

RESIDENTIAL PLAN ADDENDUM

The following code minimums shall be considered a part of the approved plans, may be superseded by more stringent submitted specifications, and shall not be considered all inclusive of code requirements.

Maximum building height in Midway is 35', measured from existing grade. This line parallels the grade.

Footing depth shall be a minimum of 36" from the bottom of the footing to the finished grade. Footings shall be stepped and continuous at elevation changes. All wooden footing forms shall be removed for the foundation inspection.

Foundation height shall allow for all of the following minimums:

- 1) 36" footing depth below finish grade
- 2) 6" foundation above finish grade
- 3) 7' finished general basement ceiling
- 4) foundation height of 12"+ 2% grade above street gutter, or approved drainage plan submitted

Reinforcing steel in foundations shall be spaced no further apart than 24", unless otherwise specified by plans or engineering. A double wrap of rebar is required tops and sides of all foundation window openings and over the tops and sides of door openings.

Dampproofing is required for all foundations enclosing basements below finished grade.

Basements with habitable space and each sleeping room shall have an exterior door or window that meets the following: finished sill height within 44" of the floor; minimum net clear openable area of 5.7 sq. ft. Minimum width of opening is 20", and minimum height of opening is 24". Grade floor openings may have a minimum net clear opening of 5 square feet. R 310. (Grade is defined as window sill opening not being more than 44" above or below the adjacent finished ground surface.) Window wells serving required egress windows shall have dimensions in keeping with the minimums required for the windows:

- 1) 44" maximum depth (or provide permanent ladder rungs)
- 2) 36" horizontal clearance from foundation to front of window well. (9 sq. ft. floor area@ required.)
- 3) 36" vertical clearance from any projection into the horizontal clearance stated above (bay windows, cantilevers, etc.) which must extend all the way to "sky".

Provide a concrete encased grounding electrode (UFER ground) in footing or foundation.

Minimum thickness of concrete floor slabs supported directly on the ground shall be at least 3-1/2".

All plates attached to concrete or masonry foundations or slabs shall be pressure-preservatively treated or redwood. All foundation plates shall be secured with anchor bolts spaced as per engineering, with a minimum of two bolts per piece of sill, located within 12" of all ends. All bottom plates at exterior and interior bearing walls are to have anchor bolts. Anchor bolts to have 3"x 3"x .29" plate washers.

Beam pockets in concrete or masonry walls shall be sized to allow a minimum 2" air space on the top, sides, and ends of the beam.

Clearance to exposed earth for all joist or structural floors, unless constructed of redwood or treated wood, shall be 18" minimum.

Minimum ceiling heights for habitable rooms, kitchens, bathrooms, laundry rooms, basements and halls shall be not less than 7'-0". Minimum clearance to beams spaced 48" o.c. or more shall not be less than 7' above the floor.

All point, beam, and header loads shall be transferred to footings by trimmers, columns, studs, or other framing members adequate in size. Bearing points shall be full width and a length adequate to support the load, but in no case be less than 1-1/2" on wood and 3" on masonry or concrete.

Shear panels shall be as per the engineering requirements. Bracing panel nailing shall be done with minimum 8d nails spaced at 6" along all edges and 12" along intermediate supports. All nailing shall occur over studs, plates, or blocks equal in size to the studding, shall be at least 3/8" from panel edges, and be driven flush without fracturing the sheathing surface.

Solid blocking is required for all joists, rafters, and roof trusses at bearing points.

Fire blocking is required in all walls at all soffits, dropped ceilings, cove ceilings, openings around vents, pipes and ducts, in line with stairs when underside is unfinished, and at the floor and ceiling levels of all shafts and chases. Furred-out walls require this blocking at the top plate and in a vertical direction every 10' horizontally. Fireblocking shall consist of 2" nominal lumber; two thicknesses of 1" lumber with joints lapped; or one thickness of 23/32" wood structural panel with joints backed by same, lapped; one thickness of 3/4" type 2-M particleboard with joints backed with the same, lapped; gypsum board; cement fiber board; or bats or blankets of mineral or glass fiber. May not use loose fill insulation.

Holddowns shall be used for rafter or truss connections to exterior wall plates, per uplift reactions shown in the truss drawings, or as required by an engineer.

Draft stopping of concealed spaces of floor-ceiling assemblies is required so that no space exceeds 1000 sq ft. if there is usable space above and below such assemblies. Such draft stopping shall divide the concealed space into approximately equal areas. Draftstopping shall be not less than 1/2" gypsum board, 3/8" wood structural panel, or 3/8" type 2-M particleboard, adequately supported.

Rise of stairways shall be 8" maximum and run shall be 9" minimum. All rises and variances within all runs shall be uniform to within 3/8" of each other. The minimum width of any stairway shall be 36". Head clearances for stairways shall be at least 6'-8" measured in a diagonal line formed from the front of each nosing. Under-stair space that is enclosed and usable shall have 1/2" drywall on the walls and ceiling

Landings of stairways shall have a minimum length of not less than 36". Landings are required on each side of exterior doors and shall be at least 36" long. The exterior landing may be 8" lower than the floor as long as the door other than an exterior storm or screen door does not swing over the landing.

