



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The following code minimums shall be considered a part of the approved plans, may be superseded by more stringent submitted specifications, and shall not be considered all-inclusive of code requirements

Footing depth shall be a minimum of 30" from the bottom of the footing to the finish 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) 30" footing depth below finish grade
- 2) 6" foundation above finish grade
- 3) 7' finished general basement ceiling
- 4) 12"+ 2% grade above street gutter

Reinforcing steel in foundations shall be spaced no further apart than 24", unless otherwise specified by plans or engineering. A minimum of 2 #4 rebar is required at the top of all foundation openings extending 24" past the opening. A single #4 rebar is to be installed to the sides and under openings.

Damp proofing 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.

(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, decks, etc.)

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/preservative-treated or redwood.

All foundation plates shall be secured with **anchor bolts** spaced not more than 6'-0" apart for single story, 4'-0" for two-story, 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"x3"x3/16" plate washers.

Beam pockets in concrete or masonry walls shall be sized to allow a minimum 1/2" 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 not have ceilings less than 7'-0".

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.

Bracing panels shall be at least 48" wide, shall be located at corners or within 8' of all corners, and every 34', in both longitudinal and transverse directions in each story. Bracing panel nailing shall be done with minimum 8d nails spaced at 6" along all edges and 6" 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. Fire blocking 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.

Hold-downs 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. Draft stopping 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. No riser shall be less than 4", and all rises and all runs shall be within 3/8" of each other. The minimum width of any stairway shall be no less than 36". Head clearances for stairways shall be at least 6'-8" measured in a diagonal line formed from the front of each nosing.

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.

Under-stair space that is enclosed and usable shall have 1/2" sheetrock on the walls and ceiling.

Handrails located at a height of 34" to 38" above nose of treads are required for 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.

Shower pans require minimum 2x6 blocking for support.

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

Attic ventilation is required. If located in gable ends a total of 1/150th of the area of the space is required. Or if half of the required opening area is provided by ventilators located in the upper portion of the space to be ventilated, the total may be reduced to 1/300th of the space. 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. They shall be a minimum of 22"x30", and shall be readily accessible with no interferences (shelves, appliances, etc.).

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

Common **walls** between the house and garage shall be covered with 1/2" sheetrock, on the garage side. 5/8" type X sheetrock is required between the garage and all habitable rooms above the garage.

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

Exterior electrical outlets - two personnel outlets minimum are required, one in front & one in back, within 6-1/2' of grade.

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.

Retaining walls over 4' from the bottom of the footing to the top of the wall, will require a permit and must be engineered.

All 125 volt, 15- or 20-ampere **electrical receptacles** are required to be **tamper-resistant**.

Blower door test results required at final inspection.

Duct tightness/air leakage test results must be provided if the air handler or 20% or more of the ducts are outside the building envelope.

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