

Farmington City Planning Commission

April 22, 2021

FARMINGTON CITY

H. James Talbot
MAYOR
Brett Anderson
Shawn Beus
Scott Isaacson
Amy Shumway
Rebecca Wayment
CITY COUNCIL
Shane Pace
CITY MANAGER

PLANNING COMMISSION MEETING
Thursday April 22, 2021
Public Meeting - Farmington City Hall
160 S. Main Street, Farmington, Utah.
Study Session: 6:30 p.m. **Regular Session: 7:00 p.m.**

Farmington City Planning Commission meetings, including this meeting, are open to the public. If you wish to view the meeting online, the link to the live hearings and to comment electronically can be found on the Farmington City website at www.farmington.utah.gov. If you wish to email a comment for any of the listed public hearings, you may do so at crowe@farmington.utah.gov by 5 p.m. on the day of.

SUBDIVISION AND PROJECT MASTER PLAN APPLICATION

7:00 1. Justin Atwater (Public Hearing) – Applicant is requesting recommendation of a Project Master Plan (PMP)/Development Agreement, and a schematic subdivision and site plan, for the proposed Romney Development, consisting of apartments, and commercial space located at approximately 1450 W Burke Lane (2 acres) in the OMU (Office Mixed Use) zone. (S-22-20 & PMP-7-20)

CONDITIONAL USE AND SPECIAL EXCEPTION APPLICATIONS

7:20 2. Joe Loomis (Public Hearing) – Applicant is requesting approval for a special exception to allow access to a proposed building lot over an adjacent building lot and a recommendation for subdivision approval related thereto (lot split). The property is located at 182 N 375 E in the LR-F (Large Residential – Foothill) zone. (M-1-21 & S-6-21)

7:40 3. Todd and Tami Johnson (Public Hearing) – Applicant is requesting approval for conditional use permit to build an accessory dwelling on the property located at 350 N Main St., as well as a special exception to allow an increased building height. (C-4-21)

7:50 4. Stuart and Amanda Riddle (Public Hearing) – Applicant is requesting approval for a special exception, to allow a home on the property, located directly west of 463 N 100 E., in the center of the block (Parcel ID# 07-023-0009). (M-5-21)

ZONE TEXT AMENDMENT

8:00 5. Farmington City (Public Hearing) – Applicant is requesting recommendation(s) to amend building heights standards in the OMU and TMU zones, and to remove selected residential use types as allowed uses in the TMU zone as set forth in Chapter 18 of the Zoning Ordinance. (ZT-6-21)

OTHER BUSINESS

8:05 6. Miscellaneous, Correspondence, etc.
a. Proposed road names and cross sections; b. Other

Please Note: Planning Commission applications may be tabled by the Commission if: 1. Additional information is needed in order to take action on the item; OR 2. If the Planning Commission feels, there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over Agenda items, scheduled late in the evening and not heard to the next regularly scheduled meeting.

Posted April 19, 2021 Carly Rowe, Planning/Recording Secretary

Planning Commission Staff Report
April 22, 2021

Item 1: Project Master Plan/Development Agreement, Subdivision Schematic Plan and Site Plan – Romney Development

Public Hearing:	Yes
Application No.:	PMP-7-20 and S-22-20
Property Address:	1451 West Burke Lane
General Plan Designation:	CA/BP (Class A Business Park)
Zoning Designation:	OMU (Office Mixed Use)
Area:	2.02 acres
Number of Lots:	2
Property Owner:	Michael H and Robyn F Romney
Agent:	Justin Atwater - Pembridge Heathrow Holdings, LLC

Request: *The applicant is seeking recommendation for PMP/DA and Subdivision Schematic Plan, as well as approval for schematic site plan.*

Background Information

The applicant proposes a mixed use development including roughly 90 apartment units and four commercial first-floor spaces. The applicant is requesting a PMP/DA for several reasons, foremost among them is to build residential units, which is not permitted per the chapter 18 Mixed Use ordinance for the OMU zone.

The area in question was rezoned to OMU on June 9, 2020. In Fall/Late Summer of that year, the applicant approached the City with two potential mixed use proposals. The Planning Commission reviewed these as discussion items, in the order they were proposed. The first review, on August 20, 2020, was a townhome-apartment-commercial concept, with three commercial spaces, with apartments above, and three lots surrounding with townhomes. The Planning Commission found that the ratio of residential to commercial was not comparable to that of other potential mixed use projects in the North Station area. Parking concerns were also mentioned, namely the lack of driveways to the townhomes and shared parking between the commercial patrons and apartment dwellers.

The second concept was submitted as part of an application on October 8, 2020. The DRC suggested that moving the project forward without an agreement with the neighboring property to complete 1400 West (which is split between the properties) would not be productive. Several weeks later, the applicant reported the neighboring property owner would agree to allow the construction of 1400 West. The DRC reviewed a resubmission of the project between February 11, 2021 and March 4, 2021. The concept was similar to the first with a few access differences, and one additional commercial space Parking was still an issue as was reciprocal access, but this time the developer provided an unacceptable "front" 5' south side setback (and a narrow "front" west side setback as well). It was determined that if these setbacks remained the Planning

Commission probably could not reasonably act. At a following Planning Commission meeting on March 18, 2021, it was determined that the 5' front setback issue could be resolved in the plan. The Planning Commission provided input, again pointing out commercial to residential ratio and parking as main issues.

On April 1, 2021, the applicant sent materials for the April 6, 2021 Planning Commission meeting, however these materials did not arrive in time for the packet publish time and staff review. Today, the plan is the plan sent to City staff on April 1, 2021, which includes a decorative bridge at the entrance on 1400 West, and is entirely apartment units. The plan removed two buildings on the west and south edge of the property in favor of parking. Even so, the parking does not meet the required numbers for approximately 90 apartment units, and commercial space.

Suggested Alternative Motions

A. Move the Planning Commission recommend the City Council deny the Romney Development PMP/DA and Schematic Subdivision plan, as well as deny the schematic site plan, subject to all applicable Farmington City development standards and ordinances.

Findings:

1. The applicant is proposing 85 to 90 apartments on site. The parking requirement as set forth in Chapter 32 of the ordinance is 1.85 spaces per dwelling unit or 167 spaces; moreover, additional spaces are necessary for the proposed commercial uses especially if these are retail [note: retail uses provide limited shared parking opportunities as compared to other non-residential uses]. Meanwhile the applicant's site plan only shows 121 parking spaces on-site.

2. The property is zoned OMU. Residential uses are not an allowed use in the OMU zone and the applicant is requesting that the City use its discretion as per Section 140 of the Chapter 18 of the Zoning Ordinance to approve such uses. However, the 15% commercial to 85% residential ratio proposed by the applicant is not consistent with other PMPs approved in the area with ratios up to 60% commercial to 40% residential.

3. The plans also include miscellaneous items not consistent with City code and/or items missing altogether from the documents per City standards.

OR

B. Move the Planning Commission table consideration of the Romney Development PMP/DA and Schematic Subdivision plan, as well as the schematic site plan to allow time for the applicant to prepare a plan which meets the City's parking requirements and higher commercial to residential ratios for the site such as 60% commercial to 40% residential uses.

Supplemental Information

1. Vicinity Map
2. Project Master Plan/Development Agreement
3. Schematic Site Plan April 1, 2021
4. Schematic Site Plan, March 18, 2021



Disclaimer: This map was produced by Farmington City GIS and is for reference only. The information contained on this map is believed to be accurate and suitable for limited uses. Farmington City makes no warranty as to the accuracy of the information contained for any other purposes.

N
W FC E
S

Feet 0 50 100 150 200
Meters 0 10 20 30 40

VICINITY MAP

Romney Project

FARMINGTON

DEVELOPMENT AGREEMENT
FOR
[ROMNEY PROJECT]

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into as of the ____ day of _____ 2020 by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the "City," and Pembridge Heathrow Holdings, LLL, a Utah limited liability company hereinafter referred to, collectively with its assignees, as "Developer."

RECITALS:

A. Developer has the right to acquire approximately 2.0 acres of land, and the City and others own the remaining land, within the boundary set forth in **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Property"), Developer desires to develop the Property pursuant to the City's Land Use Master Plan and the City's Ordinances, as a mixed use, professional office and residential project, to be known as "[Romney Project]".

B. On _____, the City approved a Project Master Plan (the "PMP") for the Property in accordance with Chapter 18 of the City's zoning ordinance. The approved PMP is attached hereto as **Exhibit "B"** and incorporated herein by reference. The purposes of the PMP includes, among other things, the establishment of uses applicable to the Property, as set forth in the PMP, although the PMP is not intended to enable future development of the Property without final subdivision approval.

C. The Property is subject to the City's Laws, including without limitation Section 11-18-140 of the City's zoning ordinance, pursuant to which this Agreement may control over certain provisions of the City's Laws with respect to the matters set forth herein.

D. Persons and entities hereafter developing the Property or any portions of the Property shall accomplish such development in accordance with the City's Laws and the provisions set forth in this Agreement.

E. The City also recognizes that the development of [The Romney Project] may result in tangible benefits to the City through the stimulation of development in the area, including a possible increase of the City's tax base and the development of amenities that may enhance further economic development efforts in the vicinity of the Property, and is therefore willing to enter into this Agreement, subject to the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree as follows:

1. **Incorporation of Recitals.** The above Recitals are hereby incorporated into this Agreement.

2. **Definitions.** In addition to the other capitalized terms defined elsewhere in this Agreement, the following terms shall have the respective meanings indicated below:

a. "City's Laws" means, collectively, all City ordinances, rules and regulations, including the provisions of the City's General Plan, the City's zoning and subdivision ordinances, the City's engineering development standards and specifications, and any permits issued by the City pursuant to the foregoing ordinances and regulations.

b. "Effective Date" has the meaning set forth in Section 3.

3. **Effectiveness.** This Agreement, including the PMP, shall become effective for the Property on the date that Developer acquires fee title to all of the following parcels (as identified pursuant to a Davis County Assessor property search): Parcel ID 08060012 and 08060013, (the "Effective Date").

4. **Uses of the Property.** The uses of the Property and the respective areas of the Property designated for each such use shall be as set forth in the PMP. Specific Development Standards and Processing requirements shall be as follows:

a. Building Height Limitations. Buildings containing a commercial/office ground floor will not exceed 4-stories in height. Buildings without a commercial ground floor shall be no taller than 3-stories in height.

b. Commercial/Office to Residential Ratio. The Commercial/Office to residential ratio shall be regulated pursuant to the PMP. More specifically, the Commercial/Office space will be provided on Burke Lane on the main/ground floor of the mixed-use buildings shown on the PMP. The residential portion will be provided above the Commercial/Office space and behind (to the South) of the Commercial/Office as shown on the PMP. There will be no more than 52 total residential units on the Property.

c. All public infrastructure shall be constructed in strict accordance with the City's Standards and Specifications for Public Improvements.

d. Common Area Management Plans for the Property shall be approved by the City at the time final site plans are approved for the Property. Those plans shall include, at a minimum, provisions for the maintenance and upkeep of private streets and common areas, snow removal and location, use and maintenance of common and/or shared access points.

e. All amenities associated with the development and all architectural materials utilized throughout the project shall be of a quality and standard fitting a top-quality mixed-use development.

5. **Assignment.** Developer shall not assign this Agreement or any rights or interests herein without giving prior written notice to the City. Any future assignee shall consent in writing to be bound by the terms of this Agreement as a condition precedent to the assignment.

6. **Notices.** Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To Developer: Pembridge Heathrow Holdings, LLC
1170 Goldspur Lane
Fruit Heights, Utah, 84037

To the City: Farmington City
Attn: City Manager
160 South Main Street
Farmington, Utah 84025-0160

7. **Entire Agreement.** This Agreement together with the Exhibits attached thereto and the documents referenced herein, and all regulatory approvals given by the City for the Property, contain the entire agreement of the parties and supersede any prior promises, representations, warranties or understandings between the parties with respect to the subject matter hereof which are contained in this Agreement.

8. **Construction.** Words in any gender are deemed to include the other genders. The singular is deemed to include the plural and vice versa, as the context may require. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein. Use of the word "including" shall mean "including but not limited to", "including without limitation", or words of similar import.

9. **Non-Liability of City Officials, Employees and Others.** No officer, representative, agent, or employee of the City shall be personally liable to Developer, or any successor-in-interest or assignee of Developer in the event of any default or breach by the City or for any amount which may become due Developer, or its successors or assigns, for any obligation arising under the terms of this Agreement, unless it is established that the officer, representative, agent or employee acted or failed to act due to fraud or malice.

10. **No Third-Party Rights.** The obligations of Developer set forth herein shall not create any rights in and/or obligations to any persons or parties other than the City. The parties hereto alone shall be entitled to enforce or waive any provisions of this Agreement.

11. **Recordation.** This Agreement shall be recorded by the City against the Property in the office of the Davis County Recorder, State of Utah.

12. **Relationship.** Nothing in this Agreement shall be construed to create any partnership, joint venture or fiduciary relationship between the parties hereto.

13. **Term.** This Agreement shall become effective upon the Effective Date and shall continue in full force and effect from such date until the date that is thirty (30) years after the City's completion of construction of Burke Lane, unless terminated earlier pursuant to Section 14 below.

14. **Termination.** Notwithstanding the foregoing, if Developer has not commenced development activities on the Property within five (5) years after the principal roads are completed, the City may request Developer to provide the City with reasonable plans and assurances that Developer will develop the Property in accordance with this Agreement. In such event, Developer shall have sixty (60) days after receiving such request from the City to provide the City with such information. If Developer fails to respond to such request within such time period, or responds within such time period with plans and assurances that are unacceptable to the City in the City's reasonable discretion, the City may terminate this Agreement by giving written notice to Developer within sixty (60) days following the termination of the 60-day response period described above.

15. **Severability**. If any portion of this Agreement is held to be unenforceable or invalid for any reason by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

16. **Amendment.** This Agreement may be amended only in writing signed by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

"CITY"

FARMINGTON CITY

ATTEST:

By:_____
Mayor

_____
City Recorder

"DEVELOPER"

PEMBRIDGE HEATHROW HOLDINGS, LLC

By: _____
JUSTIN ATWATER, MANAGER

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

On the _____ day of_____, 2020, personally appeared before me H. James Talbot, who being duly sworn, did say that he is the Mayor of **FARMINGTON CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said H. James Talbot acknowledged to me that the City executed the same.

_____
Notary Public

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF DAVIS)

On the _____day of _____, 2020, personally appeared before me Justin Atwater, who being by me duly sworn did say that he is a manager of Pembridge Heathrow Holdings, LLC, and that the foregoing instrument was signed in behalf of said limited liability company by virtue of the authority granted to such manager under the operating agreement of said limited liability company, and he acknowledged to me that said limited liability company executed the same.

_____
Notary Public

ATTACHED EXHIBITS:

EXHIBIT "A" – LEGAL DESCRIPTION OF THE PROPERTY
EXHIBIT "B" – PMP (PROJECT MASTER PLAN)

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

The land referred to herein is situated in the County of Davis, State of Utah, and is described as follows:

Parcel 1:

Beginning on the South line of a road at a point North 00°20'03" West 1460.21 feet along the Quarter Section Line and South 89°38'13" East 340.0 feet along said South Line from the South Quarter Corner of Section 14, Township 3 North, Range 1 West, Salt Lake Meridian, and running thence South 00°21'47" West 275.0 feet; thence South 89°38'13" East 160.0 feet; thence North 00°21'47" East 275.0 feet to said South Line; thence North 89°38'13" West 160.0 feet along said South Line to the point of Beginning.

Tax ID No. 08-060-0012

Parcel 2:

Beginning on the South line of a road at a point North 00°20'03" West 1460.21 feet along the Quarter Section line and South 89°38'13" East 500.00 feet along said South line from the South Quarter corner of Section 14, Township 3 North, Range 1 West, Salt Lake Meridian, (basis of bearing is Davis Co. Township Reference Plat dated November 4, 1971), and running thence South 00°21'47" West 275.0 feet; thence South 89°38'13" East 160.0 feet; thence North 00°21'47" East 275.0 feet to said South line; thence North 89°38'13" West 160.0 feet along said South line to the point of beginning.

Tax ID No. 08-060-0013

EXHIBIT B
PROJECT MASTER PLAN
(See Attached)

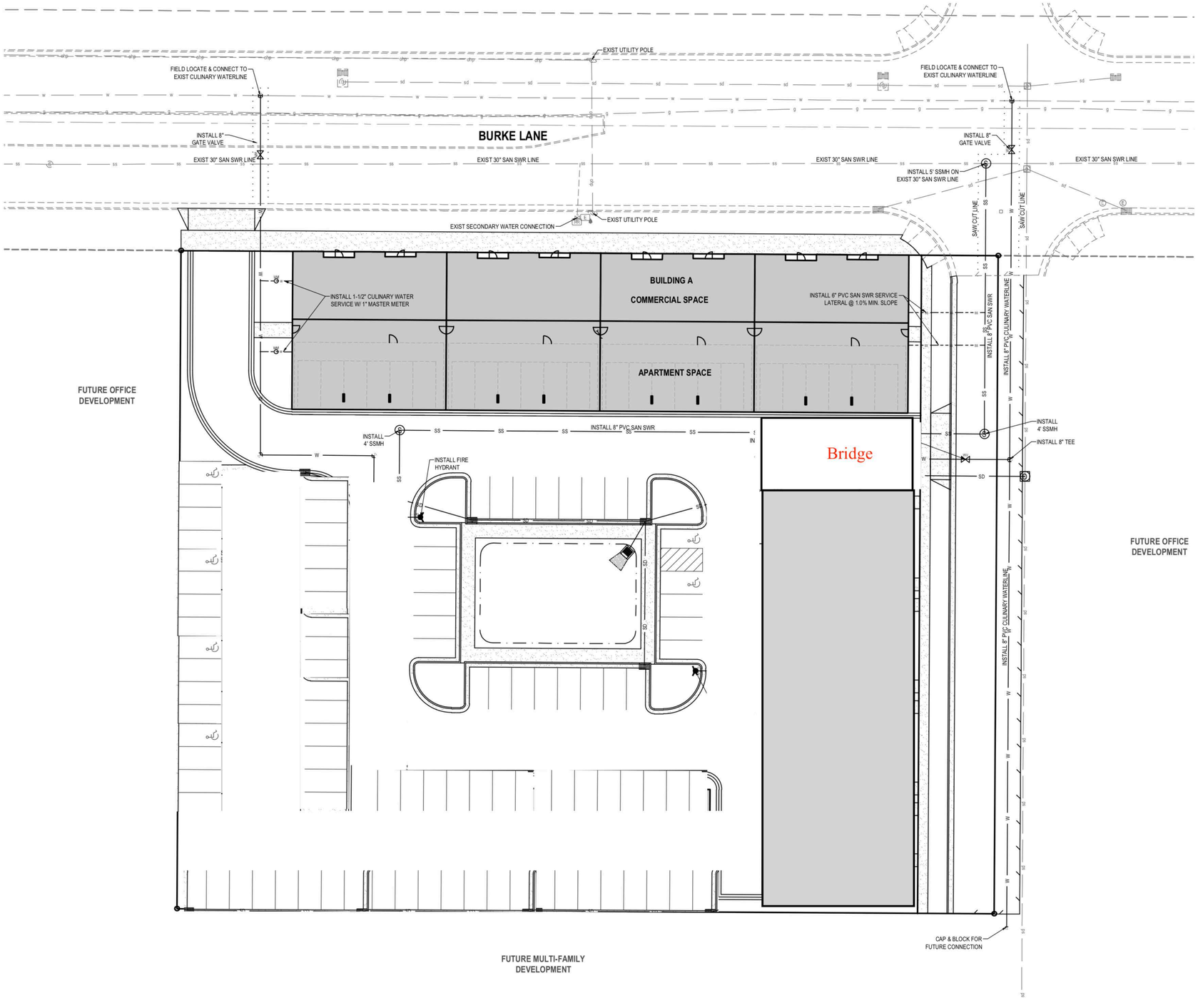
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4229.59'



LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- EXISTING REBAR AND CAP
- SET ENSIGN REBAR AND CAP
- WATER METER
- WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN CLEAN OUT BOX
- STORM DRAIN CATCH BASIN
- STORM DRAIN COMBO BOX
- ELECTRICAL MANHOLE
- ELECTRICAL BOX
- UTILITY POLE
- EXISTING LIGHT
- PROPOSED LIGHT
- GAS METER
- GAS MANHOLE
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE BOX
- SIGN
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER LINE
- EXISTING LAND DRAIN LINE
- PROPOSED LAND DRAIN LINE
- EXISTING CULINARY WATER LINE
- PROPOSED CULINARY WATER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- BUILDABLE AREA WITHIN SETBACKS
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDING
- PROPOSED BUILDING

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JUSTIN ATWATER
1170 GOLDSPUR LANE
FRUIT HEIGHTS, UTAH 84037
CONTACT:
justinatwater@me.com
PHONE: 801-913-0258

ROMNEY FARMINGTON
PRELIMINARY PLAT - NOT TO BE RECORDED

1451WEST BURKE LANE
FARMINGTON, UTAH 84025

PROFESSIONAL ENGINEER — CAMERON HESS PRESTON — No. 9119039 — 3-11-21 — STATE OF UTAH

NO.	DATE	REVISION	BY
1	3/11/21	FOR REVIEW	MCE
2			
3			
4			
5			
6			
7			
8			

PRELIMINARY UTILITY PLAN

PROJECT NUMBER: 9964
PRINT DATE: 3/11/21
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C. PRESTON

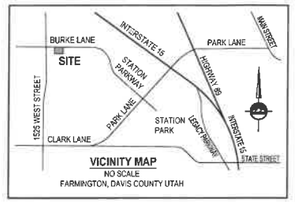
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BENCHMARK

SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4229.59'



VICINITY MAP
NO SCALE
FARMINGTON, DAVIS COUNTY UTAH

BURKE LANE

N 89°38'13" W 320.00'

BUILDING D COMMERCIAL SPACE | BUILDING C COMMERCIAL SPACE | BUILDING B COMMERCIAL SPACE | BUILDING A COMMERCIAL SPACE

APARTMENT SPACE | APARTMENT SPACE | APARTMENT SPACE | APARTMENT SPACE

TOTAL PROJECT AREA
79,742 sq.ft.
1.831 acres

9 PARKING STALLS

7 PARKING STALLS

9 PARKING STALLS

ROAD DEDICATION
8,236 sq.ft.
0.190 acres

BUILDING E 9 PLEX

BUILDING G 9 PLEX

BUILDING F 6 PLEX

S 0°21'47" W 275.00'

N 0°21'47" E 275.00'

S 89°38'13" E 320.00'

LAND USE TABLE		
OPEN SPACE	12,968 sq.ft.	16.2%
TOTAL SITE AREA	79,742 sq.ft.	100%
TOWNHOME UNITS	24	
APARTMENT UNITS	48	
TOTAL UNITS	72	
DENSITY	39.33 UNITS/ACRE	
DRIVEWAY STALLS		50
GARAGE STALLS		50
COVERED STALLS		24
OPEN STALLS		32
BURKE LANE PARKING		12
1400 WEST PARKING		13
TOTAL PARKING		181

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
HORIZ. 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
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Layton, UT 84041
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JUSTIN ATWATER

CONTACT

PHONE: 801-913-0258

ROMNEY FARMINGTON

1451WEST BURKE LANE
FARMINGTON, UTAH 84025

CONCEPT PLAN

PROJECT NUMBER: 9964
PRINT DATE: 11/30/20
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C. PRESTON


lrs

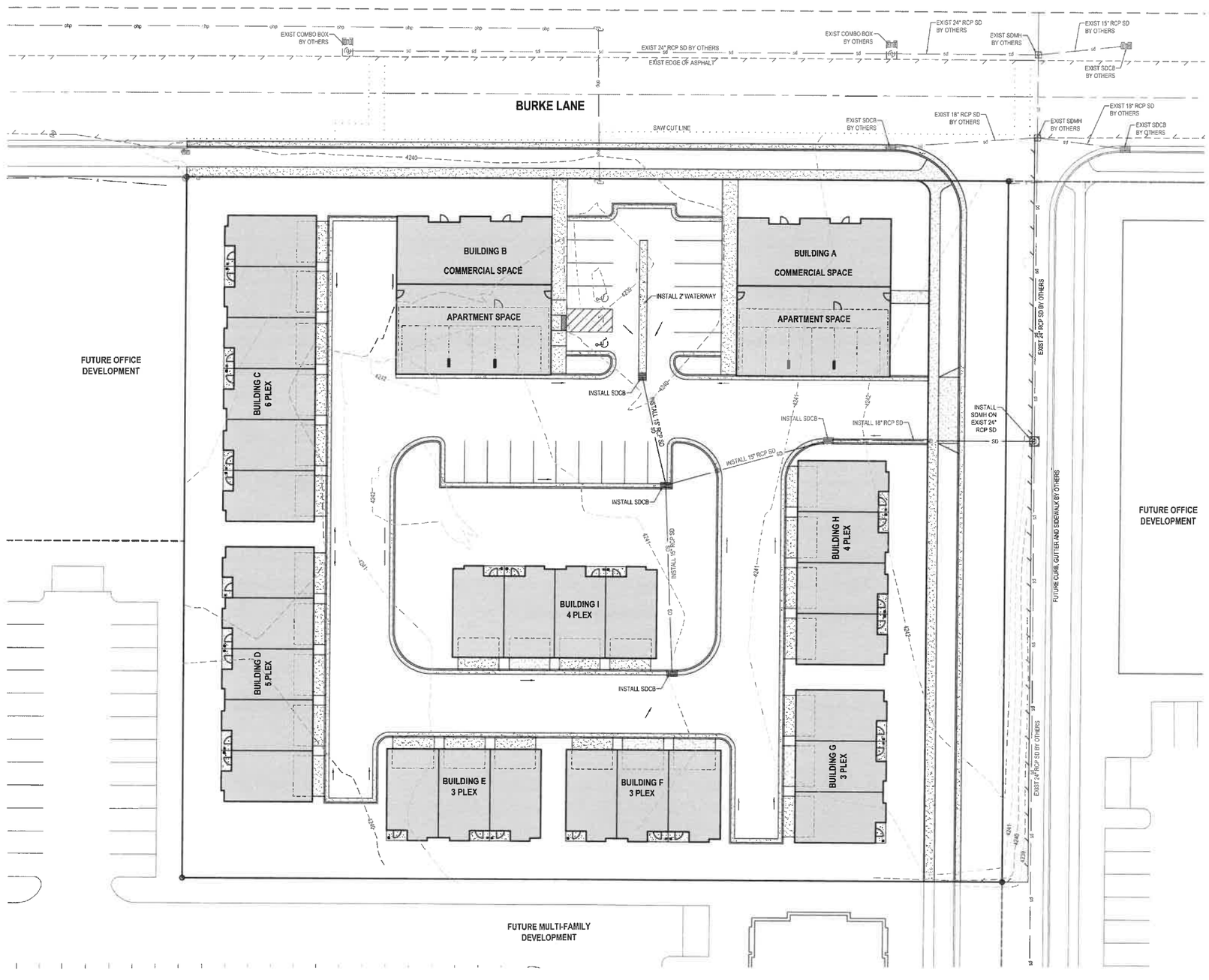
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LEGEND

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- sd — EXISTING STORM DRAIN LINE
- SD — PROPOSED STORM DRAIN LINE
- ss — EXISTING SANITARY SEWER
- SS — PROPOSED SANITARY SEWER LINE
- ld — EXISTING LAND DRAIN LINE
- LD — PROPOSED LAND DRAIN LINE
- w — EXISTING CULINARY WATER LINE
- W — PROPOSED CULINARY WATER LINE
- ohp — EXISTING OVERHEAD POWER LINE
- EXISTING CONTOURS
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- BUILDABLE AREA WITHIN SETBACKS
- EXISTING CONCRETE
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- PROPOSED BUILDING

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ: 1 inch = 20 ft.

