

**GENERAL INFORMATION
ONE & TWO FAMILY DWELLINGS**

Safety Glazing (International Residential code 2006 sections 308.4)

1. Doors
2. Shower & bathtub, whirl pools, steam rooms enclosures
3. Windows within 24" of doors

Attached Garages (International Residential Code 2006 Sections 309)

1. No openings into sleeping rooms
2. Doors, 1 $\frac{3}{4}$ " solid wood or equivalent
3. Install Sheetrock on garage side
4. Non-combustible floor surface
5. Slope floor toward doorway

Exits (International Residential Code 2006 Sections 310.1.1-310.1.3 & 311 & 313)

1. Emergency escape from bedroom
 - A. Minimum 5.7 sq. ft.
 - B. Minimum Height 24"
 - C. Minimum Width 20"
 - D. Maximum Sill Height 44"
2. Exterior exit door minimum 36"
3. Exit hallways & stairways minimum 36"
4. Exterior exit doors, landings minimum 3' x 3'

Ventilation (International Residential Code 2006 section(R303 + R806)

1. Habitable rooms open able windows, 4% of floor area (IRC 303.1)
2. Fan in bathroom if no window section(IRC R303.3.)
3. Attic, minimum of 50% and not more than 80% (section R806.2)
4. Dryer vents,(IRC section M1502.1)
5. Crawl space, 1:150 (IRC 806.2) Dryer exhaust systems shall be independent of all other systems, and shall be exhausted to the outside. B
6. Furnace, combustion air (IRC section G2407-304)

Smoke Detectors (International Residential Code 2006 section R313)

1. One on Each level
2. Outside each sleeping area in the vicinity of the bedrooms
3. On each additional story of the dwelling , including basements but not including crawl spaces or uninhabitable areas.
4. Alterations, repairs and additions refer to (R313.3.1)

Insulation (International Residential code (2006 section N1102) Climate zone 6

1. Ceilings with attic spaces would require R38. R30 would be adequate if it is not compressed.
2. Walls, minimum R-18
3. Basement wall value,10/13
4. Ceilings with out attic spaces require a minimum of R30.

Ceiling Height (International Residential (2006 section R305)

1. Habitable rooms shall a minimum of 7 feet.
2. Ceilings in basement without habitable spaces may project to 6'8" of the finished floor, beams, girders or ducts and other protrusions may project with in 6'4"

Attic Access (International Residential 2006 Section 807.1)

1. Opening not less than 22" x 30"
2. Required when clear height over 30"

Street Number

1. 3" street number visible from street and contrasting in color
2. Check with the City Engineer's Office at 448-0674 for proper street number

Stairways (International Residential Code 2006 SECTION R 311)

1. Nosing 3/4 to 1 1/4
2. 3' in clear width
3. Handrails may project 3 1/2" into required width
4. Maximum rise 7 3/4
5. Minimum tread 10 (measured nosing to nosing)
6. Minimum headroom of 6'8"
7. See Code for Spiral stairs and winders

Guardrail & Handrails (International Residential Code 2006 R311 and R312)

1. Handrail required when open sides of stairs total 30"
2. Handrail height 34" - 38"
3. Guardrail required if walking surface is greater than 30" above the grade below
4. Guardrail height, minimum 36"
5. Construct guardrail such that a ball with 4" diameter can not pass through any openings
6. Gripping portion not more than 2 5/8" (cross-section)

Decay Areas (International Residential Code 2006 R319)

1. Wood joists or the bottom of a wood structural floor must be minimum of 18" from exposed ground.
2. Girders must be a minimum of 12" from exposed ground.
3. Wood siding and wall sheathing must have a minimum ground clearance of 6"
4. All wood in contact with the ground or concrete must be pressure treated.

Roof Coverings (International Residential Code 2006 Section 905.1)

1. Underlayment of not less than No. 15 felt
2. Install roofing material in accordance to manufacturer's printed instructions
3. **Roof only when** area is **clean and dry**

Finish Grade (International Residential Code 2006 section R401.3)

1. 4"below top of foundation wall 404.1.6
2. Slope away from house/6" in 10 feet.

Foundation Anchorage (International Residential Code 2006 section R403.1.6)

1. Minimum 1/2" diameter bolts
2. Minimum embedment of 7" into concrete
3. Minimum 6' on-center and located not less than 12" from either end.
4. If other than bolts, provide manufacturers installation specifications prior to installation, Building Department approval required to determine equivalent

Foundation Drainage (International Residential Code 2006 R405) .

1. Drainage pipe placed on a minimum of 2" of washed gravel or crushed rock at least one sieve size larger than the pipe openings
2. Provide a minimum of 6" of washed gravel or crushed rock over pipe
3. Gravel or crushed rock shall extend at least 1' beyond the outside edge of the footing and 6" above the top of the footing
4. Cover gravel or crushed rock with filter material

Concrete (International Residential Code 2006 Section 402.2 Table 402.2)

1. Basement walls and foundations not exposed to the weather - min. compressive strength of 2500 psi
2. Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather - min. compressive strength of 3000 pis - air entrained between 5 and 7 percent
3. Porches, carport slabs, steps exposed to the weather and garage floor slabs - concrete min. 3500 psi - entrained between 5 and 7 percent (% by volume of concrete)
4. Frost Protection Were structure larger 400 square ft or 10 ft in height , the structure shall Extend below the frost line 4 ft. (International Building Code 2000 Section1805.2.1) 4ft .

Concrete Floors (International Residential Code 2006 Section 506)

1. Compressive strength not less than 2500 psi
2. Remove all vegetation top soil and foreign material
3. Fill material free of vegetation and foreign material
4. Compact fill to assure uniform support of slab
5. Fill depth should not exceed 24 inches of clean sand or gravel
6. 4" base course if below grade
7. Vapor barrier joints lapped not less than 6"

