



Building/Energy Code Requirements Subject-to-Field-Inspection Permits (Single Family/Duplex/Townhouse Residential)

Property Address: _____

Application/Permit #: _____

I understand the items below are required by code and if applicable to my project, will have to be addressed before the Building Inspector will approve the final inspection. I understand that this is not an all-inclusive list of code requirements, and the Building Inspector may require changes in addition to these items. I understand that if I am uncertain as to specific code requirements, I may contact my inspector for clarification. Otherwise, I accept responsibility for code compliance and for making changes as required by my inspector to meet code requirements.

I also understand and acknowledge that no review will take place under this permit to verify existing uses and occupancies. I accept full responsibility for the accuracy of the information regarding the existing legally established uses, and understand that in no case does this permit serve to establish a new use or occupancy, nor to change an existing use or occupancy.

I understand that this document is to be kept with my issued permit and is part of the approved permit documents. I further understand and acknowledge that this permit may be revoked should I exceed the scope of work authorized by this permit or should I fail to comply with the requirements therein.

(Signature) _____

1. *Separation between dwelling and garage/carport:*
 - a. 1-3/8" solid-core wood, 1-3/8" solid or honeycomb steel, or 20 min. rated door with a self-closing device
 - b. Min. 1/2" gypsum wallboard at walls and 5/8" Type X gypsum board ceiling separating the garage from the dwelling
 - c. Min. 1/2" gypsum wallboard wrapping posts, beams and walls supporting the dwelling above the garage
 - d. Separation not required for carports entirely open on 2 or more sides with no habitable space above
2. *Foundation and footing requirements (see Tip 303A):*
 - a. Location: Property corners must be determined by survey stakes prior to foundation inspection. Fence locations will not be accepted as establishing property corners.
 - b. Footings: bottom min. 12" below grade, top of foundation wall min. 6" above grade
 - c. Concrete slabs on grade: 3 1/2" min. thickness
 - d. Pier blocks: min. 12" x 12" size; resting on concrete pad min. 12" below grade
 - e. Foundation walls: Provide one (1) #4 rebar top and bottom and at all windows/door openings. Limit 4' max. backfill
 - f. Foundation anchor bolts: min. 1/2" x 10", 6 ft. on center max. with two (2) bolts per piece of plate and at least one (1) bolt within 12" at end of each piece (required for new construction)
3. *Exterior walls:*
 - a. Walls must be 1-hour fire rated if less than 5 feet from property line
 - b. No openings allowed in walls less than 3' from property line, 25% max. openings in walls 3' to 5' from property line
 - c. Overhangs must be a minimum 2' from property line (except steel gutters)
 - d. Overhangs 5' or less from property line require 1/2" GWB sheathing on underside or fireblocking from wall top plate to underside of roof sheathing (with no venting)
4. *Egress windows: Required for 1 window/bedroom or sleeping area and 1 window/basement.*
 - a. Min. net clear area = 5.7* sq. ft., (min. 3'0" x 4'6" if double hung or 4'0" x 3'6" window if slider). * 5.0 sq. ft. for grade floor openings or below grade openings.
 - b. Min. net clear opening width = 20"; min. net clear opening height = 24".
 - c. Max. sill height = 44" (one permanently installed step with max. 8" rise and min. 9" run okay for existing bedrooms).
 - d. When sill is below grade, provide min. 3'x3' window well. If deeper than 44", provide a permanent ladder or steps.
5. *Automatic fire sprinklers must be installed in all new townhouse units.*
6. *Smoke alarms* required inside sleeping rooms, outside of each sleeping area, and on all floors. Direct wiring is required for smoke detectors unless removal of interior wall or ceiling finishes is necessary to install the wiring.
7. *Carbon monoxide alarms* required outside sleeping areas and, on all floors, unless work only involves exterior surfaces of the building.
8. *Stair requirements:*
 - a. Min. width = 36"
 - b. Max. height/rise = 7 3/4"; min. tread run = 10"
 - c. Min. headroom = 6'8"