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WWW.ENSIGNENG.COM

FOR:
JUSTIN ATWATER
1110 GOLDSPUR LANE
FRUIT HEIGHTS, UTAH 84037
CONTACT:
justinatwater@me.com
PHONE: 801-913-0258

ROMNEY FARMINGTON
PRELIMINARY PLAT - NOT TO BE RECORDED

1451WEST BURKE LANE
FARMINGTON, UTAH 84025

PROFESSIONAL ENGINEER — CAMERON HESS PRESTON — 9039 — STATE OF UTAH

NO.	DATE	REVISION	BY
1	9-16-2020	FOR REVIEW	MCE

PRELIMINARY GRADING PLAN

PROJECT NUMBER	PRINT DATE
0984	9/16/20
DRAWN BY	CHECKED BY
M.ELMER	C.PRESTON
PROJECT MANAGER	
C. PRESTON	

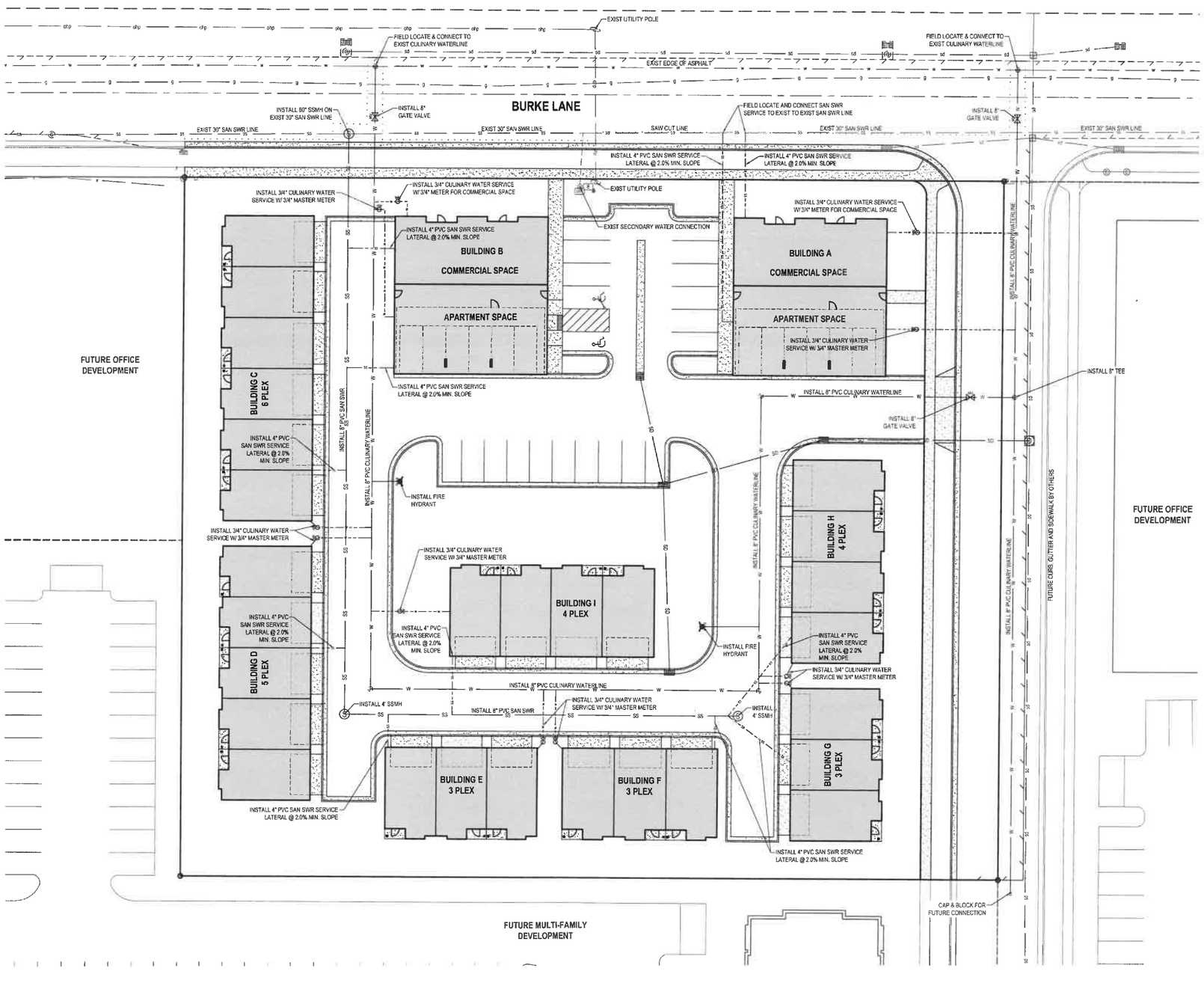
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- PROPOSED FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN CLEAN OUT BOX
- STORM DRAIN CATCH BASIN
- STORM DRAIN COMBO BOX
- ELECTRICAL MANHOLE
- ELECTRICAL BOX
- UTILITY POLE
- EXISTING LIGHT
- PROPOSED LIGHT
- GAS METER
- GAS MANHOLE
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE BOX
- SIGN
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER LINE
- EXISTING LAND DRAIN LINE
- PROPOSED LAND DRAIN LINE
- EXISTING CULINARY WATER LINE
- PROPOSED CULINARY WATER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- BUILDABLE AREA WITHIN SETBACKS
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDING
- PROPOSED BUILDING

NORTH

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

HORZ. 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
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CEDAR CITY
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Phone: 435.896.2983

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FOR:
JUSTIN ATWATER
1170 GOLDSPUR LANE
FRUIT HEIGHTS, UTAH 84037

CONTACT:
justinatwater@me.com
PHONE: 801-913-0258

ROMNEY FARMINGTON
PRELIMINARY PLAT - NOT TO BE RECORDED
1451WEST BURKE LANE
FARMINGTON, UTAH 84025

PROFESSIONAL ENGINEER — No. 9039 — 5-16-2020 — STATE OF UTAH — CAMERON MESS PRESTON

NO.	DATE	REVISION	BY
1	5-16-2020	FOR REVIEW	MCE
2			
3			
4			
5			
6			
7			
8			

PRELIMINARY UTILITY PLAN

PROJECT NUMBER: 0954
PRINT DATE: 5/15/20
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C. PRESTON

3 OF 3

Planning Commission Staff Report
April 22, 2021

Item 2: Subdivision and Special Exception Request

Public Hearing:	Yes
Application No.:	M-1-21 & S-6-21
Property Address:	182 North 375 East
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	LR-F (Large Residential - Foothill)
Area:	6.52 Acres
Number of Lots:	2
Property Owner:	Loomis Holdings, LLC
Agent:	Joseph Loomis

Applicant is requesting special exception to allow access to a proposed building lot over an adjacent building lot and a recommendation for subdivision approval related thereto (lot split).

Background Information

The applicant, Joe Loomis, is requesting that Farmington City approve the proposed subdivision "Residences at Farmington Hills Phase 1, Second Amended", by subdividing Lot 118 of the Residences of Farmington Hills into two lots. Originally the schematic plan and preliminary plat for the Residences of Farmington Hills showed two lots at this location, but the final plat did not. The final plat was recorded on January 9, 2018, and approvals for the schematic plan and preliminary plat have long since expired. As such, Mr. Loomis' request constitutes a new and separate subdivision application. "Development of individual residential lots located in an approved subdivision shall comply with conditions, standards and requirements established through the subdivision approval process". (first sentence, Section 11-30-030 D. of Chapter 30 of the Zoning Ordinance (Foothill Development Standards)).

It is proposed that both lots front Flag Rock Drive (375 East), but due to the steep topography it is not possible for the applicant to provide direct access to a public street for the southerly lot and not exceed the maximum 14% slope required by City ordinance for driveways (Section 11-30-050 G. 5.). However, as per Section 11-32-060 A. 5. of the Zoning Ordinance the applicant is requesting a special exception to the direct access standard. This section states:

> Driveways shall have direct access to a public street for a building lot. Subject to satisfaction of the provisions of section 11-3-045 of this title and the grant of a special exception, direct access for a building lot may include access over one

adjacent building lot, provided both building lots have full frontage on a public street, an access easement has been recorded acceptable to the city, and the full face of any dwelling unit located on both building lots fronts or is fully exposed to the public street.

Suggested Alternative Motions

A. Move the Planning Commission deny the application for a special exception to obtain direct access for a proposed building lot over one adjacent building lot and deny a recommendation to approve the Residences at Farmington Hills Phase 1, Second Amended subdivision.

Findings:

1. The applicant has not provided a study for the new subdivision to show the existing areas with slopes greater than 30%, and the usable area as well. [Note: a great deal of grading has already occurred on-site].

   Unless the applicant prepares a slope study acceptable to the city for the proposed subdivision, the City's existing contour map shows that although the usable land is large enough in area as per City ordinance (i.e. it exceeds 5,000 s.f. in area), which useable land also accommodates the driveway for the northerly lot, it is not configured in such a way to reasonably allow for the construction of a single family home without such construction encroaching into areas characterized by steep slopes in violation of the City's foothill standards (see attached site plan for a proposed single family home on the southerly lot).

   Section 11-30-020
   USABLE LAND: Land included within a lot, no part of which has a slope exceeding thirty percent (30%).

   Section 11-30-040 F.1.
   Single-family dwelling structures shall be located only upon areas constituting usable land, which area shall be fully contiguous and shall be at least five thousand (5,000) square feet in size. The planning commission may require usable areas larger than five thousand (5,000) square feet to ensure that dwelling structures can be located acceptable distances from geological hazards.

   Section 11-2-045 E.2.c.
   The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:
   c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

2. If approved, a special exception to provide access to the southerly lot to the public street to establish a building lot and enable the construction of a single-family dwelling is detrimental to the health, safety or general welfare of persons residing or working in the vicinity because it is not known if acceptable water flow is available at this time to ensure adequate fire protection to the proposed southerly lot.

Section 11-2-045 E.2.a.
The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:

a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;

Section 11-30-050 F.1.
Fire Protection:

1. All developed areas shall have an approved water supply which meets minimum firefighting requirements.

3. The applicant did not provide acceptable reports and plans for review by the City required as set forth in Section 11-30-050 of the Zoning Ordinance. A summary is as follows:
   A. Drainage and Erosion Control Plan
      Issues still remain.
   B. Grading Plan
      The applicant did not submit a slope study. It is not known if the potential grading shown on the drawings encroaches into steep slope areas in violation of Section 11-30-040 F. of the Zoning Ordinance.
   C. Revegetation Plan
      Not submitted.
   D. Geology Report
      The applicant is relying on a geotechnical report prepared for another subdivision--The Residences of Farmington Hills (see attached memo dated April 16, 2021). However, his application is a new subdivision and existing conditions may have changed and due to the size of the report for another development, it may take a while before staff is prepared to provide a recommendation to the Planning Commission.
   E. Soil Characteristics Report
      The applicant is relying on a report prepared for another subdivision--The Residences of Farmington Hills (see "D" above).
   F. Fire Protection
      The City cannot provide water at this time as per comments received from Public Works. The City's consultant is now modeling water pressure to verify flows for service and fire protection. The applicant provided information for the City to do this as of the writing of this staff report.
   G. Streets and Ways
      Issues still remain.
   H. On Site Development
      Plan submitted, but proposed single-family dwelling may encroach into non-usable areas. Joe Loomis did not submit a slope study with the application.

4. Three of the seven members/entities of the City's Development Review Committee (DRC) cannot recommend approval of the application at this time---these include Public Works, the City Engineer, and Planning.

- OR -

B. Move the Planning Commission table consideration of the application for a special exception to obtain direct access for a proposed building lot over one adjacent building lot and a recommendation to approve the Residences at Farmington Hills Phase 1, Second Amended subdivision to allow time for the applicant to show the City if it is possible to resolve issues set forth in the findings of motion "A" above.

Supplementary Information

1. Vicinity Map
2. Proposed subdivision—the Residences of Farmington Hills Amended
3. Proposed residential site plan for the southerly lot
4. Memo from GeoStrata, April 16, 2021
5. Slope/contour information prepared by City staff
6. Section 11-3-045 of the Zoning Ordinance

Applicable Ordinances

1. Title 11, Chapter 11 – Single-Family Residential Zones
2. Title 11, Chapter 30 – Foothill Development Standards



FARMINGTON

VICINITY MAP

182 N 375 E

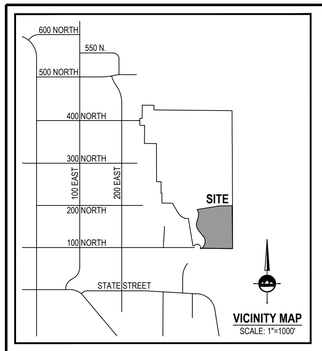
0 50 100 150 200 Feet

0 10 20 30 40 Meters

N W FC E S

RESIDENCES AT FARMINGTON HILLS PHASE 1, SECOND AMENDED
AMENDING LOT 118 RESIDENCES AT FARMINGTON HILLS PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 4 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH
FEBRUARY 2021



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 10' FRONT ON INTERIOR LOTS AS SHOWN HEREON.
2. NO STORM WATER WILL BE ALLOWED TO DRAIN ACROSS PROPERTY LINES.
3. ALL DRIVEWAY TO INDIVIDUAL LOTS ARE TO BE 14% OR LESS.
4. A SOIL REPORT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR THE SUBDIVISION. SEE REPORT PREPARED BY GEOSTRATA JOB NO 1039-002 DATED FEBRUARY 26, 2016.
5. A GEOLOGIC HAZARD ASSESSMENT REPORT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR THE SUBDIVISION. SEE REPORT PREPARED BY GEOSTRATA JOB NO. 1039-002 DATED OCTOBER 15, 2015.
6. REBAR AND CAP WILL BE PLACED AT ALL LOT CORNERS.
7. LOTS 119 AND 120 ARE DESIGNED AS RESTRICTED. THESE LOTS ARE TO HAVE A SITE/GRADING PLAN TO BE REVIEWED AND APPROVED BY THE GEOTECHNICAL ENGINEER TO ENSURE APPROPRIATE SETBACKS ARE MET AS DEFINED BY GEOTECHNICAL AND GEOLOGIC HAZARD REPORTS.
8. THE RETAINING WALLS FOR THE PUBLIC RIGHT-OF-WAY ARE THE PROPERTY OF THE ADJACENT INDIVIDUAL LOT OWNERS.
9. i. PERPETUAL EASEMENT GRANTED TO THE UNITED STATES OF AMERICA TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN AN UNDERGROUND PIPELINE OR PIPELINES AND APPURTENANT STRUCTURES.

   ii. EARTH CUTS OR FILLS, TREES, SHRUBS, AND/OR PERMANENT OR TEMPORARY STRUCTURES OF ANY KIND ARE STRICTLY PROHIBITED WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN PERMISSION FROM THE WEBER BASIN WATER CONSERVATION DISTRICT AND THE UNITED STATES BUREAU OF RECLAMATION.

NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L301	S80°49'38"W	33.09'
L302	S28°36'27"E	103.96'
L303	N25°51'53"W	120.52'
L304	S25°50'47"E	29.05'
L305	S15°00'00"E	102.50'
L306	N75°00'00"E	26.00'
L307	S15°00'00"E	22.00'
L308	S75°00'00"W	16.00'
L309	S15°00'00"E	20.00'
L310	N75°00'00"E	16.00'
L311	S15°00'00"E	23.08'
L312	N25°50'47"W	29.05'
L313	N25°51'53"W	120.51'
L314	S28°36'27"E	70.01'
L315	N80°49'38"E	8.38'
L401	N40°12'41"E	30.72'
L402	N80°49'38"E	307.29'
L403	N80°49'38"E	339.08'
L404	S9°10'22"E	10.00'

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C301	175.00'	42.81'	14°00'57"	S19°34'32"E	42.70'
C302	265.00'	12.68'	2°44'33"	N27°14'10"W	12.68'
C303	35.00'	30.03'	49°09'35"	S50°26'57"E	29.12'
C304	24.50'	45.76'	107°00'31"	N51°28'00"E	39.39'
C305	28.00'	6.33'	12°57'46"	N8°31'07"W	6.32'
C306	28.00'	43.98'	90°00'00"	S60°00'00"E	39.60'
C307	28.00'	43.98'	90°00'00"	S30°00'00"W	39.60'
C308	28.00'	27.17'	55°36'24"	N12°48'12"E	26.12'
C309	63.00'	46.30'	42°06'44"	N61°39'45"E	45.27'
C310	63.00'	78.55'	71°26'06"	N61°33'50"W	73.56'
C311	235.00'	11.25'	2°44'33"	N27°14'10"W	11.25'
C404	175.00'	31.21'	10°13'11"	S24°56'23"E	31.17'

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034679 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, parcels, and streets, hereafter to be known as RESIDENCES AT FARMINGTON HILLS PHASE 1, SECOND AMENDED , and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

Surveyed Description

Lot 118, Residence at Farmington Hills Phase 1, located in the Northeast quarter of Section 19, Township 3 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the easterly right-of-way-line of Flag Rock Road, said point being North 0°17'15" East 590.21 feet and East 1034.11 feet from the Found Street Monument at the intersection of State Street and 200 East Street (Basis of Bearings being South 0°17'15" West 2382.83 between the found street monuments at the intersections of 400 North and 200 East Street, and 200 East Street and State Street) and running:

thence northeasterly 125.00 feet along the arc of a 200.43 foot radius curve to the left (center bears North 36°28'30" West and long chord bears North 07°35'23" East 179.64 feet, with a central angle of 91°52'15") along the east line of Flag Rock Road;
thence North 38°20'45" West 114.18 feet along said road;
thence northwesterly 125.00 feet along the arc of a 119.99 foot radius curve to the right (center bears North 51°39'15" East and long chord bears North 10°50'46" West 115.44 feet, with a central angle of 54°59'58") along said road;
thence North 16°39'14" East 58.00 feet along said road;
thence northwesterly 132.06 feet along the arc of a 175.00 foot radius curve to the left, (center bears North 73°20'46" West and long chord bears North 4°57'53" West 128.95 feet, with a central angle of 43°14'14") along said street;
thence North 80°49'38" East 335.61 feet;
thence North 89°21'28" East 176.49 feet;
thence South 0°42'16" East 623.24 feet;
thence North 89°39'30" West 455.74 feet, back to the Point of Beginning.

Contains: 284,174 square feet or 6.52 acres.

Date

Trent R. Williams
License No. 8034679

OWNER'S DEDICATION

Known all men by these presents that I, the undersigned owner of the above described tract of land, having caused same to be subdivided, hereafter known as the

RESIDENCES AT FARMINGTON HILLS PHASE 1 SECOND AMENDED

and do hereby dedicate for perpetual use of the public all easements shown on this plat as intended for Public use.

In witness whereof we have hereunto set our hands this_____day of_____A.D., 20_____.

_____.
Loomis Holdings LLC
By: Joseph Loomis
Its: Managing Member

LLC ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Davis

On the _____ day of _____ A.D., 20_____, JOSEPH LOOMIS personally appeared before me, the undersigned Notary public, in and for said County of Davis in said State of Utah, who after being duly sworn, acknowledged to me that He is the Managing Member of Residences at Farmington Hills LLC, and signed the Owner's Dedication, one in number, freely and voluntarily for the purposes therein mentioned by authority for Residences of Farmington Hills, LLC.

MY COMMISSION EXPIRES:_____,

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

DEVELOPER
LOOMIS HOLDINGS LLC
JOSEPH LOOMIS
801-792-7988

ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM
SALT LAKE CITY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

RESIDENCES AT FARMINGTON HILLS PHASE 1 SECOND AMENDED AMENDING LOT 118 RESIDENCES OF FARMINGTON HILLS PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19 AND THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN FARMINGTON CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____,
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

_____
DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

CENTRAL DAVIS SEWER DISTRICT

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE CENTRAL DAVIS SEWER DISTRICT

_____
ENGINEER, CENTRAL DAVIS SEWER DISTRICT

BENCHLAND WATER DISTRICT

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE BENCHLAND WATER DISTRICT

_____
DIRECTOR, BENCHLAND WATER DISTRICT

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE FARMINGTON CITY ATTORNEY.

