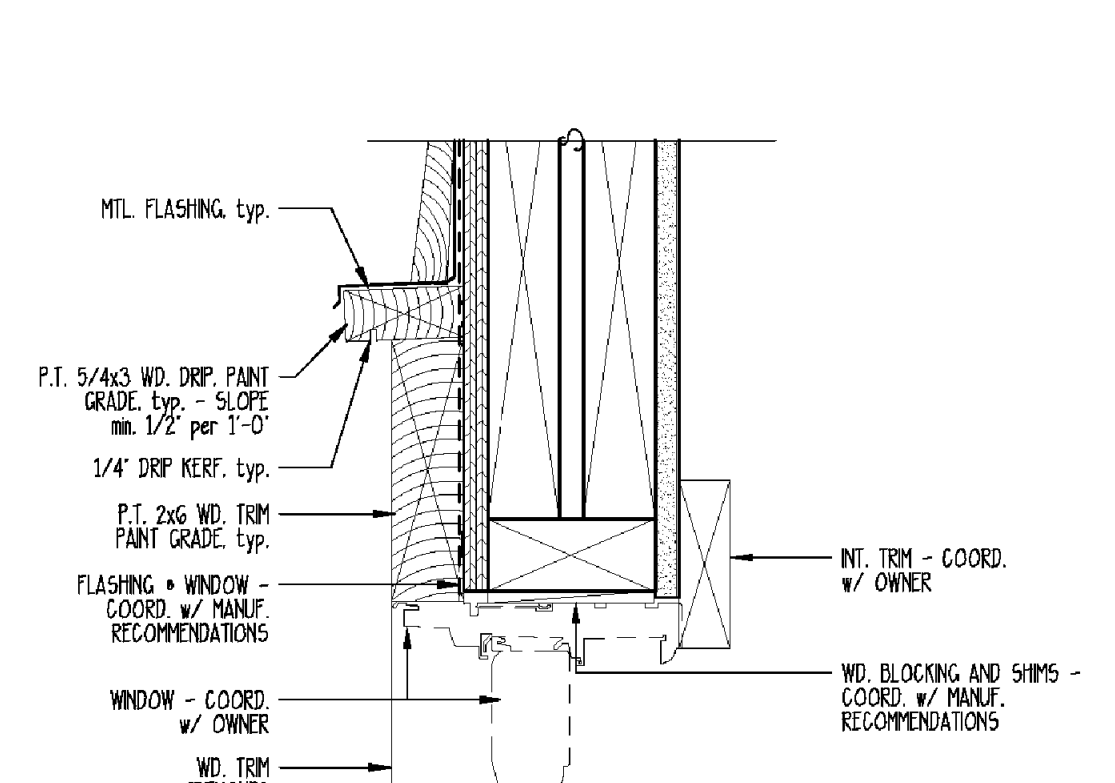
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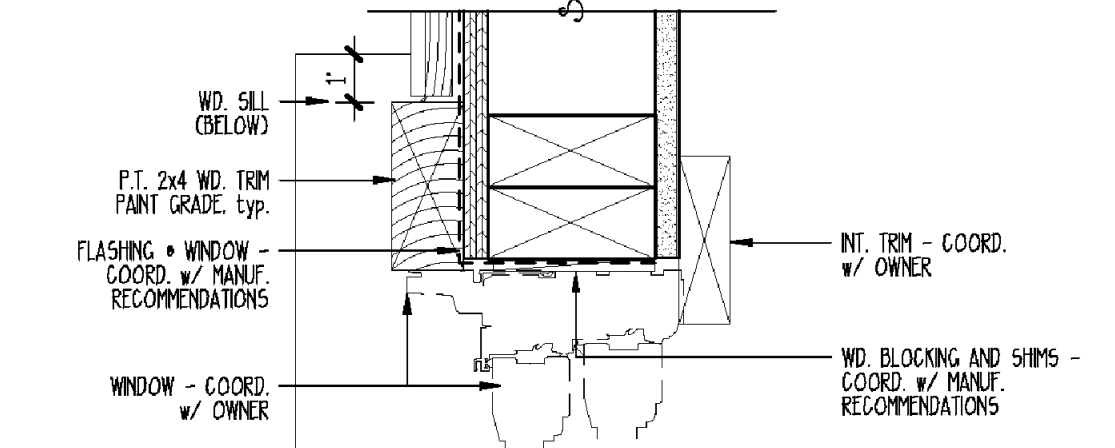
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