Winder stairs shall have a minimum tread width of 6" at the narrowest point and at least a 10" tread length at 12" out. Not to exceed 3/8" variation of common winder treads or riser heights.

Handrails located at a height of 34" to 38" above nose of treads are required on one side of all stairways having four or more risers which serve individual dwelling units.

Guards shall protect all open balconies, stairways, or ramps with changes in elevation exceeding 30". Minimum heights shall be 36" for individual dwelling units and 42" for all others. Guards shall have intermediate rails or spindles spaced such that a 4" sphere may not pass.

Minimum 2x6 blocking is required for shower pan support.

Rim joists shall be protected where concrete will be poured against them.

Attic ventilation located in gable ends only shall be a total of 1/150th of the area of the space ventilated or 1/300th if half of the required opening area is provided by ventilators located in the upper portion of the space to be ventilated, at least 3 feet above eave or cornice vents, with the balance provided by eave or soffit vents. Openings shall be covered with corrosion resistant 1/4" mesh.

Attic access openings are required for all attics 30" or greater in height, with more than 30 sq. ft. of area, shall be a minimum of 22"x 30", and shall be readily accessible with no interferences (shelves, appliances, etc). Accesses within the insulated area shall be gasketed and receive the same R-value insulation as the surface they cut into. Garage attic accesses shall be gasketed and latched.

Roof ice and water shield is required in Midway since climatic data indicates problems with ice damming in winter months. Though not a guarantee to preventing all water leaks, the minimum requirements of the code are for this shield to be installed on the roof surface from the outermost edges to a point at least 2', measured horizontally, inside the exterior wall plane. We suggest that all valleys receive ice and water shield, as well as roof/wall intersections for a minimum of 2' up the wall surface.

House-to-garage doors shall be gasketed and be minimum 1-3/8" solid core or 20-minute-rated fire rated.

Walls between the house and garage shall be covered with 1/2" drywall, on the garage side, floor and ceiling, or from the floor to the underside of the roof sheathing if there is no living space above. The ceiling shall have one layer of 5/8" type X drywall when there is living space above, and all supporting walls are to receive drywall.

Tile in showers and tubs now to have a backer that is cement, fiber-cement or glass mat gypsum in compliance with ASTM C 1288, C 1325, or C 1178 and installed in accordance with manufacturers' recommendations.

All exterior windows & doors are required to have flashing per code.

Exterior electrical outlets shall be installed as per R3902.3. Two exterior personnel outlets minimum are required, one in front & one in back, within 6-1/2' of grade. In addition, any exterior porch, deck, or balcony 20 square feet and larger must have an outlet, located not more than 6'-6" above the floor surface. These are required to be GFCI protected with a bubble cover where unprotected by sufficient roofing. Clear bubble covers are not UV resistant, a new requirement.

All outlets in the house are now required to be tamper resistant, and all outlets in the garage are required to be GFCI - no exceptions!

All outlets in bedrooms, lighting, receptacle and smoke detector, shall be on arc-fault circuits. As of January 1, 2008, these arc-faults shall be the combination type installed to provide protection of the branch circuit.

Bathrooms shall be supplied with 20-amp outlets, one for each lavatory, placed at countertop locations. One 20-amp circuit may serve all bathroom outlets in the house, or one 20-amp circuit may supply all electrical needs in each bathroom.

All outlets within 6' of sinks located in laundry rooms and wet bar areas are to be GFCI protected. (Be careful the washing machine outlet is not within 6' of the sink or it will need to be GFCI, also!)

There shall be one CO detector on each level of the house if there are fuel-fired appliances or an attached garage, including in unfinished basements.

Frost closure requires one 3" plumbing vent stack out the roof, but the remaining vents may be 2". The 3" vent size must extend a minimum 1' below the roof, where there may be a vent header if desired. Because of snow levels, both plumbing and "B" vents must extend a minimum of 30" above the roof. Their location should be in the upper portion of the roof, away from valleys, walls and dormers.

Fuel-fired appliances requiring outside combustion air must be in a space separated from the conditioned portion of the dwelling by insulated walls and ceiling, where applicable. All ducts, both supply and return, shall be insulated to a minimum of R-8, and water lines shall be protected from freezing. All present-day construction is considered unusually tight, requiring all combustion air be supplied from the exterior.

Finish grade shall slope away from the foundation and shall not discharge water to or cause water to flow across adjoining properties. Grade shall slope away from the house at least 6" in 10 feet.

All retaining walls are to be shown on the plot plan. If it is over 4' from the bottom of the footing to the top of the wall, or the wall supports a surcharge, the wall will require a separate permit and must be engineered.