_____
FARMINGTON CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE CITY PLANNING COMMISSION APPROVAL

_____
CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE FARMINGTON CITY ENGINEER

_____
FARMINGTON CITY ENGINEER

CITY COUNCIL APPROVAL

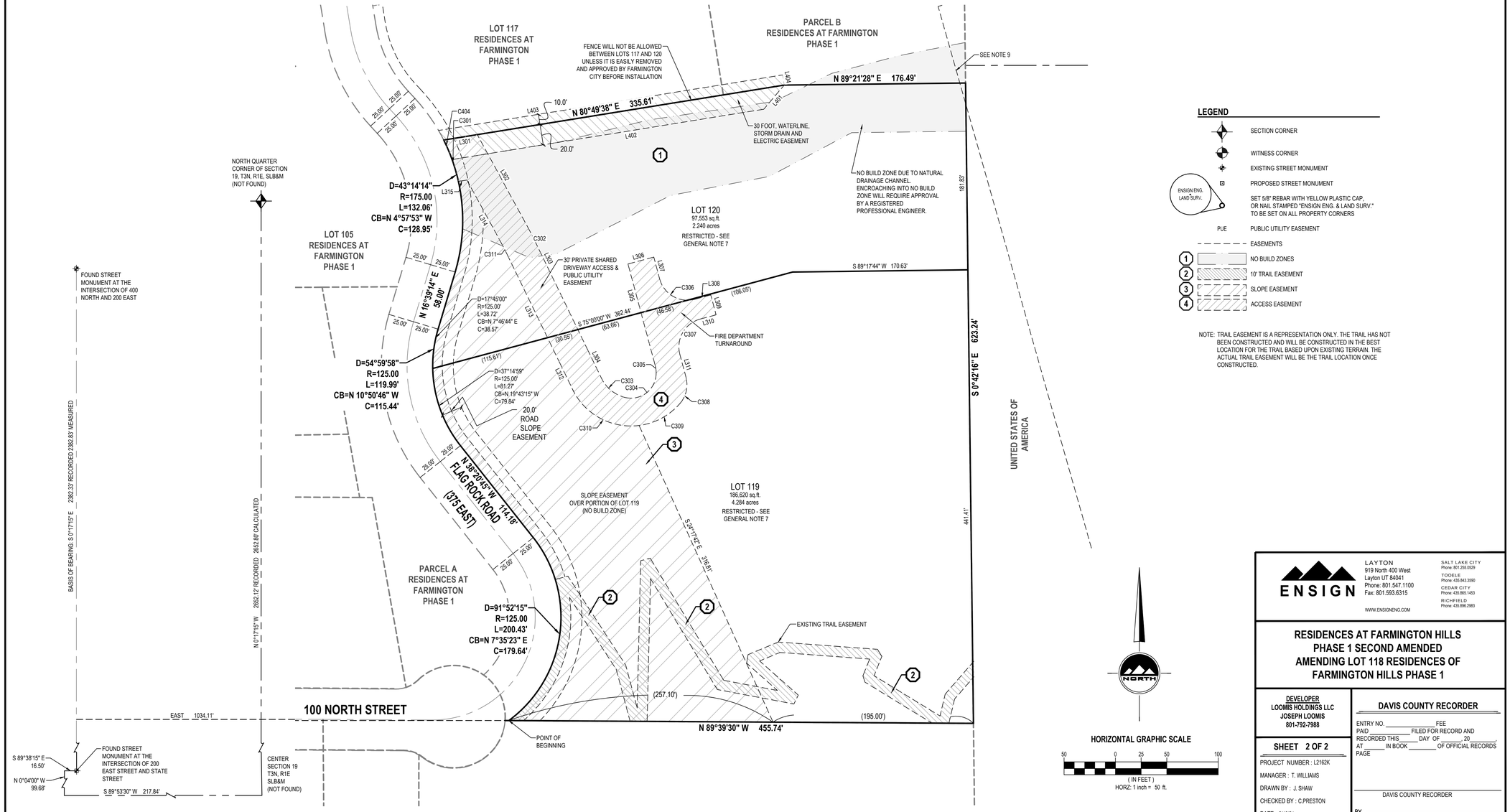
APPROVED THIS _____ DAY OF _____, 20_____,
BY THE FARMINGTON CITY COUNCIL

_____ _____
CITY RECORDER CITY MAYOR

SHEET 1 OF 2

PROJECT NUMBER : L2162K
MANAGER : T. WILLIAMS
DRAWN BY : J. SHAW
CHECKED BY : C.PRESTON
DATE : 2/18/21

RESIDENCES AT FARMINGTON HILLS PHASE 1, SECOND AMENDED
AMENDING LOT 118 RESIDENCES AT FARMINGTON HILLS PHASE 1



LEGEND

- SECTION CORNER
- WITNESS CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." TO BE SET ON ALL PROPERTY CORNERS (ENSIGN ENG. LAND SURV.)
- PUE — PUBLIC UTILITY EASEMENT
- EASEMENTS
- 1 — NO BUILD ZONES
- 2 — 10' TRAIL EASEMENT
- 3 — SLOPE EASEMENT
- 4 — ACCESS EASEMENT

NOTE: TRAIL EASEMENT IS A REPRESENTATION ONLY. THE TRAIL HAS NOT BEEN CONSTRUCTED AND WILL BE CONSTRUCTED IN THE BEST LOCATION FOR THE TRAIL BASED UPON EXISTING TERRAIN. THE ACTUAL TRAIL EASEMENT WILL BE THE TRAIL LOCATION ONCE CONSTRUCTED.

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

HORZ: 1 inch = 50 ft.

ENSIGN

LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

RESIDENCES AT FARMINGTON HILLS PHASE 1 SECOND AMENDED AMENDING LOT 118 RESIDENCES OF FARMINGTON HILLS PHASE 1

DEVELOPER
LOOMIS HOLDINGS LLC
JOSEPH LOOMIS
801-792-7988

SHEET 2 OF 2

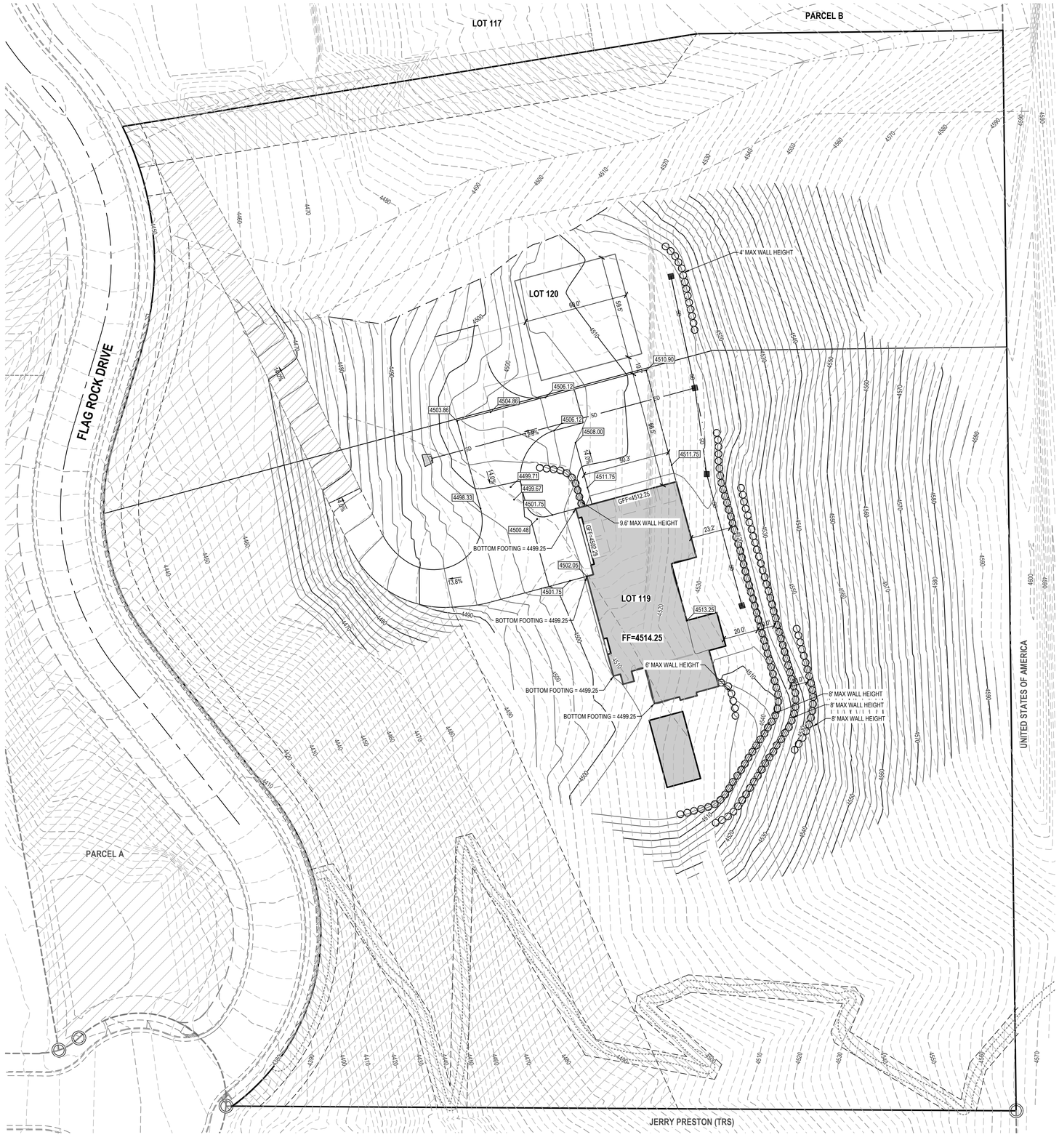
PROJECT NUMBER : L2162K
MANAGER : T. WILLIAMS
DRAWN BY : J. SHAW
CHECKED BY : C.PRESTON
DATE : 2/18/21

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER



CUT/FILL ANALYSIS

CUT = 36,389 CY
FILL = 2,776 CY
NET (CUT) = 33,613 CY

LEGEND

- PROPOSED FLOW LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED WALL
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PUBLIC DRAINAGE EASEMENT
- FUTURE BUILDING
- PROPOSED BUILDING

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

HORZ: 1 inch = 30 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
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TOOELE
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Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

CONTACT:

PHONE:

RESIDENCES AT FARMINGTON HILLS
LOT 119 & 120
182 NORTH FLAG ROCK DRIVE
FARMINGTON CITY, UTAH

SITE GRADING PLAN

PROJECT NUMBER	PRINT DATE
L2162K	2/18/21
DRAWN BY	CHECKED BY
T. SHAFFER	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

C-101

GeoStrata 14425 S. Center Point Way, Bluffdale, Utah 84065
T: (801) 501-0583 ~ info@geostrata-llc.com

MEMORANDUM

To: **Loomis Holdings, LLC**
Attention: Mr. Joseph Loomis
182 North Flag Rock Drive
Farmington, Utah



From: **J. Scott Seal, P.E.**
Associate Principal Engineer

Date: **April 16, 2021**

Subject: **Farmington Hills - Residential Building Lot 118**
182 North Flag Rock Drive
Farmington, Utah
GeoStrata Job No. 1619-001

This memorandum documents GeoStrata's review of the proposed site plans to separate Farmington Hills residential building lot 118 into two separate lots (119 and 120). GeoStrata previously completed a geotechnical investigation for the Farmington Hills development, the results of which are presented in a report titled "Revised Geotechnical Investigation, Farming Hills Development, Farmington, Utah" and dated February 26, 2016 (GeoStrata project No. 1039-002). GeoStrata also completed a subsequent slope stability analysis for the subject lot (at that time it was identified as Lot 110), the results of which are presented in a memorandum dated October 22, 2020.

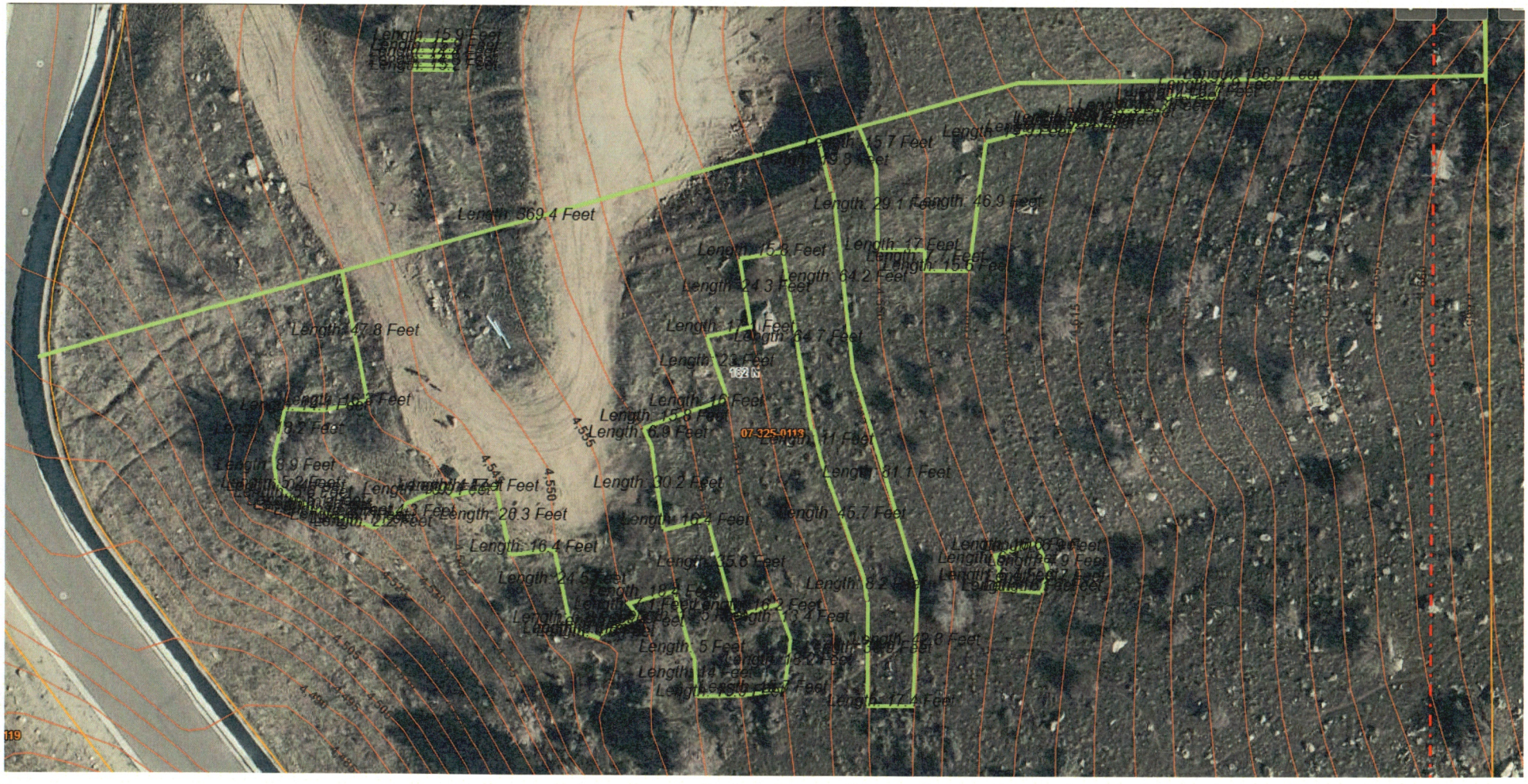
Based on the proposed site plans available for the development at the time our geotechnical report was prepared, Lot 118 (later identified as Lot 110) originally consisted of a relatively large (approximately 6.5 acres) residential lot. However, based on plans provided by the Client titled "Residences at Farmington Hills, Phase 1, Second Amended Amending Lot 118 Residences at Farming Hills Phase 1" prepared by Ensign Engineering and dated February 18, 2021, we understand that it is now desired to split building lot 118 into Lot 119 (approximately 4.3 acres in size) and Lot 120 (approximately 2.2 acres in size). We understand that Farmington City has requested that GeoStrata review the available plans for compatibility with our recommendations provided in our geotechnical report as well as our subsequent slope stability memorandum. This memorandum has been prepared as a summary of our review of the updated site plans.

Based on our review of the proposed site plans, our geotechnical report, and our subsequent site-specific slope stability assessment, it is the opinion of GeoStrata that the proposed separation of residential building Lot 118 (also identified as Lot 110) is feasible provided that all recommendations made in our 2016 report as well as those made in our 2020 memorandum are incorporated into the design of the project. It was noted that a series of retaining walls have been incorporated into the proposed site layout for both lots, as well as additional cut and fill sections both upslope and downslope from the proposed building pads These updated site geometries may require localized slope stability modeling to assess what impacts (if any) that these modifications may have on the stability of the property once a final site plan is established. Any updated slope stability modeling, as well as the design and engineering of the proposed retaining walls (including internal and external

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stability), should be completed prior to any site work as part of the development of the lots

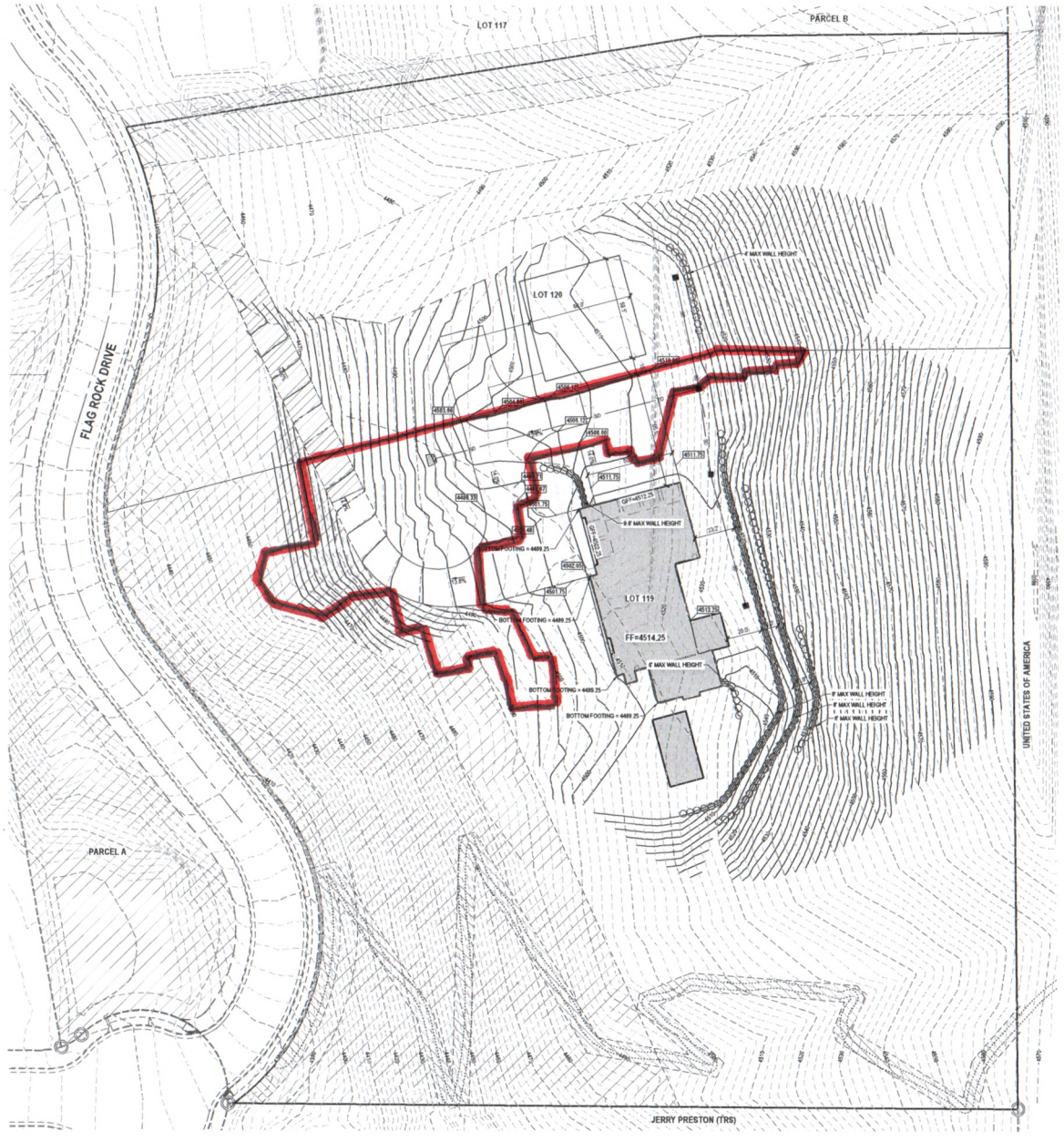
This memorandum was written for the exclusive use of Loomis Holdings, LLC and only for the proposed project described herein. It is the Client's responsibility to see that all parties to the project including the Designer, Contractor, Subcontractors, etc. are made aware of this memorandum in its entirety. We are not responsible for the technical interpretations by others of the information described or documented in this memorandum. The use of information contained in this memorandum for bidding purposes should be done at the Contractor's option and risk.



SOUTHERLY LOT

Useable Area

25,766 s.f.



CUT/FILL ANALYSIS
CUT = 36,389 CY
FILL = 2,776 CY
NET (CUT) = 33,613 CY

LEGEND

- PROPOSED FLOW LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED WALL
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PUBLIC DRAINAGE EASEMENT
- FUTURE BUILDING
- PROPOSED BUILDING

NORTH

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
HORZ: 1 inch = 30 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
915 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

JOB
CONTACT
PHONE

RESIDENCES AT FARMINGTON HILLS
LOT 119 & 120
182 NORTH FLAG ROCK DRIVE
FARMINGTON CITY, UTAH

SITE GRADING PLAN

PROJECT NUMBER: L21826
PRINT DATE: 2/18/21
DRAWN BY: T. SHAFFER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-101

11-3-045: SPECIAL EXCEPTIONS:

A. A special exception is:

1. An activity or use incidental to or in addition to a principal use permitted in a zoning district;

2. An adjustment to a fixed dimension standard permitted as an exception to the requirements of this title;

3. A transfer of development right (TDR), or rights, established because of blight which results in an additional lot, or lots, or a dwelling unit, or units;

4. An adaptive reuse of a building or structure eligible, or that may be eligible, for the National Register of Historic Places so long as the adaptive reuse does not compromise such eligibility; or

5. Additional dwelling units to provide housing for moderate-income households, subject to written agreement by the city at the sole discretion of the City Council.

A special exception has less potential impact than a conditional use but still requires careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site. This section sets forth procedures for considering and approving special exceptions to the provisions of this title.

B. Authority: When expressly provided for under the provisions of this title, the Planning Commission is authorized to approve special exceptions to the provisions of this title in accordance with the terms and provisions set forth in this section.

C. Initiation: A property owner, or the owner's agent, may request a special exception to the provisions of this title in accordance with the procedures set forth herein.

D. Procedure: An application for a special exception shall be considered and processed as follows:

1. A complete application shall be submitted to the Zoning Administrator in a form established by the City along with any fee established by the City's fee schedule. The application shall include at least the following information:

a. The name, address and telephone number of the applicant and the applicant's agent, if any.

b. The address and parcel identification of the subject property.

c. The zone, zone boundaries and present use of the subject property.

d. A complete description of the proposed special exception.

e. A plot plan showing the following:

(1) Applicant's name;

(2) Site address;

(3) Property boundaries and dimensions;

(4) Layout of existing and proposed buildings, parking, landscaping and utilities; and

(5) Adjoining property lines and uses within one hundred feet (100') of the subject property.

f. Such other and further information or documentation as the Zoning Administrator may deem necessary for a full and proper consideration and disposition of a particular application.

2. After the application is determined to be complete, the Zoning Administrator shall schedule a public hearing before the Planning Commission. Notice of public hearings shall be given as required by law and according to policies established by the commission. The Planning Commission shall take action on the application within a reasonable time after the filing of a complete application.

3. A staff report evaluating the application shall be prepared by the Zoning Administrator.

4. The Planning Commission shall hold a public hearing and thereafter shall approve, approve with conditions or deny the application pursuant to the standards set forth in subsection E of this section. Any conditions of approval shall be limited to conditions needed to conform to the special exception to approval standards.

5. After the Planning Commission makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.

6. A record of all special exceptions shall be maintained in the Office of the Zoning Administrator. (Ord. 2018-11, 3-6-2018)

E. Approval Standards: The following standards shall apply to the approval of a special exception:

1. Conditions may be imposed as necessary to prevent or minimize adverse effects upon other property or improvements in the vicinity of the special exception, upon the City as a whole, or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this title. Such conditions shall be expressly set forth in the motion authorizing the special exception.

2. The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:

a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;

b. Will not create unreasonable traffic hazards;

c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

F. Effect Of Approval: A special exception shall not authorize the establishment of any use nor the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for any approvals or permits that may be required by this title or other applicable provisions of this Code.

G. Amendments: The procedure for amending a special exception shall be the same as the original procedure set forth in this section.

H. Expiration: Subject to an extension of time, a special exception which is not exercised within one hundred eighty (180) days shall expire and have no further force or effect. (Ord. 2002-48, 12-11-2002; amd. Ord. 11-12-2019)

11-3-050: APPEALS:

Any interested person aggrieved of a final decision of the Planning Commission may appeal such decision in accordance with the procedures set forth in chapter 4 of this title regarding rights of appeal. (Ord. 1997-55, 11-19-1997)

Planning Commission Staff Report
April 22, 2021

Item 3: Conditional Use and Special Exception – Johnson ADU

Public Hearing:	Yes
Application No.:	C-4-21
Property Address:	350 N Main St
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	OTR (Original Townsite Residential)
Area:	1.6 acres
Number of Lots:	1
Property Owner:	Todd Johnson
Agent:	Todd Johnson

Request: *The applicant is seeking approval for a conditional use permit for an Accessory Dwelling Unit (ADU), as well as approval for a special exception to exceed the permitted accessory building height.*

Background Information

The applicant is requesting a conditional use and special exception to build an ADU with increased height than the permitted 15 feet in the OTR zone. The ADU is approximately 19 feet. The applicant plans to house a family member in the ADU. The ADU will be subordinate in height and area to the single dwelling, and is consistent in design and character with the surrounding area. The special exception is an adjustment to a fixed dimension of the OTR zone.

Suggested Motion

Move the Planning Commission approve the conditional use permit for the ADU and approve the special exception for additional building height, subject to all applicable Farmington City development standards and ordinances.