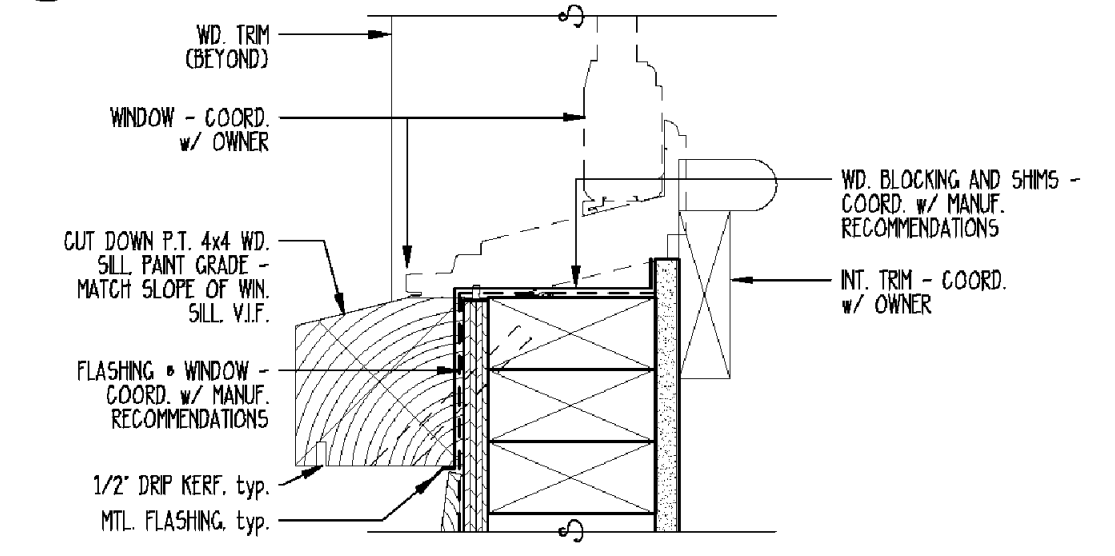
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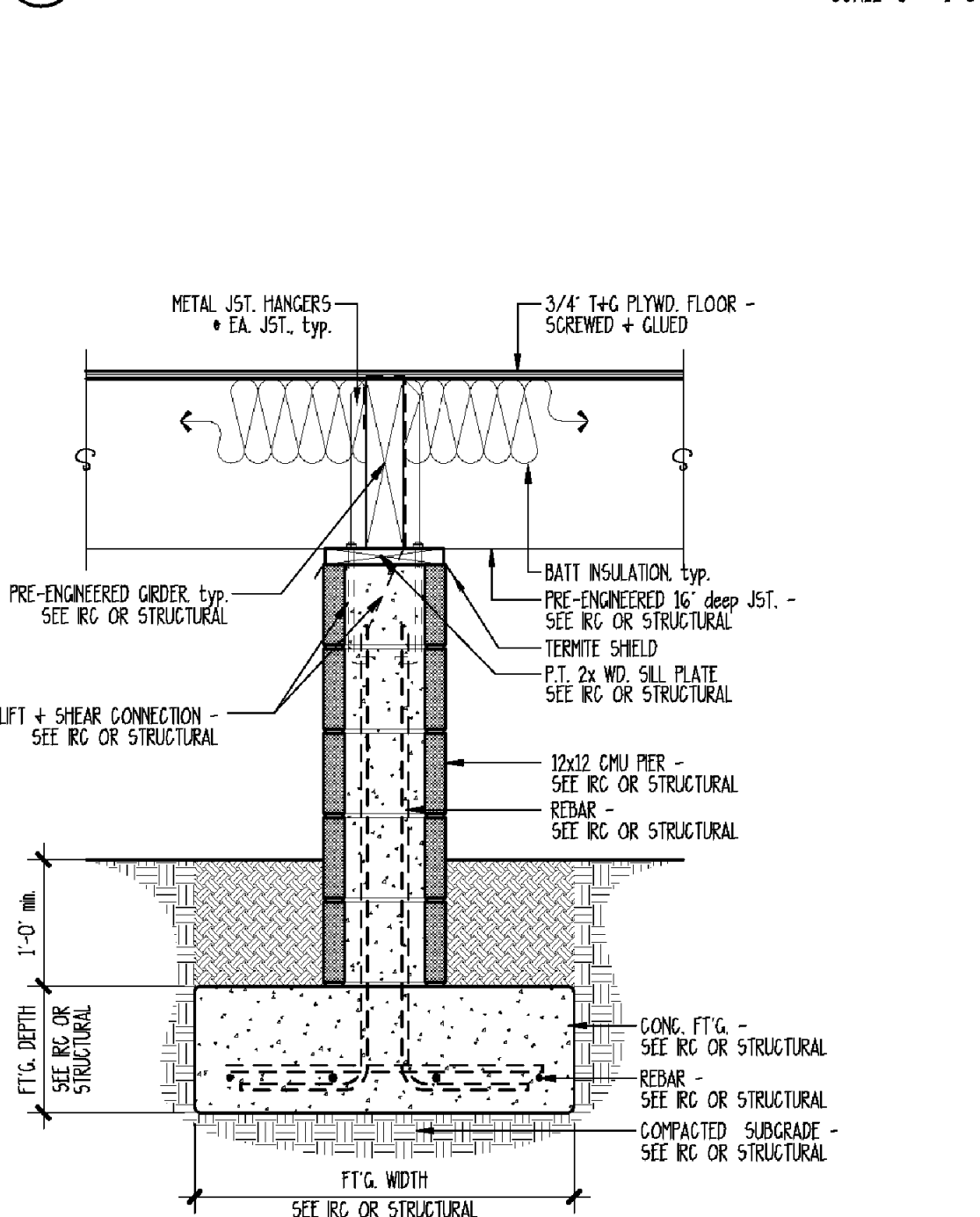
6 TYPICAL WINDOW & DOOR HEAD
SCALE: 3" = 1'-0"