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- d. Handrail 34"-38" above tread nosing(return ends)
 - e. Handrail grasp dimension: min. 1 ¼", max. 2"
 - f. Winding stairs:
 - Min. tread run at narrowest point = 6"
 - Min. tread run 12" from narrowest point = 10"
 - g. Spiral Stairs: dimensions per SRCR311
9. Guardrails: min. 36" ht. max. 4" spacing between intermediate members.
10. Ceiling height:
- a. Min. 7'0" for habitable spaces and min. 6'8" for bathrooms, laundry and storage rooms in new construction or additions
 - b. Min. 6'4": if building was in existence prior to 10/17/79 (see DR 23-2008 for specifics).
 - c. Rooms with sloped ceilings require minimum ceiling height in ½ of the area. (Portions of the room with ceiling height less than 5 ft. do not count in total area).
11. Exhaust fans: Min. 50 CFM for bathrooms and toilet rooms; min. 100 CFM for kitchen, with direct vent to exterior.
12. Mechanical whole house ventilation (SRCM1505.5):
- a. For additions 500 sq ft and greater, provide a whole house ventilation system for habitable rooms using one or more supply fans, one or more exhaust fans or an ERV/HRV with integral fans.
13. *Energy requirements for alterations and additions*, prescriptive approach (wood framing only) – Table R402.1.1
- a. Provide insulation per items a. through h. at all new framing cavities. *For alterations only*, where existing framing remains and the framing cavity is exposed during construction, the cavity must be filled with insulation. Where the framing cavity is not exposed during construction, no additional insulation is required.
 - b. Min. ceiling insulation = R-49 (R-38 if full thickness of insulation extends over the wall top plate).
 - c. Min. above-grade wall insulation = R-21 stud cavity insulation + R-10 at headers.
 - d. Min. below-grade wall insulation: R-10 continuous on outside of wall or R-15 continuous on inside of wall or R-21 stud cavity insulation + R-10 at headers + thermal break between slab and the below-grade wall or R-13 stud cavity insulation + R-5 continuous insulation on inside or outside of wall.
 - e. Min. floor insulation above unheated space = R-30.
 - f. Min. perimeter insulation for unheated slab on grade = R-10 for 2 feet.
 - g. Min. insulation for heated slab on grade = R-10 under entire slab plus R-10 perimeter insulation for 2 feet.
 - h. Max. window and door (fenestration) U-factor = U-0.30 (see Tip #303A and 403).
 - i. In a dwelling unit (including both new and existing portions), one side-hinged door up to 24 sq ft plus up to 15 sq ft of glazed fenestration can be exempt from U-factor requirements.
 - j. Maximum skylight U-factor = U-0.50.
 - k. If you are replacing an existing system or adding new heating or cooling, you must provide a Simple Heating System Sizing for Alterations form with your Electrical/Furnace Permit application.
 - l. Duct leakage testing is required if furnace is replaced (R503.1.2)
- ___ 14. *Additional Energy requirements for additions only:*
- a. Additional energy efficiency requirements (See Table R406.2 for energy credit options)
 - 1.5 credits required for additions up to 500 sq ft.
 - 3.0 credits required for additions 500-1500 sq ft (additions over 750 sq ft do not qualify for an STFI).
 - b. Additions 500 sq ft or larger require building air leakage testing (R402.4.1.2).
15. **This project is a substantial alteration per SRCR107.9.1. You must provide the following upgrades throughout the structure, including in areas where alterations are not planned:**
- a. **Egress windows in every bedroom and basement**
 - b. **Means of egress upgrades**
 - **Stairs that are rebuilt must meet current code, to maximum extent possible**
 - **Stairs that serve previously uninhabitable space must meet current code, to maximum extent possible**
 - **Stairs that serve altered areas require handrails per current code**
 - c. **Smoke alarms and carbon monoxide alarms**
 - d. **Seismic upgrades to strengthen foundations and cripple walls throughout the structure. Select one option below:**
 - **Structural plans prepared and stamped by a licensed engineer are included in plan set. Plans reference current code. Plans can include work that has already been completed if it complies with current code.**
 - **Foundations and cripple walls have been or will be strengthened per Project Impact standards. Project impact permit is issued, and work will be complete prior to final approval. Permit # _____**
 - **The house was built new per the 1985 UBC or a more recent code. Seismic upgrades are not required. Permit # _____**
 - e. **Unreinforced masonry chimneys need to be reinforced, braced, removed, or replaced per Director's Rule 5-2004**
*** When box 15 is checked, you must also check boxes 4, 6, 7, and 8.**