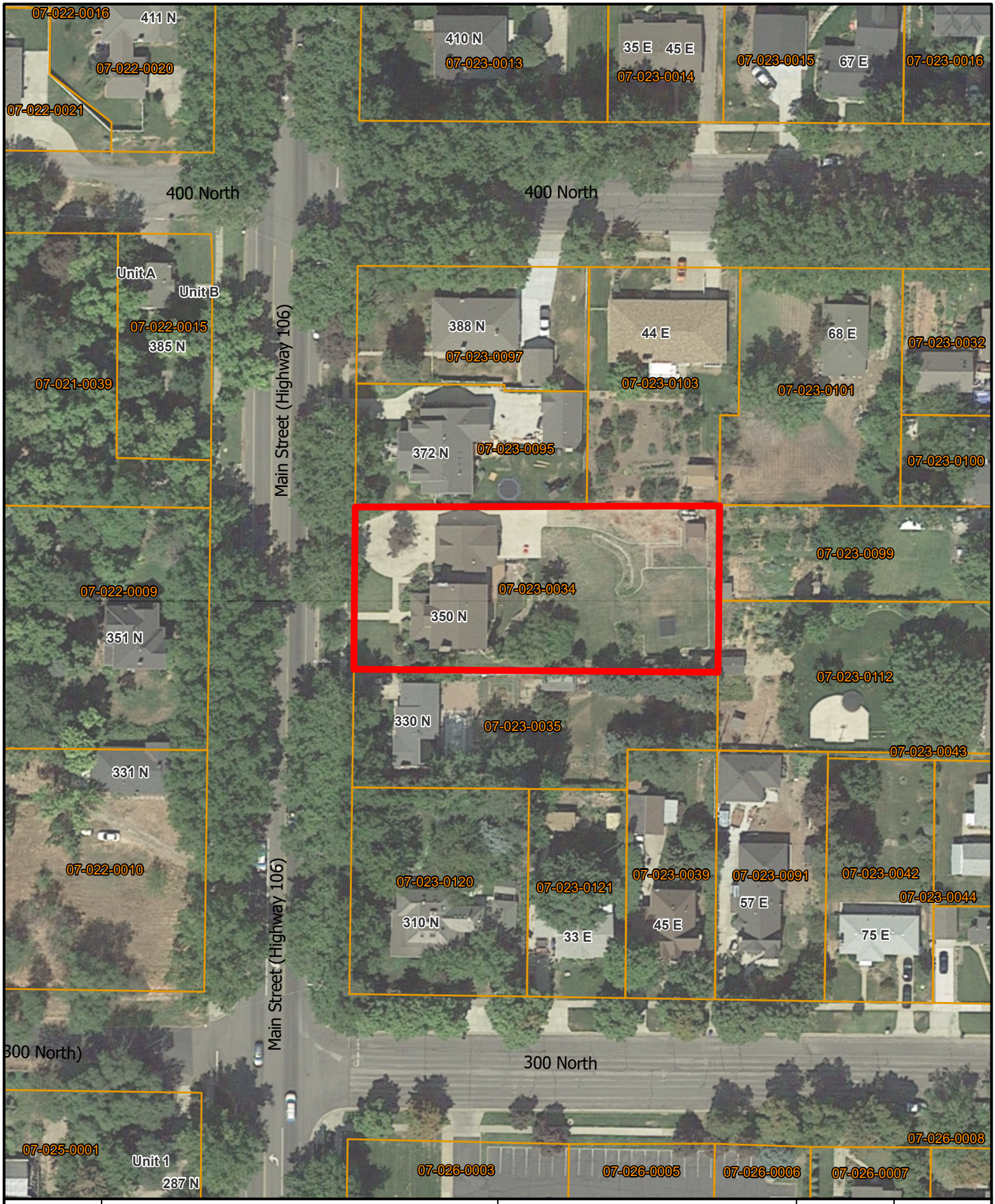
Findings for Approval:

1. The ADU increases housing density and availability in Farmington.
2. The increase in height will not be detrimental to the health, safety or general welfare of person residing or working in the vicinity.
3. The increase in ADU height will not create unreasonable traffic hazards.
4. The ADU is reasonably necessary to the general wellbeing of the applicant and community, as it provides a service.

Supplemental Information

1. Vicinity Map

2. Site Plan and Elevations



FARMINGTON

VICINITY MAP

350 N Main St

0 25 50 75 100 Feet

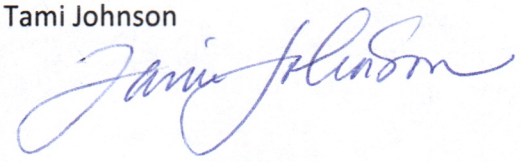
0 10 20 30 40 Meters

N W FC E S

We are building a small home in the back of our property for my mom to live. My father died 15 years ago and the home where she lived had become too much for her to take care of. We found some plans that she loves and is excited to finally have a brand-new home. We are also requesting a special exception to the 15 FT roof height. The home we have selected to build is small, but we want it to look nice and special for her.

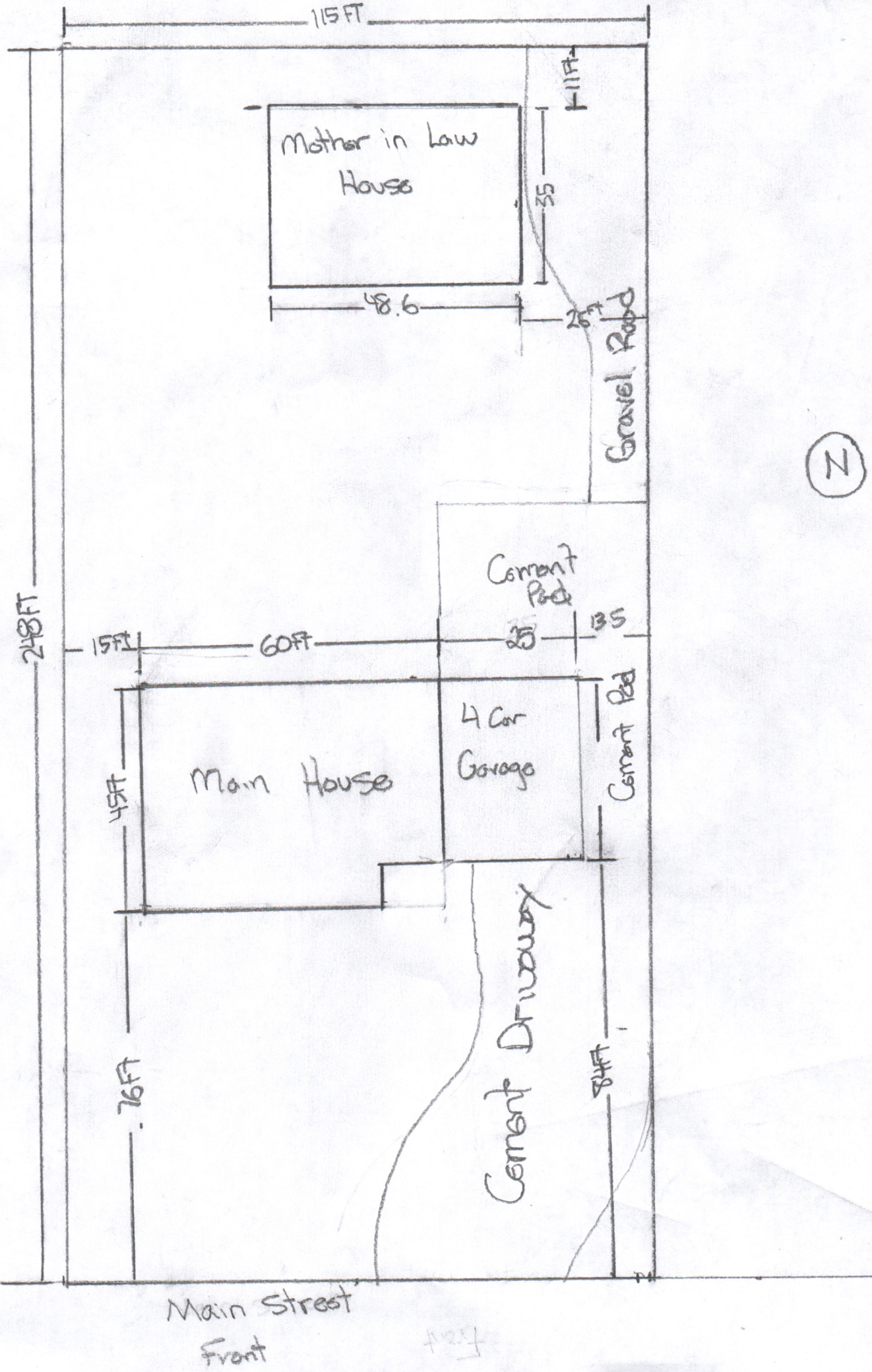
Thank you

Tami Johnson



Site Map

Scale
1cm = 10Ft



House Plan Zone, LLC.

www.HPZplans.com

Phone: 601.336.3254

Email: sales@hpzplans.com

Fax: 1-800-574-1387

STANDARD ABBREVIATIONS

@	AT
#	POUND(S)
APPROX.	APPROXIMATELY
BASE.	BASEMENT
B/T	BETWEEN
BLK.	BLOCK
BLK'G	BLOCKING
BD.	BOARD
BRD.	BOARD
BOT.	BOTTOM
BLDG.	BUILDING
CAB.	CABINET
CLG.	CEILING
CLR.	CLEAR
CLOS.	CLOSET
COL.	COLUMN
COLS.	COLUMNS
CONC.	CONCRETE
CMU	CONCRETE MASONRY UNIT
C.U.	CONDENSOR UNIT
CONN.	CONNECTION
CONT.	CONTINUOUS
COVER'G	COVERING
CS	CRAWL SPACE
DECO.	DECORATIVE
DET	DETAIL
DIA.	DIAMETER
DW	DISHWASHER
DBL.	DOUBLE
DF	DOUGLAS FIR
D	DRYER
EA.	EACH
ELEV.	ELEVATION
ENG.	ENGINEER
FT.	FEET
F.F.L.	FINISHED FLOOR LINE
FIN.	FINISH
F.C.	FIRE CODE
FLR.	FLOOR
FTG.	FOOTING
FOUND.	FOUNDATION
FND.	FOUNDATION
FR.	FREEZER
GA.	GAUGE
GALV.	GALVANIZED
GYP.	GYPSUM
HDR.	HEADER
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HT.	HEIGHT
HTS.	HEIGHTS
HORIZ.	HORIZONTAL
IN.	INCHES
INCL.	INCLUDE
INSUL.	INSULATION
JT.	JOINT
JST.	JOIST
JSTS.	JOISTS
LT.	LIGHT
LIN.	LINEN
MANUF.	MANUFACTURER
MAS.	MASONRY
MAX.	MAXIMUM
MTL.	METAL
MIN.	MINIMUM
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
O/C	ON CENTER
OPT.	OPTIONAL
O.S.B.	ORIENTED STRAND BOARD
OTS	OWNER TO SELECT
O.T.S	OWNER TO SELECT
PG.	PAGE
PAN.	PANTRY
PL.	PLATE
P.	PLATE
PLYWD	PLYWOOD
PLYW'D	PLYWOOD
POLY.	POLYETHYLENE
PSI	POUNDS PER SQUARE INCH
PRE-FAB	PREFABRICATED
RE:	REFERENCE
REF	REFRIGERATOR
REINF.	REINFORCED
R	RESISTANCE
R.A.	RETURN AIR
R.A.G.	RETURN AIR GRILLE
REQ'D	REQUIRED
SCR.	SCREEN
SHLVS.	SHELVES
SHR.	SHOWER
SHWR.	SHOWER
SST.	SIMPSON STRONG TIE
SP	SOUTHERN PINE
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.F.	SQUARE FOOTAGE
STL.	STEEL
THK.	THICK
THK.	THICKNESS
TBD.	TO BE DETERMINED
TR.	TRANSOM
TYP.	TYPICAL
U.T.C.	UNDER THE COUNTER
UTIL.	UTILITY
VAN.	VANITY
VERT.	VERTICAL
WH	WATER HEATER
W	WASHER
WT.	WEIGHT
WIN.	WINDOW
W.M.	WIRE MESH
W/	WITH
WD.	WOOD
WFCM	WOOD FRAME CONSTRUCTION MANUAL



1257

SHEET INDEX:

1	COVER SHEET
2	FOUNDATION PLAN
3	FLOOR PLAN
4	EXTERIOR VIEWS
5	MISC. DETAILS
6	SECTIONS & CABINETS
7	ROOF PLAN
8	ELECTRICAL PLAN
N1	I.R.C. CODE SHEET
N2	I.R.C. CODE SHEET
N3	I.R.C. CODE SHEET
N4	I.R.C. ENERGY EFFICIENCY SHEET

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION

JONATHAN L. BOONE

CERTIFICATION NO. 25-137

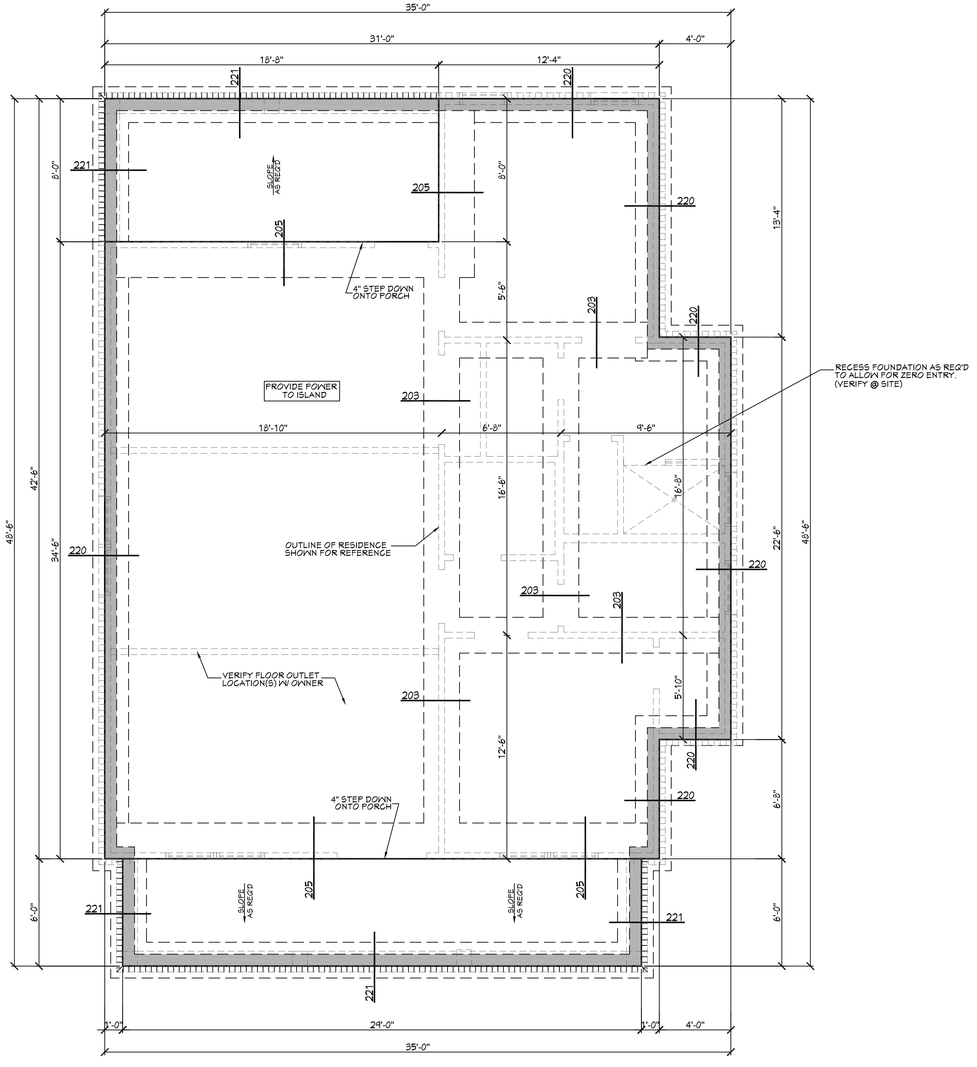
TM

Date: 02/14/20

Drawn By: R.S.W.

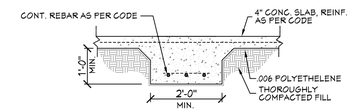
Plan Number:

SHEET NUMBER 1

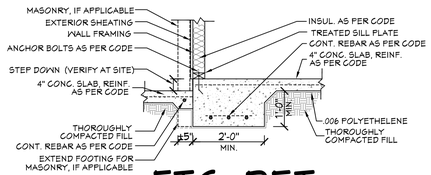


201 FOUNDATION PLAN

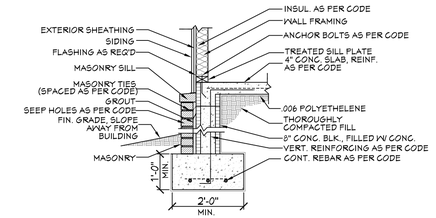
SCALE---------- 1/4" = 1'-0"



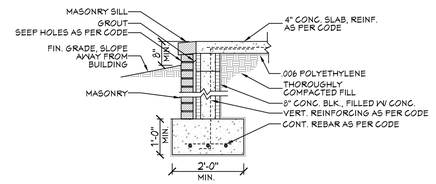
203 FTG. DET.



205 FTG. DET.



220 FTG. DET.



221 FTG. DET.

SLAB FOUNDATION NOTES:

1. ALL FOOTING SIZES AND LOCATIONS TO BE VERIFIED BY A LICENSED STRUCTURAL ENGINEER.
2. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH FLOOR PLAN PRIOR TO CONSTRUCTION AND MAKE ANY NECESSARY ADJUSTMENTS.
4. CONTRACTOR TO PROVIDE WATERPROOFING AS REQ'D TO MEET ALL APPLICABLE CODES AND TYPICAL BUILDING PRACTICES.
5. CONCRETE SLABS TO BE 4" (3000 psi MIN.), REINFORCED AS PER CODE OR AS DETERMINED BY LICENSED ENGINEER.

HOUSE PLAN ZONE
Designing Homes Building Relationships
Website: www.HPZplans.com
Email: sales@hpzplans.com
Phone: 601.336.3254
Fax: 1.800.574.1387

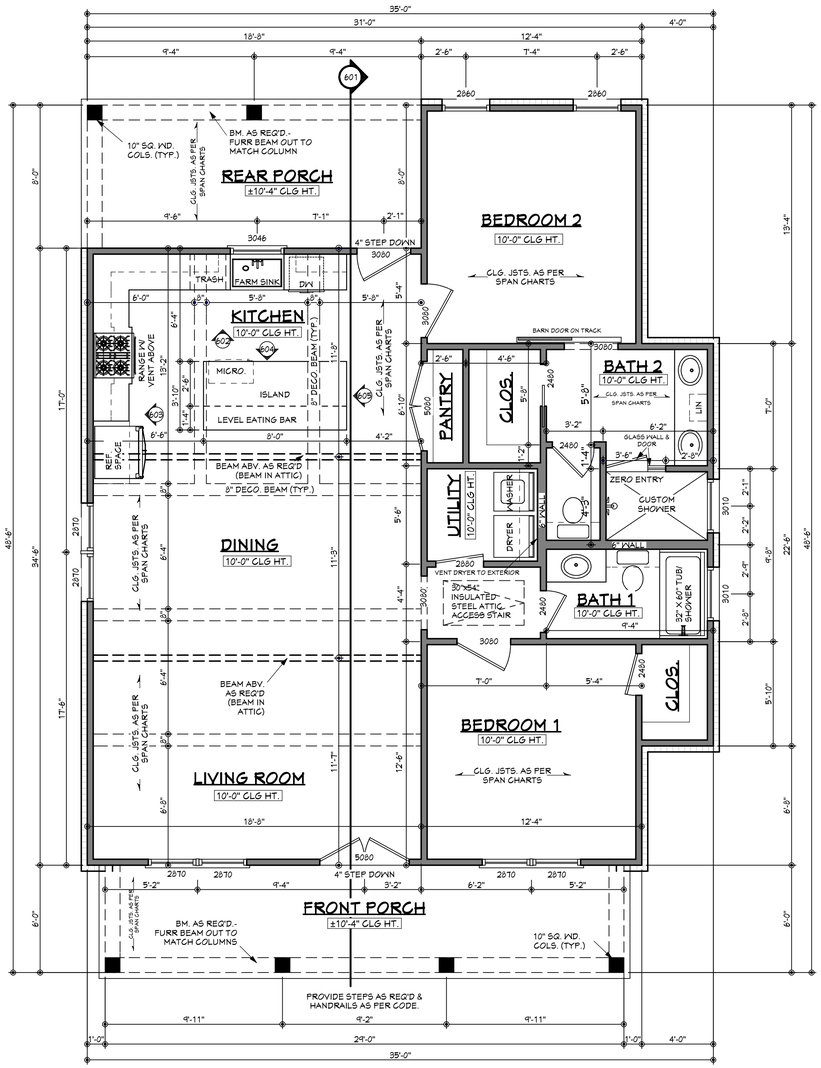
N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATION
JONATHAN L. BOONE
CERTIFICATION NO. 25-137 TM

Pre-Drawn Plan ID: 1257

House Plan Zone, LLC has exercised great care and effort in the development of these plans and the completion of these construction documents. However, due to the great variance in building codes and site specific conditions, House Plan Zone, LLC assumes no responsibility for errors or omissions contained in these documents. House Plan Zone, LLC does not design structural components. House Plan Zone, LLC highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction, to address any structural issues pertaining to the design and construction of the building. It is the responsibility of the owner and/or other special consultants to verify that the plans comply with local building codes. All dimensions to be verified by the contractor prior to construction. If a foundation plan has been included in these plans, it is general in nature and shall be verified by a licensed engineer prior to construction.

Date: 02/14/20
Drawn By: R.S.W.

SHEET NUMBER 2



FLOOR PLAN

SCALE: 1/4"========== 1'-0"

AREAS:	1257	S.F. HEATED
	174	S.F. UNHEATED - FRONT PORCH
	149	S.F. UNHEATED - REAR PORCH
	323	S.F. TOTAL UNHEATED
	1580	S.F. TOTAL UNDER ROOF

WALL FRAMING NOTE:
ALL WALLS TO BE 2X4 @ 16" O.C. UNLESS OTHERWISE NOTED.

MECHANICAL NOTE:
WATER HEATER & HVAC UNIT TO BE LOCATED IN ATTIC SPACE BY CONTRACTOR.

NOTES:

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
3. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
4. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
6. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
7. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2018, R312.1.1 & R312.1.2
8. M1305.1.2 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
EXCEPTIONS:
a. THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.
b. WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6 FEET HIGH AND 22 INCHES WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE NOT MORE THAN 50 FEET LONG.
9. APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. M1305.1.1
10. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 2018 R310.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
11. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2018.
12. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.
13. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2018 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
14. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2018, M1505.2

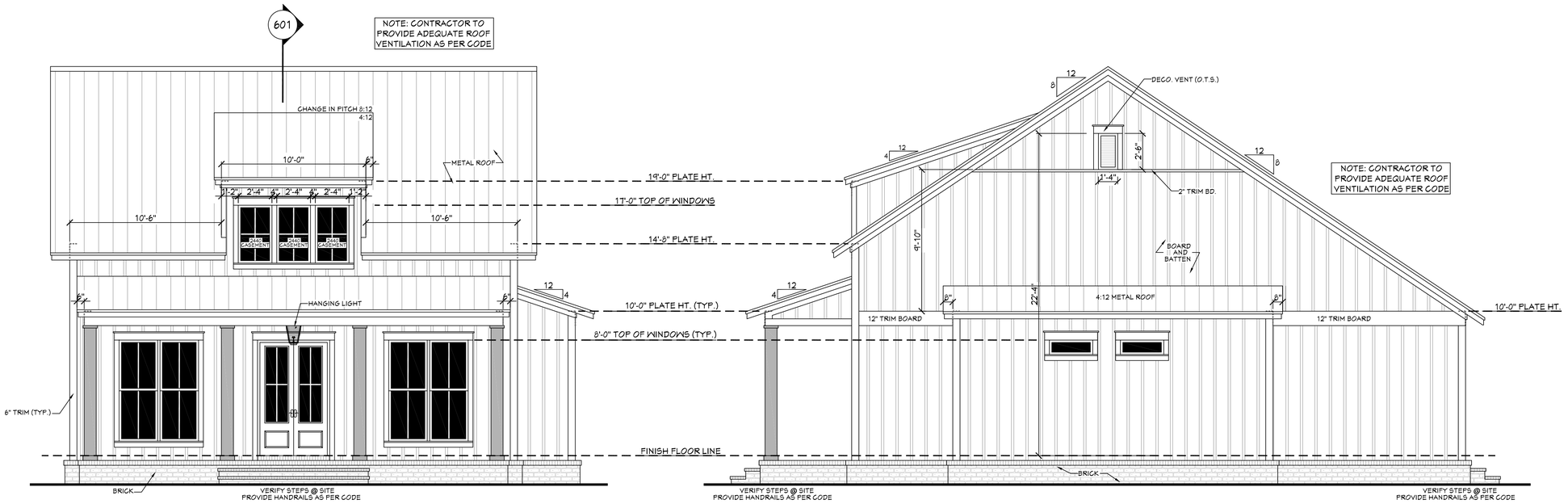
Designing Homes Building Relationships
HOUSE PLAN ZONE
Website: www.HPZplans.com
Email: sales@hpzplans.com
Phone: 601.336.3254
Fax: 1.800.574.1387
N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATION
JONATHAN L. BOONE
CERTIFICATION NO. 25-137

Pre-Drawn Plan ID:
1257

House Plan Zone, LLC has exercised great care and effort in the development of these plans and the completion of these construction documents. However, due to the great variance in building codes and site specific conditions, House Plan Zone, LLC assumes no responsibility for errors or omissions in these plans. It is the responsibility of the builder to verify all dimensions and conditions. House Plan Zone, LLC highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction, especially if the construction is in a hurricane or seismic area. It is the responsibility of the builder to verify all dimensions, conditions and other special conditions required by local building codes. All dimensions to be verified on site prior to construction. If a foundation plan has been included in these plans, it is general in nature and shall be verified by a licensed engineer prior to construction.