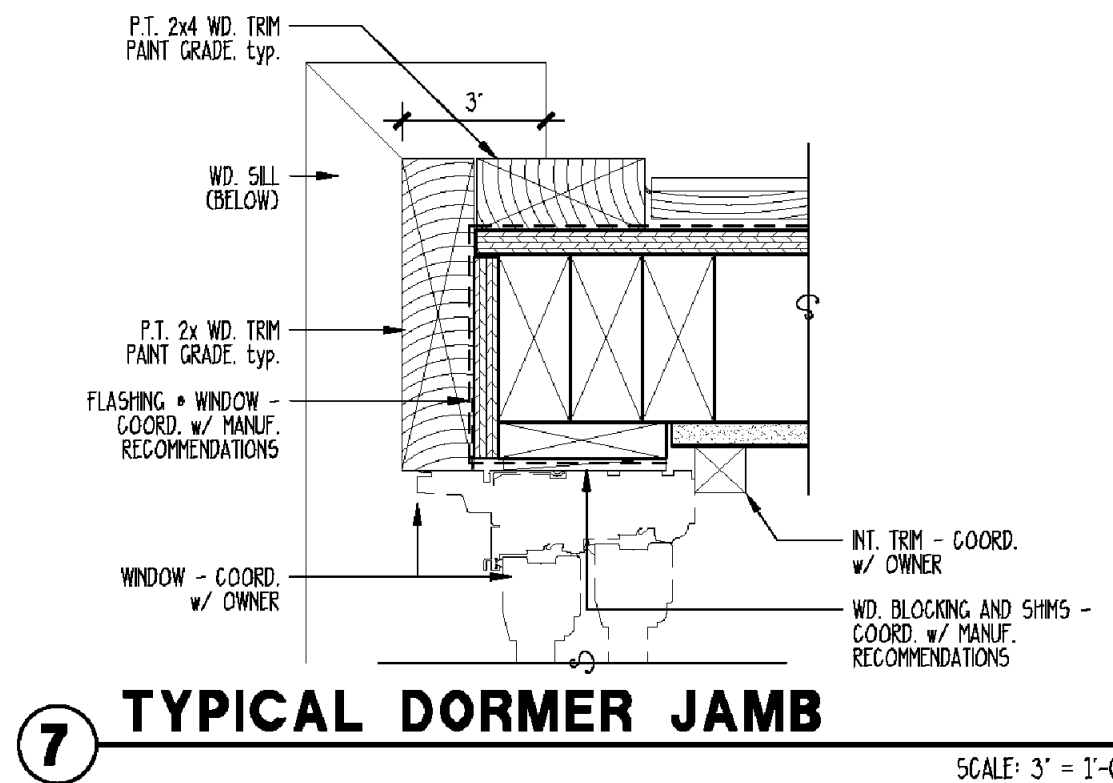
5 TYPICAL WINDOW & DOOR JAMB
SCALE: 3" = 1'-0"



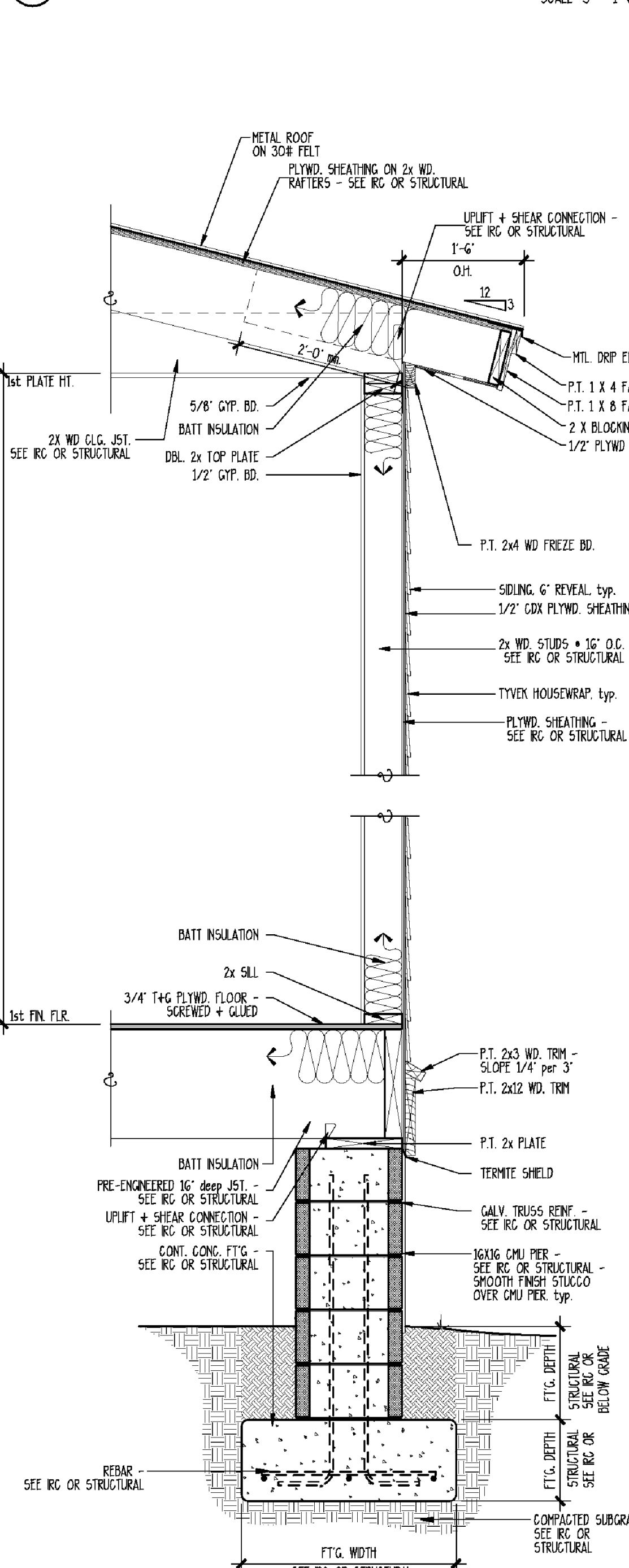
4 TYPICAL WINDOW SILL
SCALE: 3" = 1'-0"



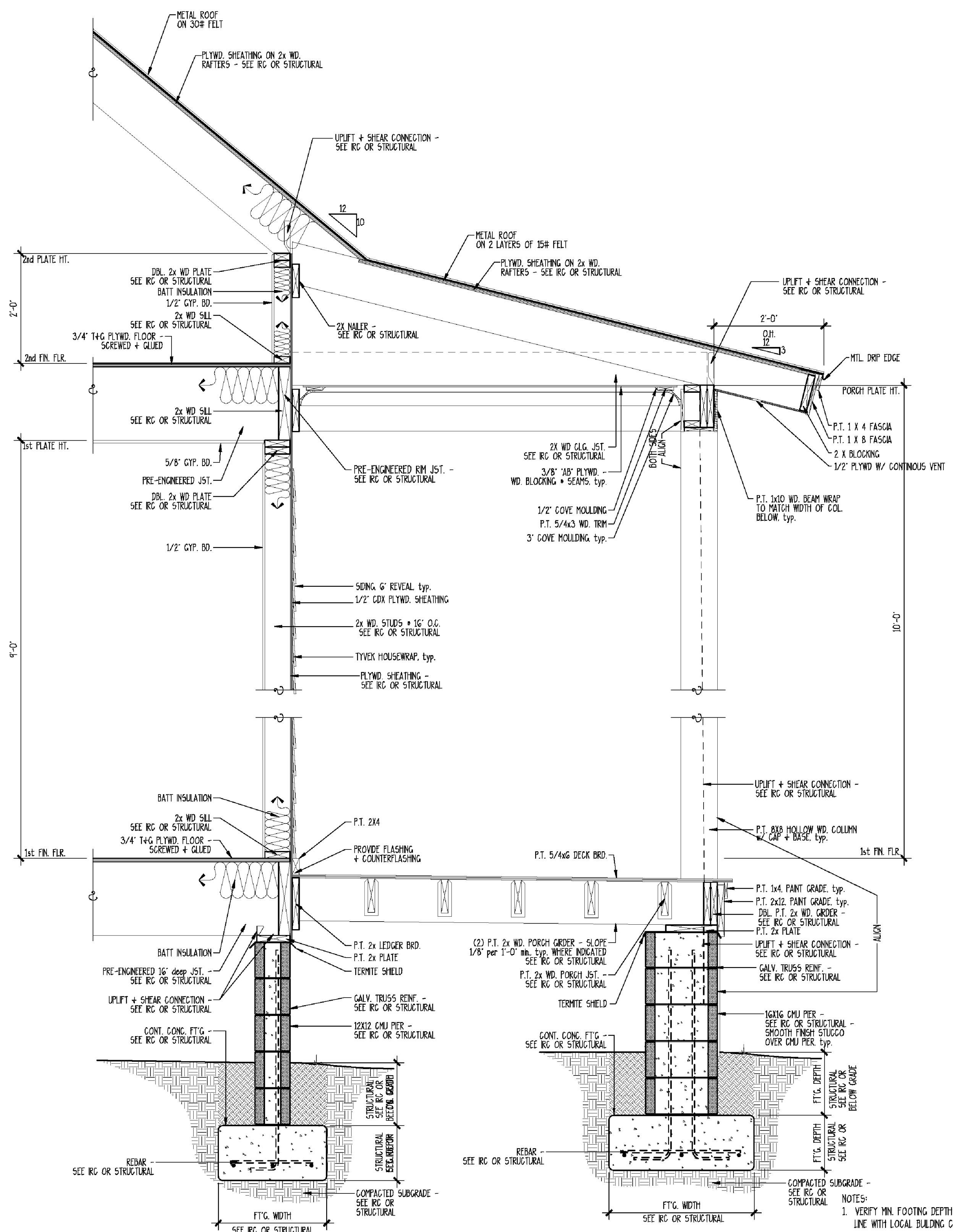
3 TYPICAL INTERIOR PIER
SCALE: 3/4" = 1'-0"



7 TYPICAL DORMER JAMB
SCALE: 3" = 1'-0"



2 WALL SECTION
SCALE: 3/4" = 1'-0"