Date: 02/14/20
Drawn By: R.S.W.
Project Name:

SHEET NUMBER
3

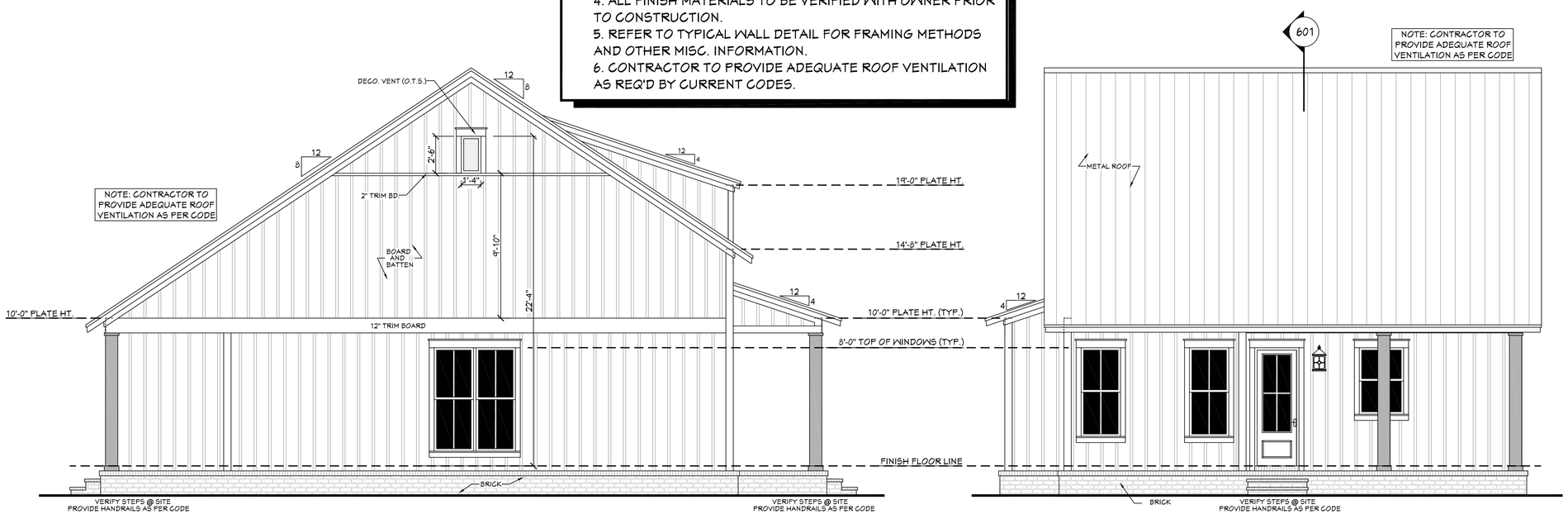


401 **FRONT VIEW**
SCALE---------- 1/4" = 1'-0"

402 **RIGHT VIEW**
SCALE---------- 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



403 **LEFT VIEW**
SCALE---------- 1/4" = 1'-0"

404 **REAR VIEW**
SCALE---------- 1/4" = 1'-0"

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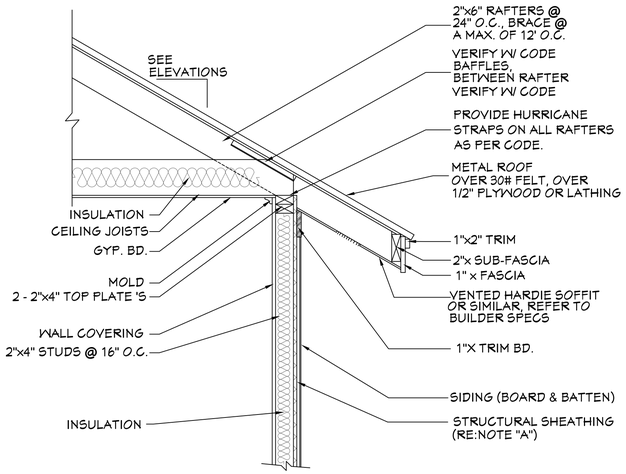
N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
JONATHAN L. BOONE
CERTIFICATION NO. 25-137

Pre-Drawn Plan ID: 1257

House Plan Zone, LLC has exercised great care and effort in the development of these plans and the completion of these construction documents. However, due to the great variance in building codes and site specific conditions, House Plan Zone, LLC assumes no responsibility for errors, omissions, inconsistencies or discrepancies in these construction documents. It is the responsibility of the owner and/or builder to verify all dimensions and conditions prior to construction. It is highly recommended that these plans be reviewed by a licensed structural engineer in the area of construction, familiar with local building codes, prior to construction. House Plan Zone, LLC is not responsible for any structural deficiencies of any construction plan that has been modified by the owner, builder or others from the original plans as prepared by House Plan Zone, LLC. All dimensions to be verified at the jobsite prior to construction. If a foundation plan has been included in these plans, it is general in nature and shall be verified by a licensed engineer prior to construction.

Date: 02/14/20
Drawn By: R.S.W.

SHEET NUMBER 4



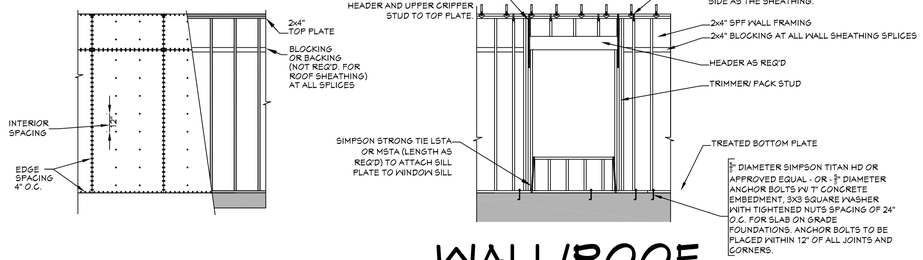
NOTE "A": PROVIDE A MINIMUM OF 7/16" STRUCTURAL WOOD PANEL ATTACHED w/ 8d COMMON OR 10d BOX NAILS AT 4" SPACING ON EDGE AND 12" IN FIELD.
NOTE "B": CORNICE DETAIL FOR REFERENCE ONLY. REFER TO BUILDER SPECS FOR ACTUAL MATERIALS.

501 TYP. CORNICE DETAIL

SCALE----------3/4"=1'-0"

503 TYPICAL TRIM DETAIL

SCALE---------- 1/2" = 1'-0"



NAIL SIZE SPACING FOR WALL SHEATHING
8d NAILS MIN. OF 7/16" O.S.B. EDGE SPACING = 4" O.C. INTERIOR SPACING = 12" O.C.

NAIL SIZE SPACING FOR ROOF SHEATHING
8d NAILS MIN. OF 7/16" O.S.B. EDGE SPACING = 4" O.C. INTERIOR SPACING = 4" O.C.

NOTES:
1. ALL EXTERIOR SHEATHING TO EXTEND FROM BOTTOM OF BOTTOM PLATE TO THE TOP OF THE TOP PLATES.
2. PROVIDE 2X4 OR GREATER COLLAR TIES ON EACH RAFTER IN THE UPPER THIRD OF ATTIC AND ATTACHED TO RAFTERS WITH 5 - 10d NAILS ON EACH SIDE
3. SHINGLES OR OTHER ROOF MATERIALS TO BE FASTENED AS PER MANUFACTURERS INSTRUCTIONS FOR HIGH WIND APPLICATIONS.
4. EXTERIOR WALL FINISHES TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS BASED ON HIGH WIND APPLICATIONS.

502 WALL/ROOF FASTENING DETAILS

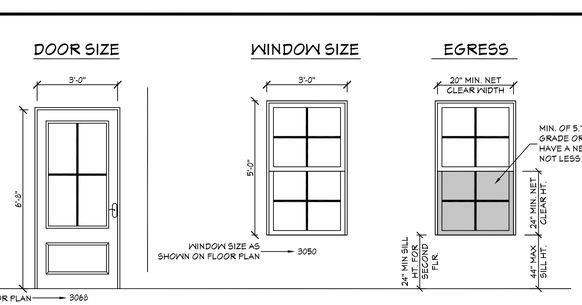
SCALE---------- 1/4" = 1'-0"

3068 (DOOR LABEL ON FLOOR PLAN) IS A DOOR THAT IS 3 FT 0 INCHES WIDE BY 6 FEET 8 INCHES TALL. TO FURTHER CLARIFY, THE 3068 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT)

THE DOOR LABEL IS THE ACTUAL SIZE OF THE DOOR ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE DOOR MANUFACTURER CHOSEN AT SITE.

3050 (WINDOW LABEL ON FLOOR PLAN) IS A WINDOW THAT IS 3 FT 0 INCHES WIDE BY 5 FEET 0 INCHES TALL. TO FURTHER CLARIFY, THE 3050 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT)

THE WINDOW LABEL IS THE ACTUAL SIZE OF THE WINDOW ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE WINDOW MANUFACTURER CHOSEN AT SITE.



504 OPENING SIZES/ EGRESS

SCALE---------- NTS

R311.1 Means of egress. Dwellings shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.

R310.2.1 Minimum opening area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m2). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).
Exception: Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet (0.465 m2).

R310.2.2 Window sill height. Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

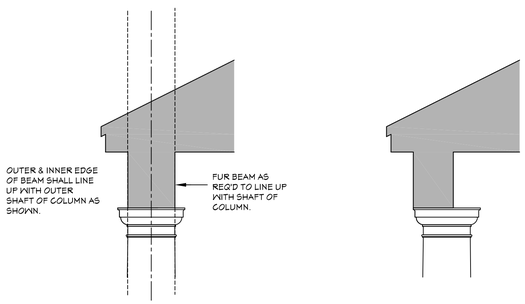
R310.2.3 Window wells. The horizontal area of the window well shall be not less than 9 square feet (0.9 m2), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.
Exception: The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well.

R310.2.3.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.8. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

R312.2 Window fall protection. Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.

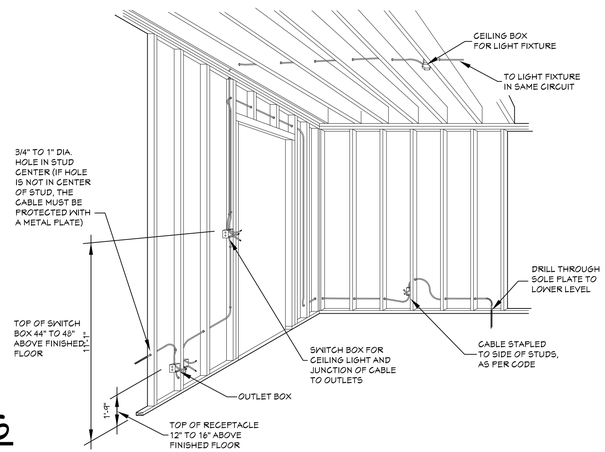
R312.2.1 Window sills. In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:
1. Operable windows with openings that will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening where the opening is in its largest opened position.
2. Operable windows that are provided with window fall prevention devices that comply with ASTM F 2090.
3. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.

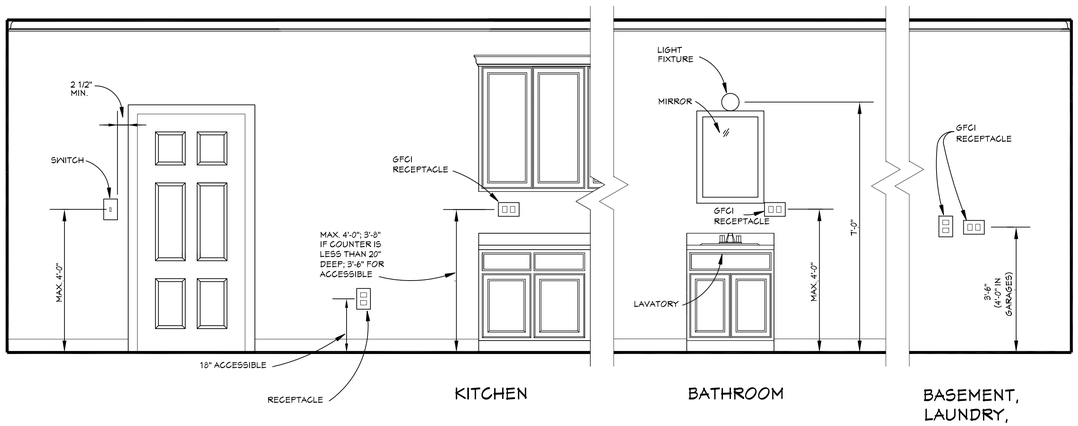
R312.2.2 Window opening control devices. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1.



505 COLUMN/ BEAM LOCATIONS

SCALE---------- N.T.S.





506 TYP. ELEC. DETAILS

SCALE---------- N.T.S.

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N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATION
JONATHAN L. BOONE
CERTIFICATION NO. 25-137

Pre-Drawn Plan ID: 1257

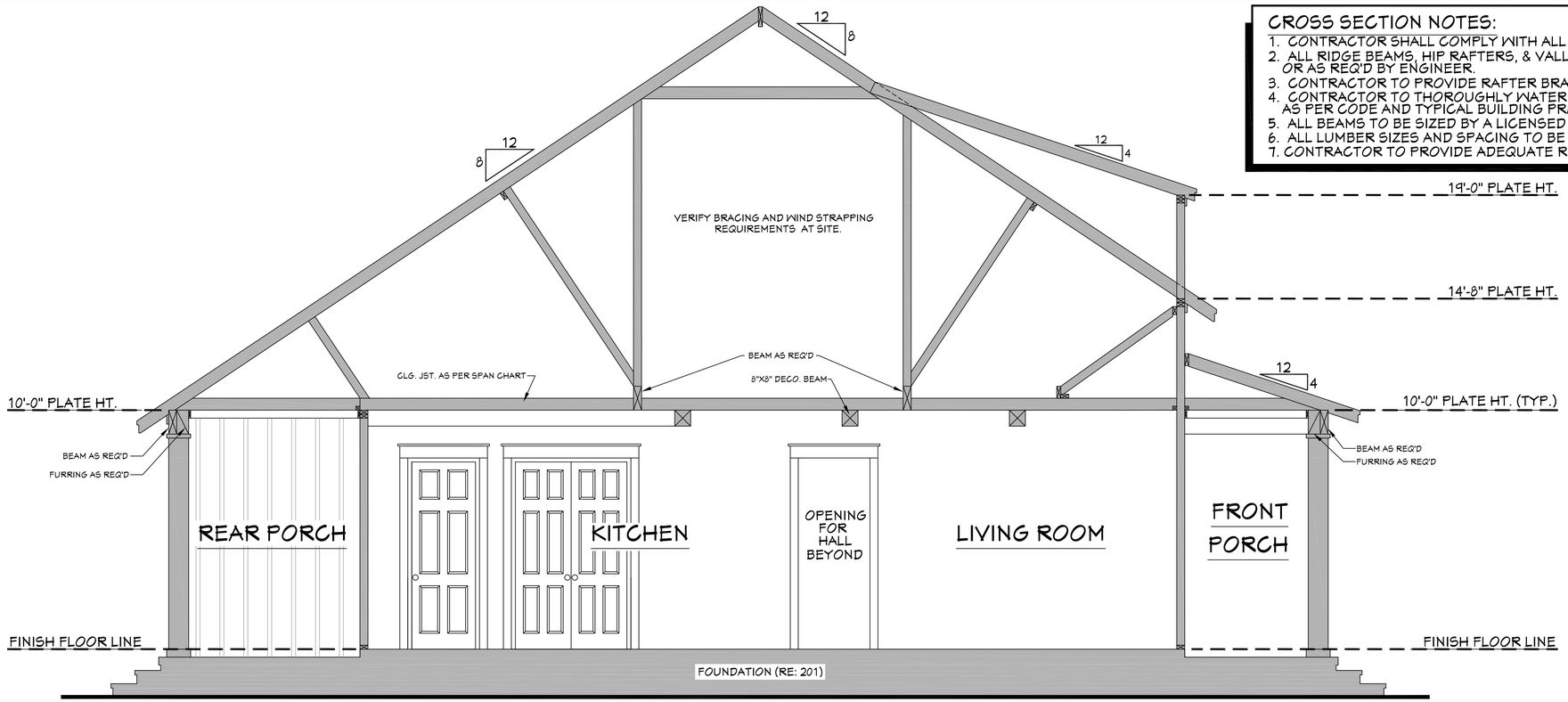
House Plan Zone, LLC. has exercised great care and effort in the development of these plans and the completion of these construction documents. However, due to the great variance in building codes and site specific conditions, House Plan Zone, LLC. assumes no responsibility for errors or omissions contained in these documents. It is recommended that these plans be reviewed by a licensed structural engineer in the area of construction. House Plan Zone, LLC. highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction. House Plan Zone, LLC. is not responsible for any modifications made to these plans without the written consent of House Plan Zone, LLC. It is the responsibility of the owner and/or builder to comply with all codes, ordinances, regulations and restrictions governing the site, building and construction. It is the owner and/or builder's responsibility to verify the site conditions and dimensions prior to construction. Any discrepancies found must be reported to House Plan Zone, LLC. before construction begins. All dimensions to be verified on site. Any structural component or system has been included in these plans, it is general in nature and shall be verified by a licensed engineer prior to construction.

Date: 02/14/20
Drawn By: R.S.W.

SHEET NUMBER 5

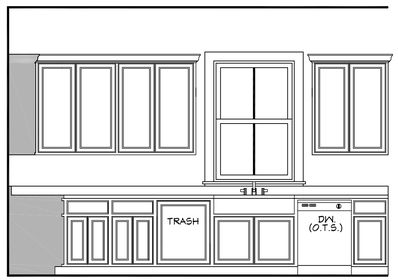
CROSS SECTION NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" x 10", OR AS REQ'D BY ENGINEER.
3. CONTRACTOR TO PROVIDE RAFTER BRACING TO MEET APPLICABLE CODES.
4. CONTRACTOR TO THOROUGHLY WATERPROOF ALL EXTERIOR INTERSECTIONS AS PER CODE AND TYPICAL BUILDING PRACTICES.
5. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
6. ALL LUMBER SIZES AND SPACING TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D. BY CURRENT CODES.



601 CROSS SECTION

SCALE----------3/8"=1'-0"



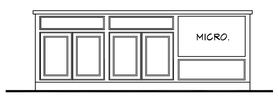
602 KITCHEN

SCALE---------- 3/8" = 1'-0"



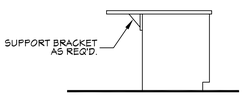
603 KITCHEN

SCALE---------- 3/8" = 1'-0"



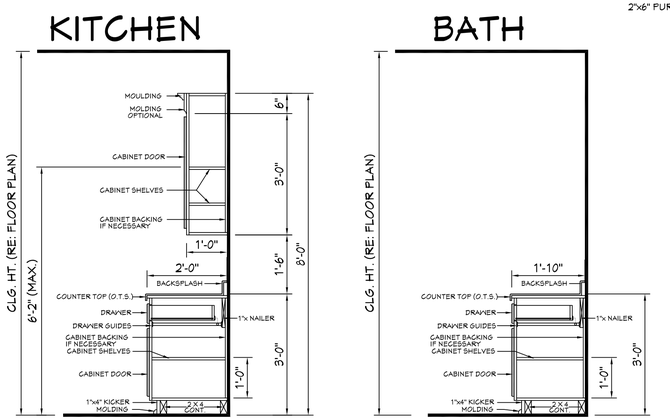
604 KITCHEN

SCALE---------- 3/8" = 1'-0"



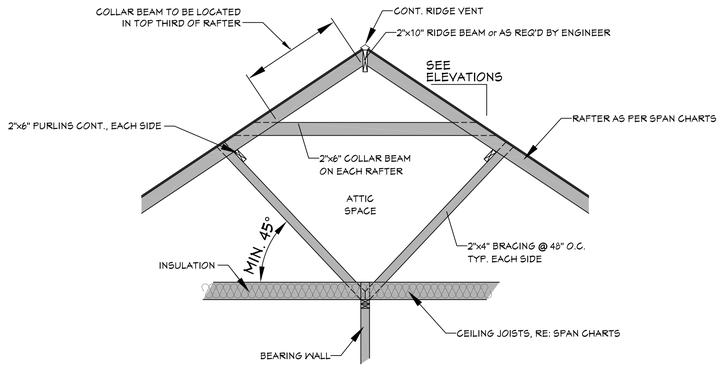
605 KITCHEN

SCALE---------- 3/8" = 1'-0"



606 TYP. CAB. SECTIONS

SCALE----------N.T.S.



607 TYP. ROOF BRACING

SCALE---------- N.T.S.

House Plan Zone
Designing Homes Building Relationships

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N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
JONATHAN L. BOONE
CERTIFICATION NO. 25-137

Pre-Drawn Plan ID: 1257

House Plan Zone, LLC, has exercised great care and effort in the development of these plans and the completion of these construction documents. However, due to the great variance in building codes and site specific conditions, House Plan Zone, LLC, assumes no responsibility for errors or omissions in these plans. Building codes and site conditions vary greatly from location to location. It is the responsibility of the owner and/or builder to verify that these plans comply with all applicable codes and site conditions. House Plan Zone, LLC, highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction, and that a site survey be completed before construction begins. It is the responsibility of the owner and/or builder to verify all dimensions and site conditions prior to construction. If this, and/or other structural conditions including but not limited to, soil bearing capacities, are not addressed, the construction plan has been included in these plans, it is general in nature and shall be verified by a licensed engineer prior to construction.

Date: 02/14/20

Drawn By: R.S.W.

SHEET NUMBER 6

CEILING JOIST SPANS

CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES
(UNINHABITABLE ATTICS WITH LIMITED STORAGE,
LIVE LOAD = 20psf, L/Δ=240) DEAD LOAD = 10psf)

***IF HABITABLE ATTIC SPACE IS DESIRED,
REFER TO THE INTERNATIONAL RESIDENTIAL CODE, SPAN TABLES.***

SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM CEILING JOIST SPANS) (FT. - IN.)
2×4	12.0	9-3
	16.0	8-0
	19.2	7-4
	24.0	6-7
2×6	12.0	13-11
	16.0	12-0
	19.2	11-0
	24.0	9-10
2×8	12.0	17-7
	16.0	15-3
	19.2	13-11
	24.0	12-6
2×10	12.0	20-11
	16.0	18-1
	19.2	16-6
	24.0	14-9

NOTES:
The above tables are based on the IRC 2018 TABLE R802.5.1(2)

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES
LIVE LOAD=30psf , L/Δ=180 DEAD LOAD = 10psf

SIZE	SPACING (INCHES)	SPANS (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT. - IN.)
2×6	12.0	12-11
	16.0	11-2
	19.2	10-2
	24.0	9-2
2×8	12.0	16-4
	16.0	14-2
	19.2	12-11
	24.0	11-7
2×10	12.0	19-5
	16.0	16-10
	19.2	15-4
	24.0	13-9
2×12	12.0	22-10
	16.0	19-10
	19.2	18-1
	24.0	16-2

NOTES:
The above tables are based on the IRC 2018 TABLE R802.4.1(3)

HIP/ VALLEY CONVERSION

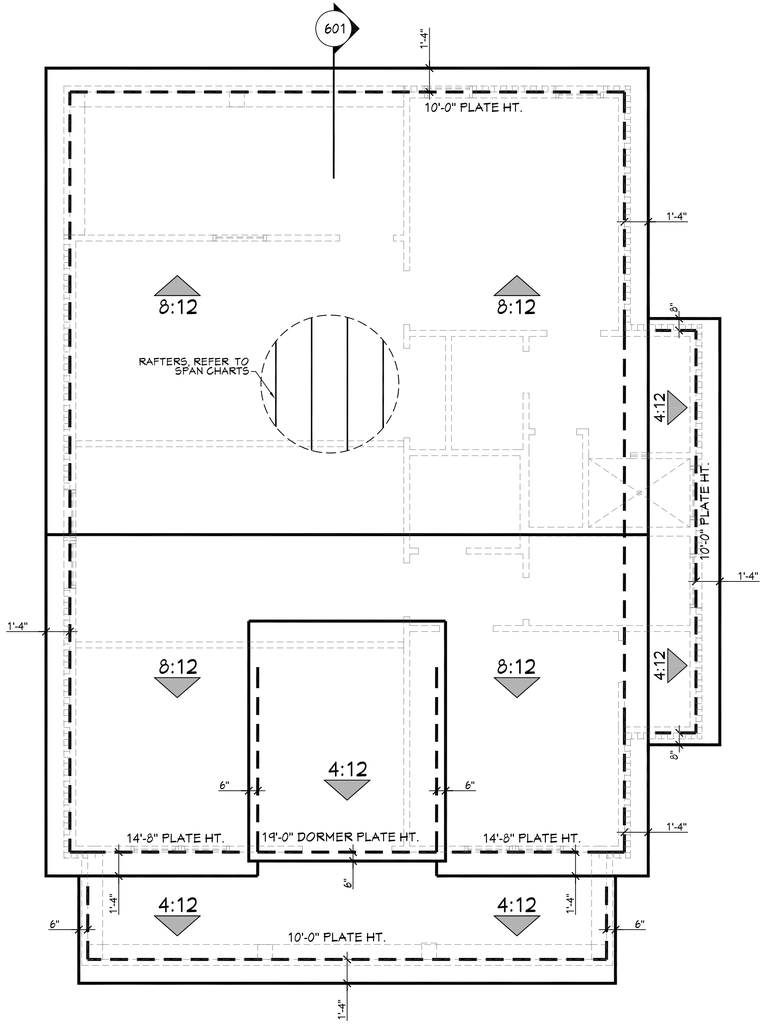
IF COMMON RAFTER ROOF PITCH IS...			THEN HIP/ VALLEY RAFTER ROOF PITCH BEGOMES...	
RISE/ RUN	SLOPE		RISE/ RUN	SLOPE
1/12	5°		1/1T	3°
2/12	10°		2/1T	7°
3/12	14°		3/1T	10°
4/12	18°		4/1T	13°
5/12	23°		5/1T	16°
6/12	27°		6/1T	19°
7/12	30°		7/1T	22°
8/12	34°		8/1T	25°
9/12	37°		9/1T	28°
10/12	40°		10/1T	30°
11/12	42°		11/1T	33°
12/12	45°		12/1T	35°

CONVERSION CHART FOR SIMPLE ROOFS ONLY.
CHART DOES NOT AFFLY FOR DUAL PITCH ROOFS.

RAFTER LENGTH CHART

ROOF PITCH		FACTOR
3/12		1.05
4/12		1.07
5/12		1.10
6/12		1.14
7/12		1.17
8/12		1.20
9/12		1.25
10/12		1.30
11/12		1.35
12/12		1.40
14/12		1.54
16/12		1.70

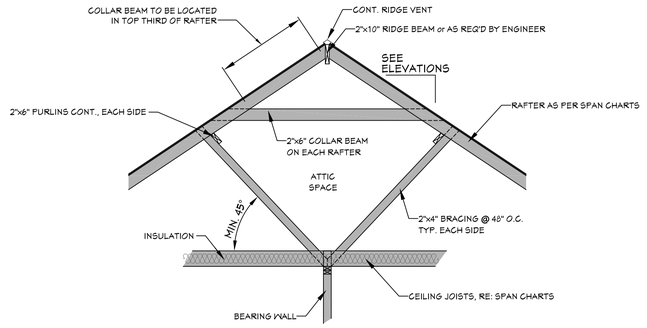
MULTIFY HORIZONTAL SPAN OF MEMBER BY FACTOR.
CHOOSE APPROPRIATE FACTOR BY ROOF PITCH.



701 ROOF PLAN
SCALE---------- 1/4" = 1'-0"

ROOF PLAN NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" X 10", No.2 S.Y.P. OR AS REQ'D BY ENGINEER.
3. ALL RAFTERS TO BE SIZED AS PER SPAN CHART.
4. CONTRACTOR TO WATERPROOF ALL ROOF INTERSECTIONS AS PER CODE.
5. CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



702 TYP. ROOF BRACING
SCALE---------- N.T.S.

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sales@hpzplans.com
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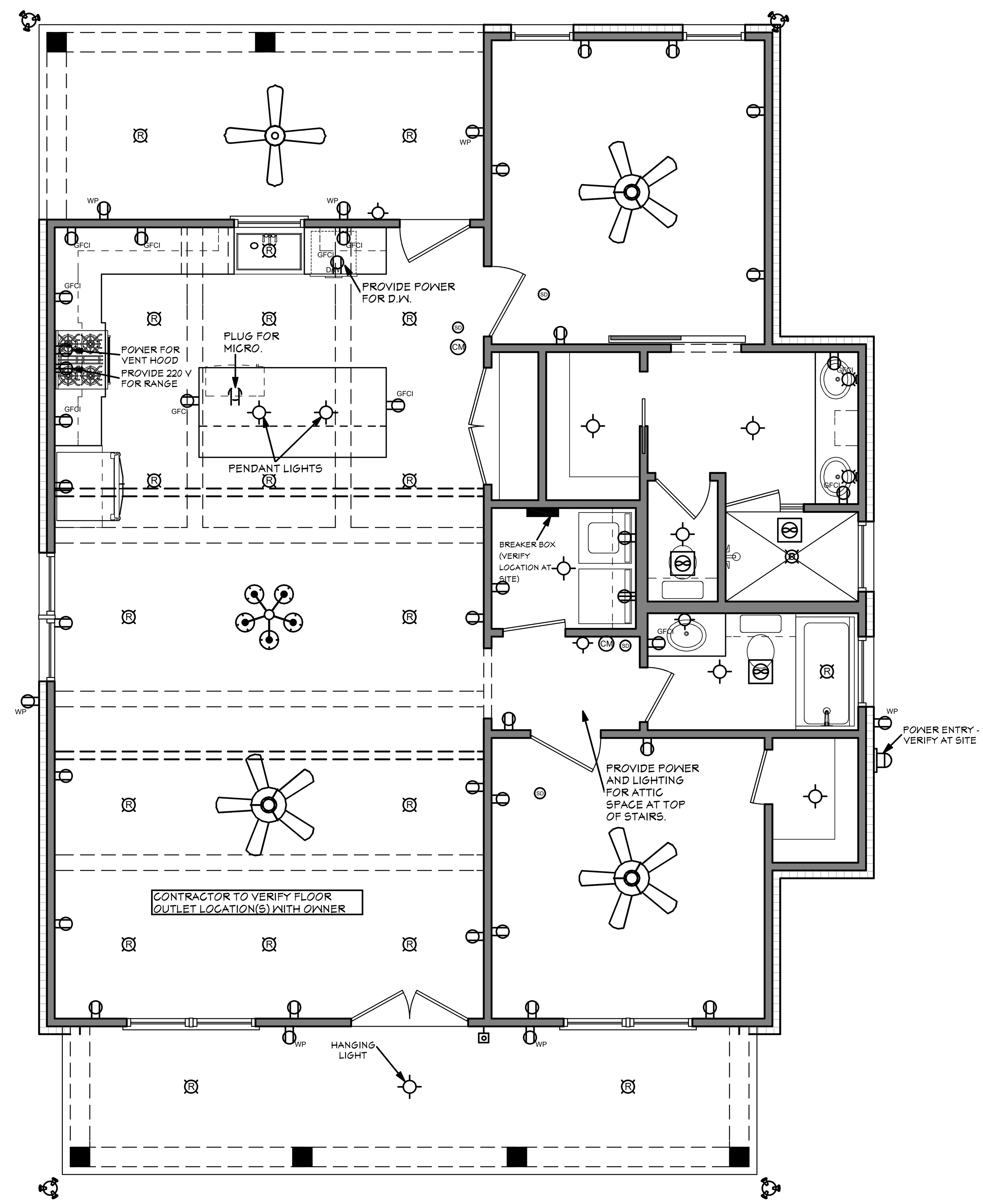
N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
JONATHAN L. BOONE
CERTIFICATION NO. 25-137

Pre-Drawn Plan ID:
1257

House Plan Zone, LLC has exercised great care and effort in the development of these plans and the completion of these construction documents. However, due to the great variance in building codes and site specific conditions, House Plan Zone, LLC assumes no responsibility for errors, omissions, or deficiencies in these plans. Builder/Owner is responsible for all dimensions and conditions and should notify House Plan Zone, LLC of any discrepancies found in these plans before building. House Plan Zone, LLC highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction, to determine if any modifications are required to meet local building codes and conditions. House Plan Zone, LLC is not responsible for any errors or omissions contained in these construction documents after 30 days from the date of delivery. It is the builder's responsibility to review these plans and verify all dimensions and conditions on the job and to notify House Plan Zone, LLC of any discrepancies or omissions prior to construction. It is the builder's responsibility to obtain all necessary permits and approvals from the appropriate authorities prior to construction. Any omissions or discrepancies found in these plans must be reported to House Plan Zone, LLC before any further work is done. Failure to do so will void any and all warranties implied by House Plan Zone, LLC. House Plan Zone, LLC will not be responsible for any structural or other special conditions not noted on the plans, including but not limited to, live loads, dead loads, wind loads, and soil bearing capacities. All dimensions to be verified at the job site prior to construction. It is the builder's responsibility to see that proper bracing is provided during construction for stability of the building and safety of the workmen. Any structural changes must be approved by a licensed engineer prior to construction. Any construction based on these plans is to be performed in a workmanlike manner according to standard practices. House Plan Zone, LLC will not be responsible for any omissions or deficiencies in construction methods resulting from these plans. These plans are protected by the U.S. Copyright Act. Reproduction of these plans, in whole or in part, by any means without the written permission of House Plan Zone, LLC is expressly forbidden. Violators may be subject to criminal fines and civil penalties, including payment of court costs and attorney fees. By use of these plans, builder agrees to hold harmless and indemnify House Plan Zone, LLC from any claims or lawsuits resulting from construction based on these plans, including claims or lawsuits based on actions of parties other than House Plan Zone, LLC. Ownership of these plans remains with House Plan Zone, LLC. These plans are sold for use on one project only and are not to be resold, given away, or loaned to anyone without the written permission of House Plan Zone, LLC. Any revised plans are the property of House Plan Zone, LLC and may not be used without the written permission of House Plan Zone, LLC. Buyer agrees to return all plans and copies to House Plan Zone, LLC upon demand. Buyer agrees to pay House Plan Zone, LLC's attorney fees and court costs in the event suit is brought to enforce these terms. Buyer agrees that the sole remedy for any dispute with House Plan Zone, LLC shall be limited to the amount paid for these plans. Buyer agrees that in no event shall House Plan Zone, LLC be liable for consequential damages. Buyer agrees that any dispute with House Plan Zone, LLC will be governed by the laws of the State of Mississippi. Buyer agrees that any dispute with House Plan Zone, LLC will be settled in the courts of Madison County, Mississippi. Buyer agrees that any dispute with House Plan Zone, LLC will be settled in the courts of Madison County, Mississippi. Buyer agrees that any dispute with House Plan Zone, LLC will be settled in the courts of Madison County, Mississippi.

Date:
02/14/20
Drawn By:
R.S.W.

SHEET NUMBER
7



ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

NOTE: SWITCHES AND CONNECTIONS NOT SHOWN. OWNER TO LOCATE THESE ITEMS DURING ELECTRICAL WALK-THROUGH WITH ELECTRICAL CONTRACTOR.

ELECTRICAL SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	110 VOLT OUTLET
GFCI	GROUND FAULT PROTECTED OUTLET
WP	WEATHERPROOF OUTLET
	220 VOLT RECEPTACLE
	FLOOR OUTLET (OWNER TO LOCATE)
	CEILING HUNG FIXTURE
	OVERHANG MOUNTED FLOODLIGHTS
	WALL MOUNTED FLOODLIGHTS
R	RECESSED CEILING FIXTURE
	FLUORESCENT LIGHT
CM	CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR
$	SWITCH (OWNER TO LOCATE)
	WALL MOUNTED LIGHT
WP	WEATHERPROOF OUTLET
C5	CAT5 NETWORKING JACK (OWNER TO LOCATE)
	TELEPHONE OUTLET (OWNER TO LOCATE)
TV	TELEVISION OUTLET (OWNER TO LOCATE)
	DOORBELL BUTTON (CONTRACTOR TO LOCATE)
T	THERMOSTAT (CONTRACTOR TO LOCATE)
	CEILING EXHAUST FAN, VENT TO EXTERIOR
	TV SPEAKER
	RADIO SPEAKER
	CEILING FAN ONLY, NO LIGHT KIT
	CEILING FAN WITH LIGHT KIT
	TRACK LIGHTING (OWNER TO LOCATE)
	WALL SCONCE (OWNER TO LOCATE)
	CHANDELIER 1 (O.T.S.)
	CHANDELIER 2 (O.T.S.)
	UNDER COUNTER LIGHTING

ELECTRICAL NOTES:
1. ALL WORK SHALL COMPLY WITH ALL CODES APPLICABLE AT SITE.
2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING THE ALARM DEVICES SHALL BE INTERCONNECTED IS SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT. SMOKE ALARMS SHALL BE HARD WIRED WITH A BATTERY BACK UP.
3. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS WITH ATTACHED GARAGES.
4. A 125 VOLT, SINGLE PHASE, 15-20 AMPERE RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE HVAC EQUIPMENT DISCONNECTING MEANS.

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N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
JONATHAN L. BOONE
CERTIFICATION NO. 25-137

Pre-Drawn Plan ID:
1257

House Plan Zone, LLC. has exercised great care and effort in the development of these plans and the completion of these construction documents. However, due to the great variance in building codes and site specific conditions, House Plan Zone, LLC. assumes no responsibility for any damages, including structural failures resulting from errors, omissions or deficiencies in the design. House Plan Zone, LLC. highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction, in addition to your local building officials prior to construction. Additional engineering may be required to comply to seismic, wind and other special conditions required by local building codes. All dimensions to be verified on site prior to construction. If a foundation plan has been included in these plans, it is general in nature and shall be verified by a licensed engineer prior to construction.

Date: 02/14/20
Drawn By: R.S.W.
Project Name:

SHEET NUMBER
8

2018 International Residential Code® Construction Specifications and Methodologies

IMPORTANT DISCLAIMER

THE ENCLOSED INFORMATION IS INTENDED TO ASSIST AND INFORM YOU THROUGH THE CONSTRUCTION OF YOUR HOME. YOUR CONSTRUCTION PLANS HAVE BEEN DRAWN TO PRESCRIBE TO INDUSTRY STANDARDS. THESE PROFESSIONAL STANDARDS DETERMINE HOW CONSTRUCTION PLANS ARE DRAWN AND WHAT INFORMATION THEY INCLUDE. CONSTRUCTION PLANS ARE INTENDED AS A TECHNICAL GUIDE TO PROFESSIONAL CONTRACTORS AND ARE NOT INTENDED TO BE A SET OF STEP-BY-STEP INSTRUCTIONS. THEREFORE, IF YOU ARE PLANNING TO BUILD YOUR HOME WITHOUT THE SERVICE OF A PROFESSIONAL BUILDER, WE SUGGEST THAT YOU BECOME THOROUGHLY FAMILIAR WITH READING CONSTRUCTION PLANS OR CONSIDER CONSULTING A CONSTRUCTION SPECIALIST. GREAT CARE AND EFFORT GOES INTO THE CREATION OF THE DESIGN OF YOUR CONSTRUCTION PLANS. HOWEVER, BECAUSE OF THE IMPOSSIBILITY OF PROVIDING ANY PERSONAL AND/OR "ON-SITE" CONSULTATION, SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE GREAT VARIANCES IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER GEOGRAPHIC LOCATION AND WEATHER CONDITIONS, HOUSE PLAN ZONE, LLC. NOR THE AGENTS OR EMPLOYEES ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING BUT NOT LIMITED TO, ANY DEFICIENCIES, OMISSIONS, OR ERRORS IN THE DESIGN. IN ANY CASE, ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS IN THE DIMENSIONS, AND/OR DRAWINGS CONTAINED IN THE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ATTENTION OF HOUSE PLAN ZONE, LLC. PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES THE ACCEPTANCE OF THE CONSTRUCTION DOCUMENTS 'AS IS' AND ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS BECOME THE SOLE RESPONSIBILITY OF THE PURCHASER. IF ANY ERRORS ARE DISCOVERED PRIOR TO CONSTRUCTION, HOUSE PLAN ZONE, LLC. WILL BE GIVEN FULL OPPORTUNITY TO CORRECT ANY ERRORS AND/OR OMISSIONS TO THE CONSTRUCTION PLANS. IN ANY OR ALL CIRCUMSTANCES, THE MAXIMUM FINANCIAL LIABILITY TO HOUSE PLAN ZONE, LLC. CAN NOT EXCEED THE TOTAL PLAN PURCHASE.

PROFESSIONAL SEAL/ ADDITIONAL DRAWINGS

THOUGH EVERY EFFORT WAS MADE TO MAKE THE CONSTRUCTION DOCUMENTS FOLLOW THE I.R.C. NATIONAL CODE METHODOLOGIES, A FEW STATES AND CITIES HAVE PASSED BI-LAWS REGARDING CONSTRUCTION PLANS THAT WOULD BE SUBMITTED TO YOUR LOCAL MUNICIPALITY AND USED FOR THE CONSTRUCTION OF YOUR HOME. THESE BI-LAWS REQUIRE THE CONSTRUCTION PLANS TO BE REVIEWED AND/OR PREPARED, INSPECTED, AND SEALED (OR STAMPED) BY A LICENSED ARCHITECT/ ENGINEER IN YOUR STATE. IT IS ADVISED THAT YOU CONTACT YOUR MUNICIPALITY'S BUILDING DEPARTMENT FOR INSTRUCTIONS TO COMPLY WITH THEIR CONSTRUCTION PLANS REVIEW PROCESS. FURTHERMORE, ADDITIONAL ITEMS SUCH AS STRUCTURAL, HVAC, PLUMBING, SITE, ENERGY EFFICIENCY DOCUMENTATION, ETC. MAY BE REQUIRED AND THESE SHALL BE PROVIDED BY A LOCAL PROFESSIONAL THAT IS FAMILIAR WITH THE REQUIREMENTS AND THESE SHALL BE PROVIDED AT THE OWNERS EXPENSE.

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REPRODUCTION OF THESE CONSTRUCTION PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM OF COPYING AND/OR PREPARATION OF A DERIVATIVE WORKS THEREOF, FOR ANY REASON IS STRICTLY PROHIBITED. THE PURCHASE OF A SET OF CONSTRUCTION PLANS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE PURCHASER EXCEPT FOR A LIMITED LICENSING RELEASE TO USE THE SAID PLAN SET FOR CONSTRUCTING ONE AND ONLY ONE DWELLING UNIT. THE PURCHASE OF ADDITIONAL SETS OF THE SAID PLANS AT A REDUCED PRICE FROM THE ORIGINAL SET OR AS PART OF A MULTIPLE SET PACKAGE DOES NOT CONVEY TO THE PURCHASER A LICENSE TO CONSTRUCT MORE THAN ONE DWELLING. SIMILARLY, THE PURCHASE OF REPRODUCIBLE CONSTRUCTION PLANS (A.K.A. SEPIAS, MYLARS, OR VELLUMS) CARRIES THE SAME COPYRIGHT PROTECTION AS MENTIONED ABOVE. IT IS GENERALLY ALLOWED TO MAKE A MAXIMUM OF 10 COPIES FOR THE CONSTRUCTION OF A SINGLE DWELLING ONLY. TO USE ANY PLAN MORE THAN ONCE, AND TO AVOID ANY COPYRIGHT/ LICENSE INFRINGMENT. IT IS NECESSARY TO CONTACT THE ORIGINAL DESIGNER TO RECEIVE A LICENSE FOR ANY EXTENDED USAGE. WHEREAS A PURCHASER OF REPRODUCIBLE'S IS GRANTED A LICENSE TO MAKE COPIES, IT SHOULD BE NOTED THAT AS COPYRIGHTED MATERIALS, MAKING PHOTOCOPIES FROM CONSTRUCTION PANS IS ILLEGAL. COPYRIGHT AND LICENSEE OF CONSTRUCTION PLANS EXISTS TO PROTECT ALL PARTIES. IT RESPECTS AND SUPPORTS THE INTELLECTUAL PROPERTY OF THE ORIGINAL ARCHITECT AND/OR DESIGNER, THEREBY KEEPING IT POSSIBLE TO OFFER PRE-DRAWN PLANS AT AFFORDABLE PRICES COPYRIGHT LAW FOR PRE-DRAWN CONSTRUCTION PLANS IS NOW BEING VIGOROUSLY ENFORCED. COPYRIGHT INFRINGEMENT COULD LEAD TO FINES OF UP TO $100,000 PER VIOLATION.

GENERAL SITE NOTES

1. CONTRACTOR TO VERIFY LOCATIONS OF SITE UTILITIES, REQUIREMENTS, AND CONNECTIONS FEES. OWNER, CONTRACTOR AND SUB-CONTACTORS TO PAY ALL OF THIER 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 TO DETERMINE THE ROUTES OF ALL UNDERGROUND UTILITIES. BEFORE DIGGING COMMENCES IT IS ADVISED THAT THE OWNER AND OR CONTRACTOR CALL THEIR STATES UTILITY LOCATOR FACILITATOR.
3. IT IS RECOMMENDED THAT THE SITES SOIL BE TESTED FOR COMPRESSION RATING TO DETERMINE FOUNDATION AND FOOTING DESIGN. CONCRETE FOUNDATIONS AND FOOTING DESIGN SHALL BE IN 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 LANDSCAPE DESIGNS.

OTHER IMPORTANT INFORMATION

MATERIALS LIST DISCLAIMER - IF A MATERIALS LIST WAS ORDERED, IT WILL ONLY CONFORM TO THE PLAN IN ITS ORIGINAL FORMAT. ADDITIONAL OPTIONS SUCH AS 2X6 EXTERIOR WALLS, BASEMENT, OR WALKOUT BASEMENT FOUNDATIONS, THREE CAR GARAGE VERSIONS, ETC. WILL NOT BE REFLECTED IN THE LIST. WHILE IT WILL NOT MATCH THESE OPTIONS, THE LIST IS STILL A GREAT REFERENCE DOCUMENT FOR THE MATERIALS THAT WILL BE REQUIRED TO CONSTRUCT YOUR HOME.
FOUNDATIONS - MOST OF OUR FOUNDATIONS ARE DESIGNED WITH CONCRETE BLOCK STEM WALLS AND NOT POURED-IN-PLACE CONCRETE. ADDITIONALLY, THE MAJORITY OF OUR SLAB FOUNDATIONS ARE DESIGNED WITH A CHAIN WALL (RAISED) SLAB AND NOT MONOLITHIC (SLAB ON GRADE). CONTRACTOR/ LOCAL ENGINEER SHALL ADJUST DESIGN AS NEEDED FOR YOUR SPECIFIC AREA/ NEED.
SQUARE FOOTAGES - BONUS ROOMS (WHERE APPLICABLE) ARE NOT INCLUDED IN THE HEATED AREA OF THE DESIGN UNLESS SPECIFICALLY NOTED. GARAGE PLANS ARE EXCLUDED. SQUARE FOOTAGES SHOWN ARE CALCULATED TO THE OUTSIDE OF THE STUD WALL AND DO NOT INCLUDE THE EXTERIOR MATERIALS SUCH AS BRICK, STONE, OR SIDING.
DIMENSIONS - OUR PLANS ARE DIMENSIONED TO THE OUTSIDE OF THE STUD WALL ONLY AND NOT TO THE OUTSIDE OF THE BRICK LEDGE (WHERE APPLICABLE).

CHAPTER 3 :: BUILDING PLANNING

SECTION R304 MINIMUM ROOM AREAS

R304.1 MINIMUM AREA.
HABITABLE ROOMS SHALL HAVE A FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET (6.5 M2).
EXCEPTION: KITCHENS.

R304.2 MINIMUM DIMENSIONS.
HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET (2134 MM) IN ANY HORIZONTAL DIMENSION.

EXCEPTION: KITCHENS.

R304.3 HEIGHT EFFECT ON ROOM AREA.
PORTIONS OF A ROOM WITH A SLOPING CEILING MEASURING LESS THAN 5 FEET (1524 MM) OR A FURRED CEILING MEASURING LESS THAN 7 FEET (2134 MM) FROM THE FINISHED FLOOR TO THE FINISHED CEILING SHALL NOT BE CONSIDERED AS CONTRIBUTING TO THE MINIMUM REQUIRED HABITABLE AREA FOR THAT ROOM.

SECTION R305 CEILING HEIGHT

R305.1 MINIMUM HEIGHT.
HABITABLE SPACE, HALLWAYS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET (2134 MM). BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES (2032 MM).

NOTE: SEE SECTION R305.1 FOR EXCEPTIONS

R305.1.1 BASEMENTS.
PORTIONS OF BASEMENTS THAT DO NOT CONTAIN HABITABLE SPACE OR HALLWAYS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES (2032 MM).

EXCEPTION: AT BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS, THE CEILING HEIGHT SHALL BE NOT LESS THAN 6 FEET 4 INCHES (1931 MM) FROM THE FINISHED FLOOR.

SECTION R306 SANITATION

R306.1 TOILET FACILITIES.
EVERY DWELLING UNIT SHALL BE PROVIDED WITH A WATER CLOSET, LAVATORY, AND A BATHTUB OR SHOWER.

R306.2 KITCHEN.
EACH DWELLING UNIT SHALL BE PROVIDED WITH A KITCHEN AREA AND EVERY KITCHEN AREA SHALL BE PROVIDED WITH A SINK.

R306.3 SEWAGE DISPOSAL.
PLUMBING FIXTURES SHALL BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED PRIVATE SEWAGE DISPOSAL SYSTEM.

R306.4 WATER SUPPLY TO FIXTURES.
PLUMBING FIXTURES SHALL BE CONNECTED TO AN APPROVED WATER SUPPLY. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER.

SECTION R307 TOILET, BATH, AND SHOWER SPACES

R307.1 SPACE REQUIRED. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1, AND IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION P2705.1.

R307.2 BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.

SECTION R308 GLAZING

R308.4 HAZARDOUS LOCATIONS.
THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.

R308.4.1 GLAZING IN DOORS.
GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

NOTE: SEE SECTION 308.4.1 FOR EXCEPTIONS

R308.4.2 GLAZING ADJACENT TO DOORS.
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
1. WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
2. WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES (3.14 RAD) FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

EXCEPTIONS:
1. DECORATIVE GLAZING.
2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.3.
4. GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.