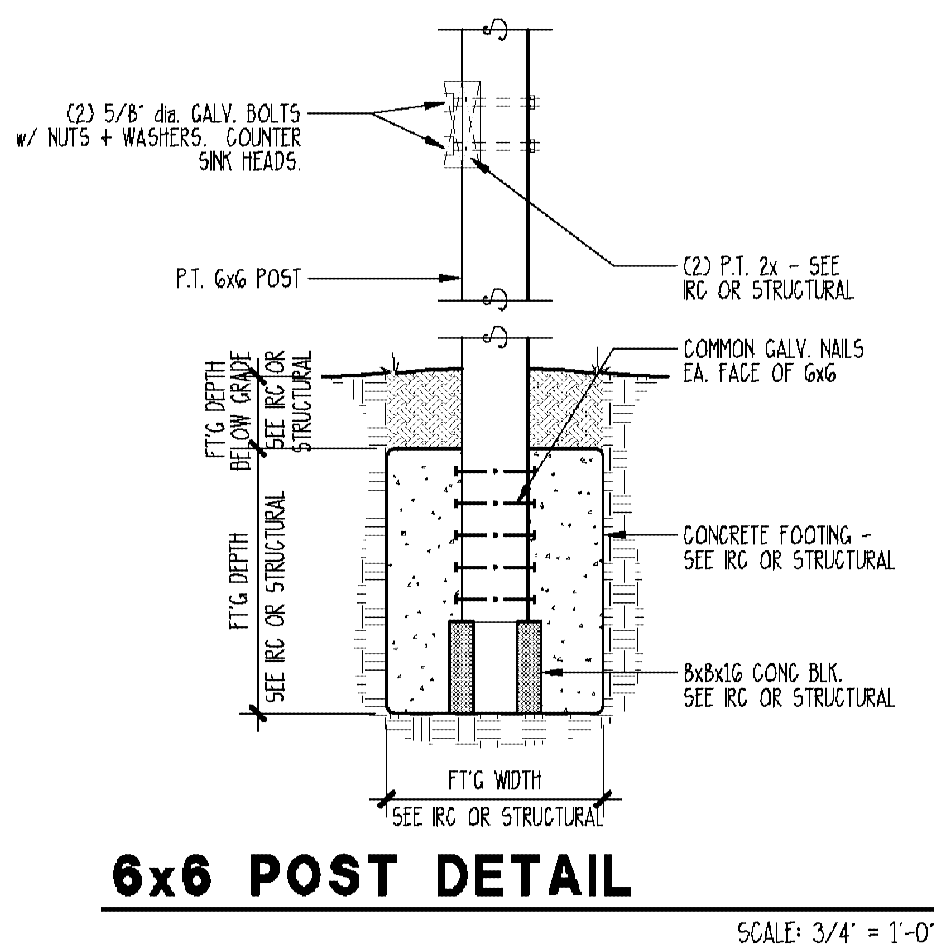
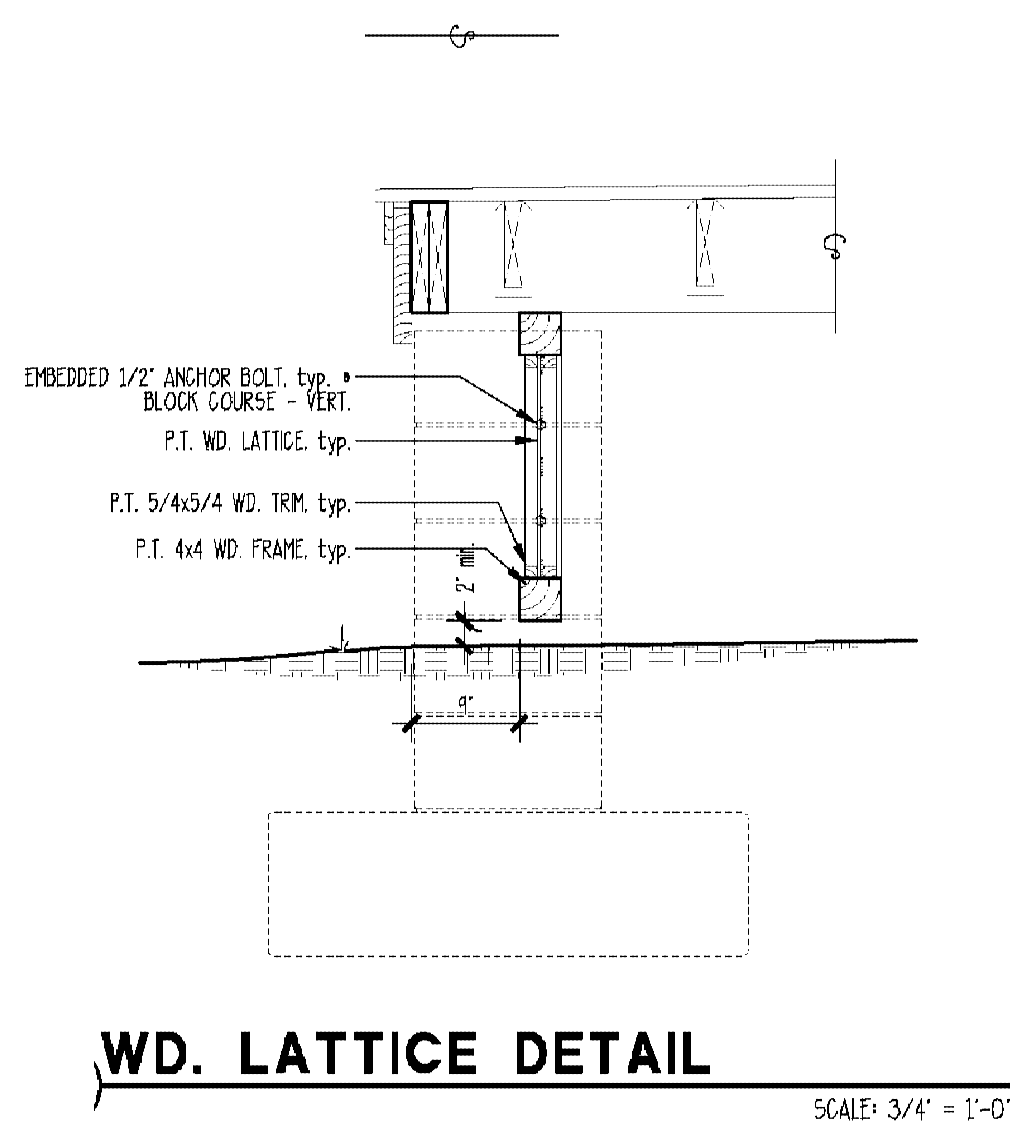
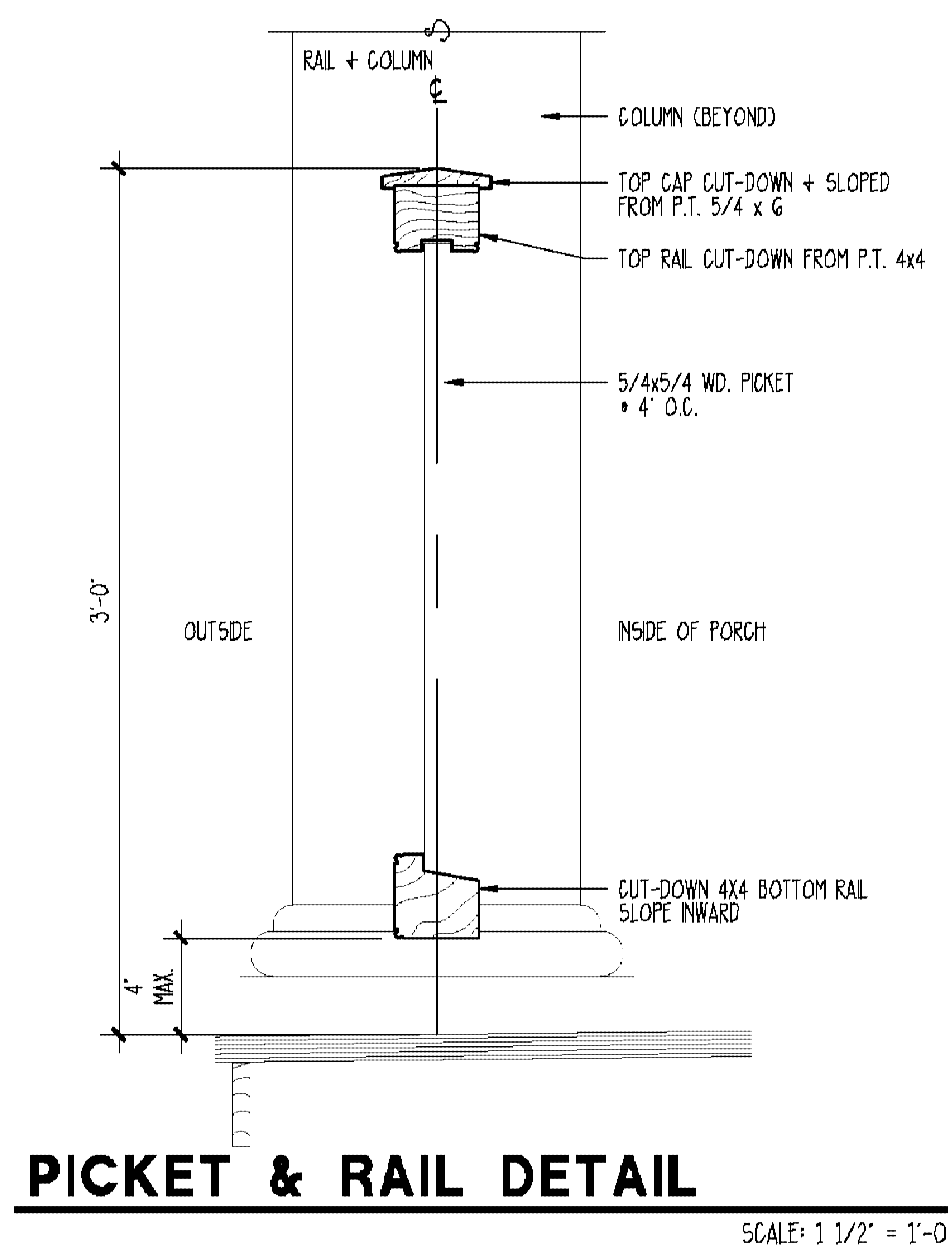
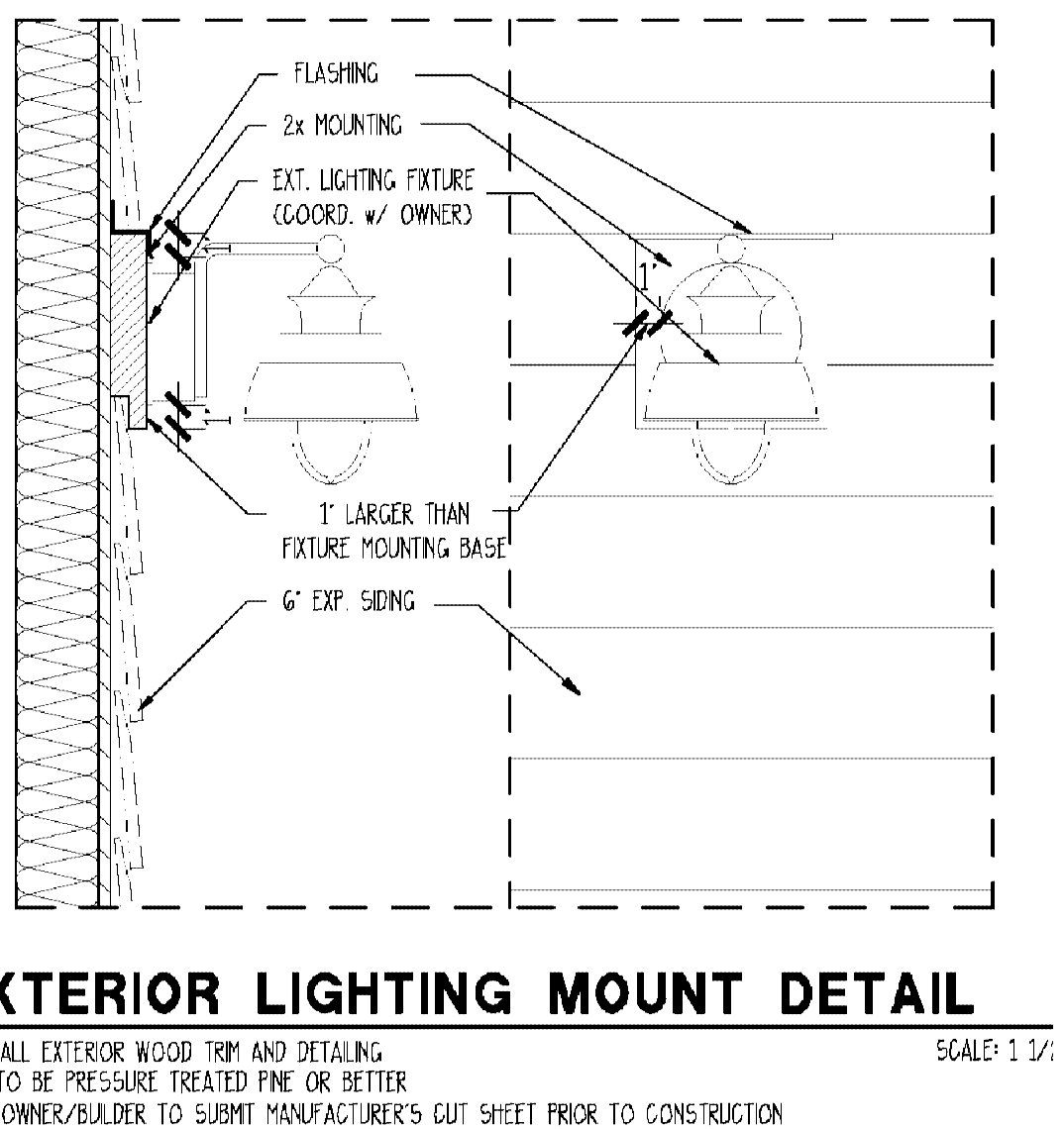
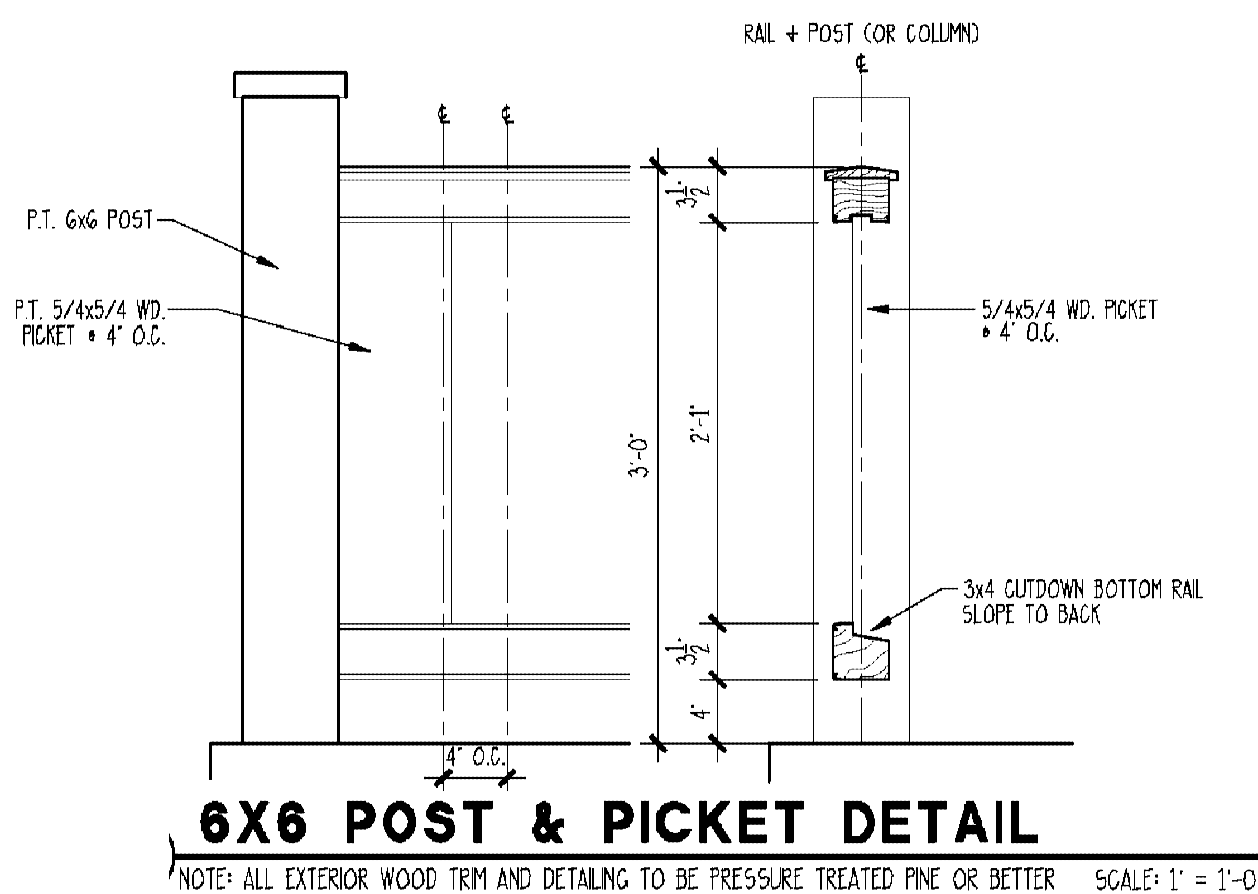