R308.4.3 GLAZING IN WINDOWS.
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2).
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES
4. (914 MM) ABOVE THE FLOOR.
5. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

NOTE: SEE SECTION R308.4.3. FOR EXCEPTIONS

R308.4.4 GLAZING IN GUARDS AND RAILINGS.
GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

R308.4.4.1 STRUCTURAL GLASS BALUSTER PANELS.
GUARDS WITH STRUCTURAL GLASS BALUSTER PANELS SHALL BE INSTALLED WITH AN ATTACHED TOP RAIL OR HANDRAIL. THE TOP RAIL OR HANDRAIL SHALL BE SUPPORTED BY NOT LESS THAN THREE GLASS BALUSTER PANELS, OR SHALL BE OTHERWISE SUPPORTED TO REMAIN IN PLACE SHOULD ONE GLASS BALUSTER PANEL FAIL.

NOTE: SEE SECTION 308.4.4.1 FOR EXCEPTIONS.

R308.4.5 GLAZING AND WET SURFACES.
GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

SEE SECTION 308.4.5 FOR EXCEPTIONS.

R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS.
GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

NOTE: SEE SECTION 308.4.6 FOR EXCEPTIONS.

R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING.
GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE LANDING AND WITHIN A 60-INCH (1524 MM) HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

SEE SECTION 308.4.7 FOR EXCEPTION

R308.5 SITE-BUILT WINDOWS.
SITE-BUILT WINDOWS SHALL COMPLY WITH SECTION 2404 OF THE INTERNATIONAL BUILDING CODE.

R308.6 SKYLIGHTS AND SLOPED GLAZING.
SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH THE FOLLOWING SECTIONS.

R308.6.1 DEFINITIONS. THE FOLLOWING TERMS ARE DEFINED IN CHAPTER 2:
-SKYLIGHT, UNIT.
-SKYLIGHTS AND SLOPED GLAZING.
-TUBULAR DAYLIGHTING DEVICE (TDD).

SECTION R309 GARAGES AND CARPORTS

R309.1 FLOOR SURFACE.
GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

R309.2 CARPORTS.
CARPORTS SHALL BE OPEN ON NOT LESS THAN TWO SIDES. CARPORT FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. CARPORTS NOT OPEN ON TWO OR MORE SIDES SHALL BE CONSIDERED TO BE A GARAGE AND SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION FOR GARAGES. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

EXCEPTION: ASPHALT SURFACES SHALL BE PERMITTED AT GROUND LEVEL IN CARPORTS.

R309.4 AUTOMATIC GARAGE DOOR OPENERS.
AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.

R309.5 FIRE SPRINKLERS.
PRIVATE GARAGES SHALL BE PROTECTED BY FIRE SPRINKLERS WHERE THE GARAGE WALL HAS BEEN DESIGNED BASED ON TABLE R302.1(2), NOTE A. SPRINKLERS IN GARAGES SHALL BE CONNECTED TO AN AUTOMATIC SPRINKLER SYSTEM THAT COMPLIES WITH SECTION P2904. GARAGE SPRINKLERS SHALL BE RESIDENTIAL SPRINKLERS OR QUICK-RESPONSE SPRINKLERS, DESIGNED TO PROVIDE A DENSITY OF 0.05 GPM/FT2. GARAGE DOORS SHALL NOT BE CONSIDERED OBSTRUCTIONS WITH RESPECT TO SPRINKLER PLACEMENT.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED.
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

NOTE: SEE SECTION R310.1 FOR EXCEPTION

R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES.
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING SHALL COMPLY WITH ASTM F2090.

R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS.
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

R310.2.1 MINIMUM OPENING AREA.
EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).

EXCEPTION: GRADE FLOOR OPENINGS OR BELOW-GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET (0.465 M2).

R310.2.2 WINDOW SILL HEIGHT.
WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

R310.2.3 WINDOW WELLS.
THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (0.9 M2), WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

SEE SECTION 310.2.3 FOR EXCEPTION

R310.2.3.1 LADDER AND STEPS.
WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R311.7. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM), SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

R310.2.3.2 DRAINAGE.
WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R405.1 OR BY AN APPROVED ALTERNATIVE METHOD.

NOTE: SEE SECTION 310.2.3.2 FOR EXCEPTION

R310.2.4 EMERGENCY ESCAPE AND RESCUE OPENINGS UNDER DECKS AND PORCHES.
EMERGENCY ESCAPE AND RESCUE OPENINGS INSTALLED UNDER DECKS AND PORCHES SHALL BE FULLY OPENABLE AND PROVIDE A PATH NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT TO A YARD OR COURT.

R310.2.5 REPLACEMENT WINDOWS.
REPLACEMENT WINDOWS INSTALLED IN BUILDINGS MEETING THE SCOPE OF THIS CODE SHALL BE EXEMPT FROM THE MAXIMUM SILL HEIGHT REQUIREMENTS OF SECTION R310.2.2 AND THE REQUIREMENTS OF SECTION R310.2.1, PROVIDED THAT THE REPLACEMENT WINDOW MEETS THE FOLLOWING CONDITIONS:

1. THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENING. THE REPLACEMENT WINDOW IS OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER WINDOW OPENING AREA THAN THE EXISTING WINDOW.
2. THE REPLACEMENT WINDOW IS NOT PART OF A CHANGE OF OCCUPANCY.

R310.3 EMERGENCY ESCAPE AND RESCUE DOORS.
WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL BE A SIDE-HINGED DOOR OR A SLIDER WHERE THE OPENING IS BELOW THE ADJACENT GRADE, IT SHALL BE PROVIDED WITH AN AREA WELL.

R310.3.1 MINIMUM DOOR OPENING SIZE.
THE MINIMUM NET CLEAR HEIGHT OPENING FOR ANY DOOR THAT SERVES AS AN EMERGENCY AND ESCAPE RESCUE OPENING SHALL BE IN ACCORDANCE WITH SECTION R310.2.1.

R310.3.2 AREA WELLS.
AREA WELLS SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA WELL SHALL BE SIZED TO ALLOW THE EMERGENCY ESCAPE AND RESCUE DOOR TO BE FULLY OPENED.

R310.3.2.1 LADDER AND STEPS.
AREA WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE DOOR IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.7. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM), SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE EXTERIOR STAIRWELL.

R310.3.2.2 DRAINAGE.
AREA WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R405.1 OR BY AN APPROVED ALTERNATIVE METHOD.

NOTE: SEE SECTION 310.3.2.1 FOR EXCEPTION

R310.4 BARS, GRILLES, COVERS AND SCREENS.
WHERE BARS, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES ARE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, AREA WELLS, OR WINDOW WELLS, THE MINIMUM NET CLEAR OPENING SIZE SHALL COMPLY WITH SECTIONS R310.2.1 THROUGH R310.2.3, AND SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT REQUIRED FOR THE NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.

R310.5 DWELLING ADDITIONS.
WHERE DWELLING ADDITIONS CONTAIN SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN EACH NEW SLEEPING ROOM. WHERE DWELLING ADDITIONS HAVE BASEMENTS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN THE NEW BASEMENT.

NOTE: SEE SECTION 310.5 FOR EXCEPTIONS

R310.6 ALTERATIONS OR REPAIRS OF EXISTING BASEMENTS.
AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED WHERE EXISTING BASEMENTS UNDERGO ALTERATIONS OR REPAIRS.

NOTE: SEE SECTION 310.6 FOR EXCEPTION

SECTION R311 MEANS OF EGRESS

R311.1 MEANS OF EGRESS.
DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R311.2 EGRESS DOOR.
NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPEN-ABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS.
THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED.
LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).

NOTE: SEE SECTION 311.3. FOR EXCEPTION

R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS.
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 11/2 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD.

NOTE: SEE SECTION 311.3.1 FOR EXCEPTION

R311.3.2 FLOOR ELEVATIONS AT OTHER EXTERIOR DOORS.
DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 73/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD.

NOTE: SEE SECTION 311.3.2. FOR EXCEPTION

R311.3.3 STORM AND SCREEN DOORS.
STORM AND SCREEN DOORS SHALL BE PERMITTED TO SWING OVER EXTERIOR STAIRS AND LANDINGS.

R311.4 VERTICAL EGRESS.
EGRESS FROM HABITABLE LEVELS INCLUDING HABITABLE ATTIC AND BASEMENTS THAT ARE NOT PROVIDED WITH AN EGRESS DOOR IN ACCORDANCE WITH SECTION R311.2 SHALL BE BY A RAMP IN ACCORDANCE WITH SECTION R311.8 OR A STAIRWAY IN ACCORDANCE WITH SECTION R311.7.

R311.5 LANDING, DECK, BALCONY AND STAIR CONSTRUCTION, AND ATTACHMENT
EXTERIOR LANDINGS, DECKS, BALCONIES, STAIRS AND SIMILAR FACILITIES SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL.

R311.6 HALLWAYS.
THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET (914 MM).

R311.7 STAIRWAYS.

R311.7.1 WIDTH.
STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31 1/2 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698 MM) WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES.

NOTE: SEE SECTION 311.7. FOR EXCEPTION

R311.7.2 HEADROOM.
THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

NOTE: SEE SECTION 311.7.2 FOR EXCEPTIONS

R311.7.3 VERTICAL RISE.
A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 151 INCHES (3835 MM) BETWEEN FLOOR LEVELS OR LANDINGS

R311.7.4 WALK-LINE.
THE WALK-LINE ACROSS WINDER TREADS AND LANDINGS SHALL BE CONCENTRIC TO THE TURN AND PARALLEL TO THE DIRECTION OF TRAVEL ENTERING AND EXITING THE TURN. THE WALKLINE SHALL BE LOCATED 12 INCHES (305 MM) FROM THE INSIDE OF THE TURN. THE 12-INCH (305mm) DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH AT THE WALKING SURFACE. WHERE WINDERS ARE ADJACENT WITHIN A FLIGHT, THE POINT OF THE WIDEST CLEAR STAIR WIDTH OF THE ADJACENT WINDERS SHALL BE USED.

R311.7.5 STAIR TREADS AND RISERS.
STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION. FOR THE PURPOSES OF THIS SECTION, DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.

R311.7.5.1 RISERS.
THE RISER HEIGHT SHALL BE NOT MORE THAN 73/4 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. AT OPEN RISERS, OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW SHALL NOT PERMIT THE PASSAGE OF 4-INCH-DIA (102 MM) SPHERE.

NOTE: SEE SECTION 311.5.1 FOR EXCEPTIONS

R311.7.5.2 TREADS.
THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

R311.7.5.2.1 WINDER TREADS.
WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES (254MM) MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALK-LINE. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES (152 MM) AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALK-LINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8 INCH (9.5 MM). CONSISTENTLY SHAPED WINDERS AT THE WALK-LINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND SHALL NOT BE REQUIRED TO BE WITHIN 3/8 INCH (9.5 MM) OF THE RECTANGULAR TREAD DEPTH.

SEE SECTION 311.7.5 .2.1 FOR EXCEPTION

R311.7.5.3 NOSINGS.
NOSINGS AT TREADS, LANDINGS AND FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSING NOT GREATER THAN 9/16 INCH (14 MM) OR A BEVEL NOT GREATER THAN 1/4 INCH (12.7 MM). A NOSING PROJECTION NOT LESS THAN 3/4 INCH (19 MM) AND NOT MORE THAN 11/4 INCHES (32 MM) SHALL BE PROVIDED ON STAIRWAYS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM) WITHIN A STAIRWAY.

NOTE: SEE SECTION 311.7.5.3 FOR EXCEPTION

R311.7.5.4 EXTERIOR PLASTIC COMPOSITE STAIR TREADS.
PLASTIC COMPOSITE EXTERIOR STAIR TREADS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION AND SECTION R507.2.2

R311.7.6 LANDINGS FOR STAIRWAYS.
THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED. FOR LANDINGS OF SHAPES OTHER THAN SQUARE OR RECTANGULAR, THE DEPTH AT THE WALK LINE AND THE TOTAL AREA SHALL BE NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH. WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36 INCHES (914 MM).

NOTE: SEE SECTION 311.7.6 FOR EXCEPTION

R311.7.7 STAIRWAY WALKING SURFACE.
THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NOT STEEPER THAN ONE UNIT VERTICAL IN 48 INCHES HORIZONTAL (2-PERCENT SLOPE).

R311.7.8 HANDRAILS.
HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.

R311.7.8.1 HEIGHT.
HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).

NOTE: SEE SECTION 311.7.8.1 FOR EXCEPTIONS

R311.7.8.2 HANDRAIL PROJECTION.
HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY.

NOTE: SEE SECTION 311.7.8.2 FOR EXCEPTIONS

R311.7.8.3 HANDRAIL CLEARANCE.
HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

R311.7.8.4 CONTINUITY.
HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS

NOTE: SEE SECTION 311.7.8.4 FOR EXCEPTIONS

R311.7.8.5 GRIP-SIZE.
REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

NOTE: SEE R3117.8.3 FOR TYPE I AND TYPE II HANDRAILS.

R311.7.8.6 EXTERIOR PLASTIC COMPOSITE HANDRAILS.
PLASTIC COMPOSITE EXTERIOR HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R507.2.2.

R311.7.9 ILLUMINATION.
STAIRWAYS SHALL BE PROVIDED WITH ILLUMINATION IN ACCORDANCE WITH SECTION R303.7 AND R303.8.

R311.7.10 SPECIAL STAIRWAYS.
SPIRAL STAIRWAYS AND BULKHEAD ENCLOSURE STAIRWAYS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R311.7 EXCEPT AS SPECIFIED IN SECTIONS R311.7.10.1 AND R311.7.10.2.

R311.7.10.1 SPIRAL STAIRWAYS.
THE CLEAR WIDTH AT AND BELOW THE HANDRAILS AT SPIRAL STAIRWAYS SHALL BE NOT LESS THAN 26 INCHES (660 MM) AND THE WALK-LINE RADIUS SHALL BE NOT GREATER THAN 24 1/2 INCHES (622 MM). EACH TREAD SHALL HAVE A DEPTH OF NOT LESS THAN 6 3/4 INCHES (171 MM) AT THE WALK-LINE. TREADS SHALL BE IDENTICAL, AND THE RISE SHALL BE NOT MORE THAN 9 1/2 INCHES (241 MM). HEADROOM SHALL BE NOT LESS THAN 6 FEET 6 INCHES (1982 MM).

R311.7.10.2 BULKHEAD ENCLOSURE STAIRWAYS.
STAIRWAYS SERVING BULKHEAD ENCLOSURES, NOT PART OF THE REQUIRED BUILDING EGRESS, PROVIDING ACCESS FROM THE OUTSIDE GRADE LEVEL TO THE BASEMENT SHALL BE EXEMPT FROM THE REQUIREMENTS OF SECTIONS R311.3 AND R311.7 WHERE THE HEIGHT FROM THE BASEMENT FINISHED FLOOR LEVEL TO GRADE ADJACENT TO THE STAIRWAY IS NOT MORE THAN 8 FEET (2438 MM) AND THE GRADE LEVEL OPENING TO THE STAIRWAY IS COVERED BY A BULKHEAD ENCLOSURE WITH HINGED DOORS OR OTHER APPROVED MEANS.

NOTE: SEE SECTION R311.7.11 THROUGH R311.7.12.2 FOR ALTERNATING TREAD DEVICES AND SHIPS LADDERS.

R311.8 RAMPS

R311.8.1 MAXIMUM SLOPE.
RAMPS SERVING THE EGRESS DOOR REQUIRED BY SECTION R311.2 SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3-PERCENT SLOPE). OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5 PERCENT).

EXCEPTION: WHERE IT IS TECHNICALLY INFEASIBLE TO COMPLY BECAUSE OF SITE CONSTRAINTS, RAMPS SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5 PERCENT).

R311.8.2 LANDINGS REQUIRED.
THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH RAMP, WHERE DOORS OPEN ONTO RAMPS, AND WHERE RAMPS CHANGE DIRECTIONS. THE WIDTH OF THE LANDING PERPENDICULAR TO THE RAMP SLOPE SHALL BE NOT LESS THAN 36 INCHES (914 MM).

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NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
JONATHAN L. BOONE
CERTIFICATION NO. 25-137
TM

Code Year: 2018
International Residential Code
Construction Specifications and Methodologies

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Date:
02.10.20

SHEET NUMBER
N1

R311.8.3 HANDRAILS REQUIRED.
HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF RAMPS EXCEEDING A SLOPE OF ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33-PERCENT SLOPE).

R311.8.3.1 HEIGHT.
HANDRAIL HEIGHT, MEASURED ABOVE THE FINISHED SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM)AND NOT MORE THAN 38 INCHES (965 MM).

R311.8.3.2 GRIP SIZE.
HANDRAILS ON RAMPS SHALL COMPLY WITH SECTION R311.7.8.5.

R311.8.3.3 CONTINUITY.
HANDRAILS WHERE REQUIRED ON RAMPS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE RAMP. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 11/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

SECTION R312
GUARDS AND WINDOW FALL PROTECTION

R312.1 GUARDS.
GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1.1 THROUGH R312.1.4.

R312.1.1 WHERE REQUIRED.
GUARDS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES (762 MM) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914 MM) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

R312.1.2 HEIGHT.
REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS.

NOTE: SEE SECTION 312.1.2 FOR EXCEPTIONS

R312.1.3 OPENING LIMITATIONS.
REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 mm) IN DIAMETER.

NOTE: SEE SECTION 312.1.3 FOR EXCEPTIONS

R312.1.4 EXTERIOR PLASTIC COMPOSITE GUARDS.
PLASTIC COMPOSITE EXTERIOR GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R317.4.

R312.2 WINDOW FALL PROTECTION.
WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2.

R312.2.1 WINDOW SILLS.
IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOW OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH WHERE THE OPENINGS ARE IN THEIR LARGEST OPENED POSITION.
2. OPERABLE WINDOWS ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW
4. OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

R312.2.2 WINDOW OPENING CONTROL DEVICES.
WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1.

SECTION R313
AUTOMATIC FIRE SPRINKLER SYSTEMS

313.1 TOWNHOUSE AUTOMATIC FIRE SPRINKLER SYSTEMS.
AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN TOWNHOUSES.

NOTE: SEE SECTION 313.1 FOR EXCEPTION

R313.1.1 DESIGN AND INSTALLATION.
AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS FOR TOWNHOUSES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION P2904 OR NFPA 13D.

R313.2 ONE- AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SPRINKLER SYSTEMS.
AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS.

NOTE: SEE SECTION 313.2 FOR EXCEPTION

R313.2.1 DESIGN AND INSTALLATION.
AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION P2904 OR NFPA 13D.

SECTION R314 SMOKE ALARMS

R314.1 GENERAL.
SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314.

R314.1.1 LISTINGS.
SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.

R314.2 WHERE REQUIRED.
SMOKE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION.

R314.2.1 NEW CONSTRUCTION.
SMOKE ALARMS SHALL BE PROVIDED IN DWELLING UNITS.

R314.2.2 ALTERATIONS, REPAIRS AND ADDITIONS.
WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.

SEE SECTION 314.2.2 FOR EXCEPTIONS

R314.3 LOCATION.
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE 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.
4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.

R314.3.1 INSTALLATION NEAR COOKING APPLIANCES.
SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3.

1. IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET (6096 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
2. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 mm) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
3. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET (1828 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

R314.4 INTERCONNECTION.
WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, 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 DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

R314.5 COMBINATION ALARMS.
COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.

R314.6 POWER SOURCE.
SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

NOTE: SEE SECTION 314.6 FOR EXCEPTIONS

R314.7 FIRE ALARM SYSTEMS
FIRE ALARM SYSTEMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS AND SHALL COMPLY WITH SECTIONS R314.7.1 THROUGH R314.7.4.

SECTION R315 CARBON MONOXIDE ALARMS

R315.1 GENERAL.
CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION R315.

R315.1.1 LISTINGS.
CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217.

R315.2 WHERE REQUIRED.
CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R315.2.1 AND R315.2.2.

R315.2.1 NEW CONSTRUCTION.
FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITIONS EXIST.

1. THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE.
2. THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.

R315.2.2 ALTERATIONS, REPAIRS AND ADDITIONS.
WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.
EXCEPTIONS:

NOTE: SEE SECTION 315.2.2 FOR EXCEPTIONS

R315.3 LOCATION.
CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

R315.4 COMBINATION ALARMS.
COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.

R315.5 INTERCONNECTIVITY.
WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R315.3, 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 DWELLING UNIT. PHYSICAL INTERCONNECTION OF CARBON MONOXIDE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

NOTE: SEE SECTION 315.5 FOR EXCEPTIONS

R315.6 POWER SOURCE.
CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER-CURRENT PROTECTION.

NOTE: SEE SECTION 315.5 FOR EXCEPTIONS

R315.7 CARBON MONOXIDE DETECTION SYSTEMS.
CARBON MONOXIDE DETECTION SYSTEMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS AND SHALL COMPLY WITH SECTIONS R315.6.1 THROUGH R315.6.4.

SECTION R321
ELEVATORS AND PLATFORM LIFTS

R321.1 ELEVATORS.
WHERE PROVIDED, PASSENGER ELEVATORS, LIMITED- USE AND LIMITED-APPLICATION ELEVATORS OR PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH ASME A17.1/CSA B44.

SECTION R322
FLOOD-RESISTANT CONSTRUCTION

R322.1 GENERAL.
BUILDINGS AND STRUCTURES CONSTRUCTED IN WHOLE OR IN PART IN FLOOD HAZARD AREAS, INCLUDING A OR V ZONES AND COASTAL A ZONES, AS ESTABLISHED IN TABLE R301.2(1), AND SUBSTANTIAL IMPROVEMENT AND REPAIR OF SUBSTANTIAL DAMAGE OF BUILDINGS AND STRUCTURES IN FLOOD HAZARD AREAS, SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN THIS SECTION. BUILDINGS AND STRUCTURES THAT ARE LOCATED IN MORE THAN ONE FLOOD HAZARD AREA SHALL COMPLY WITH THE PROVISIONS ASSOCIATED WITH THE MOST RESTRICTIVE FLOOD HAZARD AREA. BUILDINGS AND STRUCTURES LOCATED IN WHOLE OR IN PART IN IDENTIFIED FLOODWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ASCE 24.

R322.1.2 STRUCTURAL SYSTEMS.
STRUCTURAL SYSTEMS OF BUILDINGS 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.

R322.1.3 FLOOD-RESISTANT CONSTRUCTION.
BUILDINGS AND STRUCTURES ERECTED IN AREAS PRONE TO FLOODING SHALL BE CONSTRUCTED BY METHODS AND PRACTICES THAT MINIMIZE FLOOD DAMAGE.

R322.1.4 ESTABLISHING THE DESIGN FLOOD ELEVATION.
THE DESIGN FLOOD ELEVATION SHALL BE USED TO DEFINE FLOOD HAZARD AREAS. AT A MINIMUM, THE DESIGN FLOOD ELEVATION SHALL BE THE HIGHER OF THE FOLLOWING:

1. THE BASE FLOOD ELEVATION AT THE DEPTH OF PEAK ELEVATION OF FLOODING, INCLUDING WAVE HEIGHT, THAT HAS A 1 PERCENT (100-YEAR FLOOD) OR GREATER CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR.
2. THE ELEVATION OF THE DESIGN FLOOD ASSOCIATED WITH THE AREA DESIGNATED ON A FLOOD HAZARD MAP ADOPTED BY THE COMMUNITY, OR OTHERWISE LEGALLY DESIGNATED.

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

R322.1.5 LOWEST FLOOR.
THE LOWEST FLOOR SHALL BE THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA, INCLUDING BASEMENT, AND EXCLUDING ANY UNFINISHED FLOOD-RESISTANT ENCLOSURE THAT IS USEABLE SOLELY FOR VEHICLE PARKING, BUILDING ACCESS OR LIMITED STORAGE PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT SO AS TO RENDER THE BUILDING OR STRUCTURE IN VIOLATION OF THIS SECTION.

R322.1.6 PROTECTION OF MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS.
ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATING, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE ELEVATION REQUIRED IN SECTION R322.2 OR R322.3. IF REPLACED AS PART OF A SUBSTANTIAL IMPROVEMENT, ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATING, AIR CONDITIONING AND PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT SHALL MEET THE REQUIREMENTS OF THIS SECTION. SYSTEMS, FIXTURES, AND EQUIPMENT AND COMPONENTS SHALL NOT BE MOUNTED ON OR PENETRATE THROUGH WALLS INTENDED TO BREAK AWAY UNDER FLOOD LOADS.

NOTE: SEE SECTION 322.1.6 FOR EXCEPTION

R322.1.7 PROTECTION OF WATER SUPPLY AND SANITARY SEWAGE SYSTEMS.
NEW AND REPLACEMENT WATER SUPPLY SYSTEMS SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOOD WATERS INTO THE SYSTEMS IN ACCORDANCE WITH THE PLUMBING PROVISIONS OF THIS CODE. NEW AND REPLACEMENT SANITARY SEWAGE SYSTEMS SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOODWATERS INTO SYSTEMS AND DISCHARGES FROM SYSTEMS INTO FLOODWATERS IN ACCORDANCE WITH THE PLUMBING PROVISIONS OF THIS CODE AND CHAPTER 3 OF THE INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE.

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 WITH FLOOD OPENINGS THAT MEET THE FOLLOWING CRITERIA AND ARE INSTALLED IN ACCORDANCE WITH SECTION R322.2.2.1 SECTIONS 2.1 THROUGH 2.3, AS WELL AS, SECTIONS:

-R322.2.2.1 FOR INSTALLATION OF OPENINGS.
-R322.2.3 FOUNDATION DESIGN AND CONSTRUCTION.
-R322.2.4 TANKS.