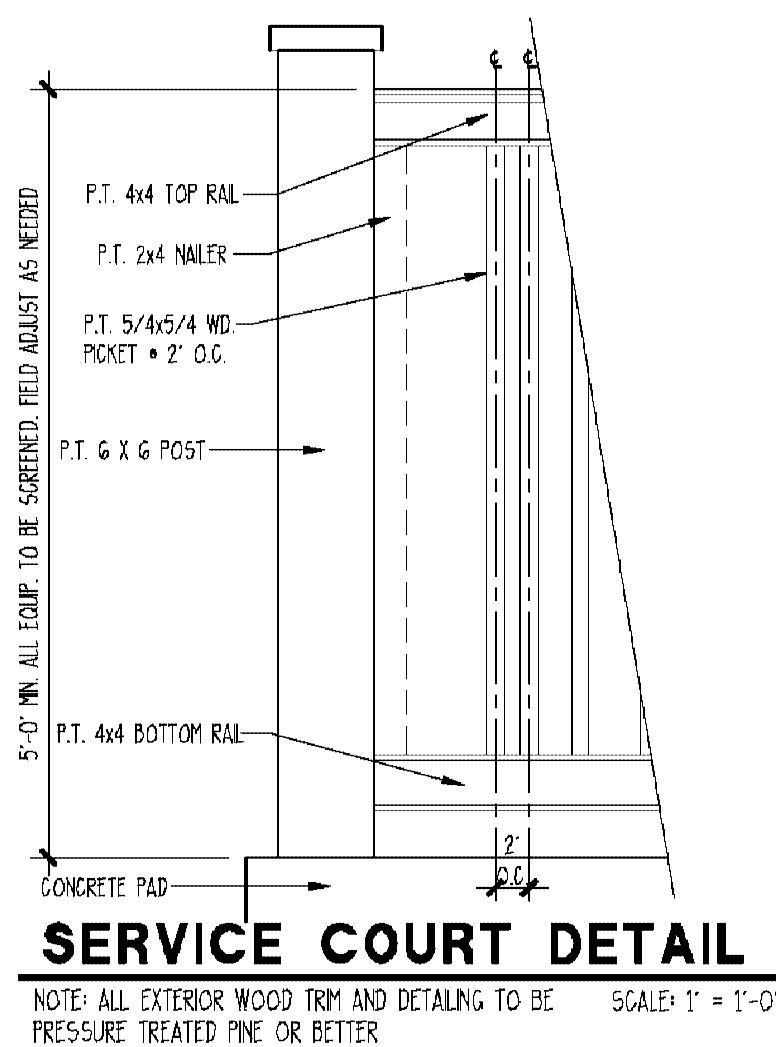
1 TYPICAL WALL SECTION + PORCHES
SCALE: 3/4" = 1'-0"

THE RAMSEY -
C0526

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Architects
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Beaumont SC 29502
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www.allisonramseyarchitect.com

NOTES:
1. VERIFY MIN. FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING CODES
2. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.

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REF-2