REFER TO SECTION R322.3 FOR COASTAL HIGH-HAZARD AREAS (INCLUDING V ZONES AND COASTAL A ZONES, WHERE DESIGNATED). INCLUDING:

R322.3.1 LOCATION AND SITE PREPARATION
R322.3.2 ELEVATION REQUIREMENTS
R322.3.3 FOUNDATIONS
R322.3.4 CONCRETE SLABS
R322.3.5 WALLS BELOW DESIGN FLOOD ELEVATION
R322.3.6 ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION.
R322.3.7 STAIRWAYS AND RAMPS
R322.3.8 DECKS AND PORCHES
R322.3.9 CONSTRUCTION DOCUMENTS
R322.3.10 TANKS

SECTION R323 STORM SHELTERS

R323.1 GENERAL.
THIS SECTION APPLIES TO STORM SHELTERS WHERE CONSTRUCTED AS SEPARATE DETACHED BUILDINGS OR WHERE CONSTRUCTED AS SAFE ROOMS WITHIN BUILDINGS FOR THE PURPOSE OF PROVIDING REFUGE FROM STORMS THAT PRODUCE HIGH WINDS, SUCH AS TORNADOS AND HURRICANES. IN ADDITION TO OTHER APPLICABLE REQUIREMENTS IN THIS CODE, STORM SHELTERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ICC/NSSA-500.

SECTION R326
SWIMMING POOLS, SPAS AND HOT TUBS

R326.1 GENERAL.
THE DESIGN AND CONSTRUCTION OF POOLS AND SPAS SHALL COMPLY

CHAPTER 4 :: FOUNDATIONS

SECTION R401 GENERAL

R401.2 REQUIREMENTS.
FOUNDATION CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IN ACCORDANCE WITH 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 PRACTICE.

R401.3 DRAINAGE.
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM).

NOTE: SEE SECTION R401.3 FOR EXCEPTIONS

R401.4 SOIL TESTS.
WHERE QUANTIFIABLE DATA CREATED BY ACCEPTED SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE SOILS, COMPRESSIBLE SOILS, SHIFTING SOILS, OR OTHER QUESTIONABLE SOIL CHARACTERISTICS ARE LIKELY TO BE PRESENT, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER TO REQUIRE A SOIL TEST TO DETERMINE THE SOIL'S CHARACTERISTICS AT A PARTICULAR LOCATION. THIS TEST SHALL BE DONE BY AN APPROVED AGENCY USING AN APPROVED METHOD.

SECTION R402 MATERIALS

R402.1 WOOD FOUNDATIONS.
WOOD FOUNDATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE.

R402.1.1 FASTENERS.
FASTENERS USED BELOW GRADE TO ATTACH PLYWOOD TO THE EXTERIOR SIDE OF EXTERIOR BASEMENT OR CRAWLSPACE WALL STUDS, OR FASTENERS USED IN KNEE WALL CONSTRUCTION, SHALL BE OF TYPE 304 OR 316 STAINLESS STEEL. FASTENERS USED ABOVE GRADE TO ATTACH PLYWOOD AND ALL LUMBER-TOLUMBER FASTENERS EXCEPT THOSE USED IN KNEE WALL CONSTRUCTION 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. ELECTRO-GALVANIZED STEEL NAILS AND GALVANIZED (ZINC COATED) STEEL STAPLES SHALL NOT BE PERMITTED.

R402.1.2 WOOD TREATMENT.
LUMBER AND PLYWOOD SHALL BE PRESSURE-PRESERVATIVE TREATED AND DRIED AFTER TREATMENT IN ACCORDANCE WITH AWPA U1 (COMMODITY SPECIFICATION A, SPECIAL REQUIREMENT 4.2), AND SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY. WHERE LUMBER OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD TREATED WITH COPPER NAPHTHENATE, THE CONCENTRATION OF WHICH SHALL CONTAIN NOT LESS THAN 2-PERCENT COPPER METAL, BY REPEATED BRUSHING, DIPPING OR SOAKING UNTIL THE WOOD CANNOT ABSORB MORE PRESERVATIVE.

R402.2 CONCRETE.
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF F □SC, AS SHOWN IN TABLE R402.2. CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING AS INDICATED IN TABLE R301.2(1) SHALL BE AIR ENTRAINED AS SPECIFIED IN TABLE R402.2. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME, SLAG OR BLENDED CEMENTS THAT IS INCLUDED IN CONCRETE MIXTURES FOR GARAGE FLOOR SLABS AND FOR EXTERIOR PORCHES, CARPORT SLABS AND STEPS THAT WILL BE EXPOSED TO DEICING CHEMICALS SHALL NOT EXCEED THE PERCENTAGES OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS SPECIFIED IN SECTION 19.3.3.4 OF ACI MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTERS 19 AND 20 OF ACI 318 OR ACI 332. R402.2.1

SECTION 403 FOOTINGS

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 THAT SHALL BE OF SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS ACCORDING TO SECTION R301 AND TO TRANSMIT THE RESULTING LOADS TO THE SOIL WITHIN THE LIMITATIONS AS DETERMINED FROM THE CHARACTER OF THE SOIL. FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL. CONCRETE FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R403 OR IN ACCORDANCE WITH ACI 332.

R403.1.1 MINIMUM SIZE.
THE MINIMUM WIDTH, W, AND THICKNESS, T, FOR CONCRETE FOOTINGS SHALL BE IN ACCORDANCE WITH TABLES R403.1(1) THROUGH R403.1(3) AND FIGURE R403.1(1) OR R403.1.3, AS APPLICABLE. THE FOOTING WIDTH SHALL BE BASED ON THE LOAD-BEARING VALUE OF THE SOIL IN ACCORDANCE WITH TABLE R401.4.1. FOOTING PROJECTIONS, P, SHALL BE NOT LESS THAN 2 INCHES (51 MM) AND SHALL NOT EXCEED THE THICKNESS OF THE FOOTING. FOOTING THICKNESS AND PROJECTION FOR FIREPLACES SHALL BE IN ACCORDANCE WITH SECTION R1001.2. THE SIZE OF FOOTINGS SUPPORTING PIERS AND COLUMNS SHALL BE BASED ON THE TRIBUTARY LOAD AND ALLOWABLE SOIL PRESSURE 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). FOOYINGS FOR PRECAST FOUNDATIONS SHALL BE IN ACCORDANCE WITH THE DETAILS SET FORTH IN SECTION R403.4, TABLE R403.4, AND FIGURES R403.4(1) AND R403.4(2).

REFER TO THESE SECTIONS FOR THE FOLLOWING TOPICS:
-R403.1.2 CONTINUOUS FOOTING IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2.
-R403.1.3 FOOTING AND STEM WALL REINFORCING IN SEISMIC DESIGN CATEGORIES D0, D1, AND D2.
-R403.1.3.4 INTERIOR BEARING AND BRACED WALL PANEL FOOTINGS IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2.
-R403.1.3.5 REINFORCEMENT.
-R403.1.3.6 ISOLATED CONCRETE FOOTINGS.

R403.1.4 MINIMUM DEPTH.
EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES (305 MM) BELOW THE UNDISTURBED GROUND SURFACE. WHERE APPLICABLE, THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO SECTIONS R403.1.4.1 THROUGH R403.1.4.2.

R403.1.4.1 FROST PROTECTION.
EXCEPT WHERE OTHERWISE PROTECTED FROM FROST, FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS AND STRUCTURES SHALL BE PROTECTED FROM FROST BY ONE OR MORE OF THE FOLLOWING METHODS:
1. EXTENDED BELOW THE FROST LINE SPECIFIED IN TABLE R301.2.(1).
2. CONSTRUCTED IN ACCORDANCE WITH SECTION R403.3.
3. CONSTRUCTED IN ACCORDANCE WITH ASCE 32.
4. ERECTED NO SOLID ROCK.

FOOTINGS SHALL NOT BEAR ON FROZEN SOIL UNLESS THE FROZEN CONDITION IS PERMANENT.

NOTE: SEE SECTION R403.1.4.1 FOR EXCEPTIONS

R403.1.5 SLOPE.
THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10-PERCENT 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 FOOTINGS WILL EXCEED ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10-PERCENT SLOPE).

R403.1.6 FOUNDATION ANCHORAGE.
WOOD SILL PLATES AND WOOD WALLS SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION.

COLD-FORMED STEEL FRAMING SHALL BE ANCHORED DIRECTLY TO THE FOUNDATION OR FASTENED TO WOOD SILL PLATES IN ACCORDANCE WITH SECTION R505.3.1 OR R603.3.1, AS APPLICABLE. WOOD SILL PLATES SUPPORTING COLD-FORMED STEEL FRAMING SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION.

WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2-INCH DIAMETER (12.7 MM) ANCHOR BOLTS SPACED NOT GREATER THAN 6 FEET (1829 MM) ON CENTER OR APPROVED ANCHORS OR ANCHOR STRAPS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2-INCH-DIAMETER (12.7 MM) ANCHOR BOLTS. BOLTS SHALL EXTEND NOT LESS THAN 7 INCHES (178 MM) INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE NOT FEWER THAN TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305 MM) OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTIONS R317 AND R318.

NOTE: SEE SECTION 403.1.6 FOR EXCEPTIONS

R403.1.6.1 FOUNDATION ANCHORAGE IN SEISMIC DESIGN CATEGORIES C, D0, D1 AND D2.
IN ADDITION TO THE REQUIREMENTS OF SECTION R403.1.6, THE FOLLOWING REQUIREMENTS SHALL APPLY TO WOOD LIGHT-FRAME STRUCTURES IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2 AND WOOD LIGHT-FRAME TOWNHOUSES IN SEISMIC DESIGN CAT. C.

NOTE: SEE SECTION 403.1.6.1 FOR REQUIREMENTS

R403.1.7 FOOTINGS ON OR ADJACENT TO SLOPES.
THE PLACEMENT OF BUILDINGS AND STRUCTURES ON OR ADJACENT TO SLOPES STEEPER THAN ONE UNIT VERTICAL IN THREE 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.
FOUNDATION AND FLOOR SLABS FOR BUILDINGS LOCATED ON EXPANSIVE SOILS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 1808.6 OF THE INTERNATIONAL BUILDING CODE.

NOTE: SEE SECTION 403.1.8 FOR EXCEPTION AND EXPANSIVE SOILS CLASSIFICATIONS.

R403.2 FOOTINGS FOR WOOD FOUNDATIONS.
FOOTINGS FOR WOOD FOUNDATIONS SHALL BE IN ACCORDANCE WITH FIGURES R403.1(2) AND R403.1(3). GRAVEL SHALL BE WASHED AND WELL GRADED. THE MAXIMUM SIZE STONE SHALL NOT EXCEED 3/4 INCH (19.1 MM). GRAVEL SHALL BE FREE FROM ORGANIC, CLAYEY OR SILTY SOILS. SAND SHALL BE COARSE, NOT SMALLER THAN 1/16-INCH (1.6 MM) GRAINS AND SHALL BE FREE FROM ORGANIC, CLAYEY OR SILTY SOILS. CRUSHED STONE SHALL HAVE A MAXIMUM SIZE OF 1/2 INCH (12.7 MM).

R403.3 FROST-PROTECTED SHALLOW FOUNDATIONS.
FOR BUILDINGS WHERE THE MONTHLY MEAN TEMPERATURE OF THE BUILDING IS MAINTAINED AT NOT LESS THAN 64°F (18°C), FOOTINGS ARE NOT REQUIRED TO EXTEND BELOW THE FROST LINE WHERE PROTECTED FROM FROST BY INSULATION IN ACCORDANCE WITH FIGURE R403.3(1) AND TABLE R403.3(1). FOUNDATIONS PROTECTED FROM FROST IN ACCORDANCE WITH FIGURE R403.3(1) AND TABLE R403.3(1) SHALL NOT BE USED FOR UNHEATED SPACES SUCH AS PORCHES, UTILITY ROOMS, 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°F (18°C).

REFER TO SECTION 403 FOR THE FOLLOWING AREAS:

-R403.3.1 FOUNDATIONS ADJOINING FROST-PROTECTED SHALLOW FOUNDATIONS
-R403.3.2 PROTECTION OF HORIZONTAL INSULATION BELOW GROUND.
-R403.3.3 DRAINAGE.
-R403.3.4 TERMITE PROTECTION.

R403.4 FOOTINGS FOR PRECAST CONCRETE FOUNDATIONS.
FOOTINGS FOR PRECAST CONCRETE FOUNDATIONS SHALL COMPLY WITH SECTION R403.4.

SECTION 404
FOUNDATION AND RETAINING WALLS

R404.1 CONCRETE AND MASONRY FOUNDATION WALLS.
REFER TO SECTION 404.1 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR CONCRETE AND MASONRY FOUNDATION WALLS.

R404.2 WOOD FOUNDATION WALLS.
REFER TO SECTION 404.2 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR WOOD FOUNDATION WALLS.

R404.3 WOOD SILL PLATES.
WOOD SILL PLATES SHALL BE NOT LESS THAN 2-INCH BY 4-INCH (51 MM BY 102 MM) NOMINAL LUMBER. SILL PLATE ANCHORAGE SHALL BE IN ACCORDANCE WITH SECTIONS R403.1.6 AND R602.11.

R404.4 RETAINING WALLS.
RETAINING WALLS THAT ARE NOT LATERALLY SUPPORTED AT THE TOP AND THAT RETAIN IN EXCESS OF 48 INCHES (1219 MM) OF UNBALANCED FILL, OR RETAINING WALLS EXCEEDING 24 INCHES (610 MM) IN HEIGHT THAT RESIST LATERAL LOADS IN ADDITION TO SOIL, SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE TO ENSURE STABILITY AGAINST OVERTURNING, SLIDING, EXCESSIVE FOUNDATION PRESSURE AND WATER UPLIFT. RETAINING WALLS SHALL BE DESIGNED FOR A SAFETY FACTOR OF 1.5 AGAINST LATERAL SLIDING AND OVERTURNING. THIS SECTION SHALL NOT APPLY TO FOUNDATION WALLS SUPPORTING BUILDINGS.

R404.5 PRECAST CONCRETE FOUNDATION WALLS.
REFER TO SECTION 404.5 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR PRECAST CONCRETE FOUNDATION WALLS.

SECTION R405 FOUNDATION DRAINAGE

R405.1 CONCRETE OR MASONRY FOUNDATIONS.
DRAINS SHALL BE PROVIDED AROUND 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 TOP OF THE FOOTING OR BELOW THE BOTTOM OF THE SLAB AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND NOT LESS THAN 1 FOOT (305 MM) BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES (152 MM) ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER. EXCEPT WHERE OTHERWISE RECOMMENDED BY THE DRAIN MANUFACTURER, PERFORATED DRAINS SHALL BE SURROUNDED WITH AN APPROVED FILTER MEMBRANE OR THE FILTER MEMBRANE SHALL COVER THE WASHED GRAVEL OR CRUSHED ROCK COVERING THE DRAIN. DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON NOT LESS THAN 2 INCHES (51 MM) OF WASHED GRAVEL OR CRUSHED ROCK NOT LESS THAN ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES (152 MM) OF THE SAME MATERIAL.

REFER TO SECTION 405 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR PRECAST CONCRETE FOUNDATION WALLS.

SECTION R406
FOUNDATION WATER-PROOFING AND DAMP-PROOFING

REFER TO SECTION 406 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR WATER-PROOFING AND DAMP-PROOFING FOUNDATIONS INCLUDING THE FOLLOWING AREAS:

-R406.1 CONCRETE AND MASONRY FOUNDATION DAMPPROOFING.
-R406.2 CONCRETE AND MASONRY FOUNDATION WATERPROOFING.
-R406.3 DAMPPROOFING FOR WOOD FOUNDATIONS.
-R406.4 PRECAST CONCRETE FOUNDATION SYSTEM DAMPPROOFING.

SECTION R407 COLUMNS

REFER TO SECTION 407 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR COLUMNS INCLUDING THE FOLLOWING AREAS:

-R407.1 WOOD COLUMN PROTECTION.
-R407.2 STEEL COLUMN PROTECTION.
-R407.3 STRUCTURAL REQUIREMENTS.

SECTION R408 UNDER-FLOOR SPACE

REFER TO SECTION 408 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR UNDER-FLOOR SPACE INCLUDING THE FOLLOWING AREA:

-R408.1 VENTILATION.
-R408.2 OPENINGS FOR UNDER-FLOOR VENTILATION.
-R408.3 UN-VENTED CRAWL SPACE.
-R408.4 ACCESS.
-R408.5 REMOVAL OF DEBRIS.
-R408.6 FINISHED GRADE.
-R408.7 FLOOD RESISTANCE.

CHAPTER 5 :: FLOORS

SECTION R501 GENERAL

R501.1 APPLICATION.
THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN AND CONSTRUCTION OF THE FLOORS FOR BUILDINGS, INCLUDING THE FLOORS OF ATTIC SPACES USED TO HOUSE MECHANICAL OR PLUMBING FIXTURES AND EQUIPMENT.

R501.2 REQUIREMENTS.
FLOOR CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IN ACCORDANCE WITH SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING STRUCTURAL ELEMENTS.

SECTION R502 WOOD FLOOR FRAMING

R502.1 GENERAL.
WOOD AND WOOD-BASED PRODUCTS USED FOR LOAD-SUPPORTING PURPOSES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THIS SECTION. SEE SECTIONS 502.1.1 THROUGH 502.1.7 FOR FURTHER SPECIFICATIONS.

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 ANSI AWC NDS. SEE SECTIONS 502.2.1 THROUGH 502.2.2 FOR FURTHER SPECIFICATIONS.

R502.3 ALLOWABLE JOIST SPANS.
SPANS FOR FLOOR JOISTS SHALL BE IN ACCORDANCE WITH TABLES R502.3.1(1) AND R502.3.1(2). FOR OTHER GRADES AND SPECIES AND FOR OTHER LOADING CONDITIONS, REFER TO THE AWC STJR. SEE SECTIONS 502.3.1 THROUGH 502.3.3 FOR FURTHER SPECIFICATIONS.

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 ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS SHALL BE FULL DEPTH SOLID BLOCKED WITH LUMBER NOT LESS THAN 2 INCHES (51 MM) IN NOMINAL THICKNESS SPACED NOT MORE THAN 4 FEET (1219 MM) ON CENTER. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS OR PARTITIONS MORE THAN THE JOIST DEPTH UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL LOAD.

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NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
JONATHAN L. BOONE
CERTIFICATION NO. 25-137

Code Year: 2018
International Residential Code
Construction Specifications and Methodologies

IMPORTANT NOTE: THESE NOTES AND SPECIFICATIONS ARE PROVIDED BY HOUSE PLAN ZONE, LLC. AS A SERVICE TO THEIR CUSTOMERS TO PROVIDE THE MOST POPULAR CODE TOPICS. THE INFORMATION AND METHODOLOGIES PREPARED HEREIN ARE IN ACCORDANCE TO AND REFERENCED TO THE 2018 INTERNATIONAL RESIDENTIAL CODE®. THE INFORMATION IS ALSO A GENERAL SUMMARIZATION OF THE CODE AND IT IS RECOMMENDED THAT YOU BECOME FAMILIAR WITH THE FULL EXTENT OF THE ACTUAL CODE. THE NOTES AND SPECIFICATIONS MAY HAVE TO BE AMENDED DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNER TO MAKE THE NECESSARY MODIFICATIONS TO ENSURE CODE COMPLIANCE AND STRUCTURAL INTEGRITY. IT IS RECOMMENDED THAT YOU CONSULT A LOCAL ARCHITECT OR ENGINEER OF YOUR CHOICE AND CHECK WITH LOCAL BUILDING OFFICIALS PRIOR TO THE START OF ACTUAL CONSTRUCTION. SPECIAL ENGINEERING MAY REQUIRE THAT THESE SPECIFICATIONS BE CHANGED OR AMENDED TO COMPLY WITH SEISMIC, WIND, OR OTHER SPECIAL CONDITIONS AS REQUIRED BY LOCAL CONSTRUCTION METHODOLOGIES AND LOCAL CODES.

Date:
02.10.20

SHEET NUMBER
N2

R502.5 ALLOWABLE GIRDER AND HEADER SPANS.
THE ALLOWABLE SPANS OF GIRDERS AND HEADERS FABRICATED OF DIMENSION LUMBER SHALL NOT EXCEED THE VALUES SET FORTH IN TABLES R602.7(1), R602.7(2) AND R602.7(3).

R502.6 BEARING.
THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1 1/2 INCHES (38 MM) OF BEARING ON WOOD OR METAL, NOT LESS THAN 3 INCHES (76 MM) OF BEARING ON MASONRY OR CONCRETEOR BE SUPPORTED BY APPROVED JOIST HANGERS. ALTERNATIVELY, THE ENDS OF JOISTS SHALL BE SUPPORTED ON A 1-INCH BY 4-INCH (25 MM BY 102 MM) RIBBON STRIP AND SHALL BE NAILED TO THE ADJACENT STUD. THE BEARING ON MASONRY OR CONCRETE SHALL BE DIRECT, OR A SILL PLATE OF 2-INCH-MINIMUM (51 mm) NOMINAL THICKNESS SHALL BE PROVIDED UNDER THE JOIST, BEAM OR GIRDER. THE SILL PLATE SHALL PROVIDE A MINIMUM NOMINAL BEARING AREA OF 48 SQUARE INCHES (30 865 MM2). SEE SECTIONS 502.6.1 THROUGH 502.6.2 FOR FURTHER SPECIFICATIONS.

REFER TO THE IRC FOR FURTHER INFORMATION ON THE FOLLOWING AREAS:

-R502.7 LATERAL RESTRAINT AT SUPPORTS.
-R502.8 CUTTING, DRILLING AND NOTCHING.
-R502.9 FASTENING.
-R502.10 FRAMING OF OPENINGS.
-R502.11 WOOD TRUSSES.
-R502.12 DRAFTSTOPPING REQUIRED.
-R502.13 FIREBLOCKING REQUIRED.

REFER TO THE IRC FOR THE FOLLOWING SECTIONS:

SECTION 503 FLOOR SHEATHING
SECTION 504 PRESSURE PRESERVATIVE TREATED WOOD FLOORS
SECTION 505 COLD-FORMED STEEL FLOOR FRAMING

SECTION R506 CONCRETE FLOORS (ON GROUND)

R506.1 GENERAL.
CONCRETE SLAB-ON-GROUND FLOORS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION OR ACI 332. FLOORS SHALL BE A MINIMUM 3 1/2 INCHES (89 MM) THICK (FOR EXPANSIVE SOILS, SEE SECTION R403.1.8). THE SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE SHALL BE AS SET FORTH IN SECTION R402.2.

R506.2 SITE PREPARATION.
THE AREA WITHIN THE FOUNDATION WALLS SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED.

R506.2.1 FILL.
FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ENSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24 INCHES (610 MM) FOR CLEAN SAND OR GRAVEL AND 8 INCHES (203 MM) FOR EARTH.

R506.2.2 BASE.
A 4-INCH-THICK (102 MM) BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE, CRUSHED CONCRETE OR CRUSHED BLAST-FURNACE SLAG PASSING A 2- INCH (51 MM) SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHERE THE SLAB IS BELOW GRADE.

NOTE: SEE SECTION 506.2.2 FOR EXCEPTION

R506.2.3 VAPOR RETARDER.
A 6-MIL (0.006 INCH; 152 MM) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES (152 MM) SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE A BASE COURSE DOES NOT EXIST.

NOTE: SEE SECTION R506.2.3 FOR EXCEPTIONS

R506.2.4 REINFORCEMENT SUPPORT.
WHERE PROVIDED IN SLABS-ON-GROUND, REINFORCEMENT SHALL BE SUPPORTED TO REMAIN IN PLACE FROM THE CENTER TO UPPER ONE-THIRD OF THE SLAB FOR THE DURATION OF THE CONCRETE PLACEMENT.

SECTION R507 DECKS

R507.1 DECKS.
WOOD-FRAMED DECKS SHALL BE IN ACCORDANCE WITH THIS SECTION. FOR DECKS USING MATERIALS AND CONDITIONS NOT PRESCRIBED IN THIS SECTIONS, REFER TO SECTION R301.

R507.2 MATERIALS.
MATERIALS USED FOR THE CONSTRUCTION OF DECKS SHALL COMPLY WITH THIS SECTION.

R507.2.1 WOOD MATERIALS.
WOOD MATERIALS SHALL BE NO. 2 GRADE OR BETTER LUMBER ,PRESERVATIVE-TREATED IN ACCORDANCE WITH SECTION R317, OR APPROVED, NATURALLY DURABLE LUMBER, AND TERMITE PROTECTED WHERE REQUIRED IN ACCORDANCE WITH SECTION R318. WHERE DESIGN IN ACCORDANCE WITH SECTION R301 IS PROVIDED, WOOD STRUCTURAL MEMBERS SHALL BE DESIGNED USING THE WET SERVICE FACTOR DEFINED IN AWC NDS. CUTS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD MEMBERS SHALL BE TREATED IN ACCORDANCE WITH SECTION R317.1.1. ALL PRESERVATIVE-TREATED WOOD PRODUCTS IN CONTACT WITH THE GROUND SHALL BE LABELED FOR SUCH USAGE.

R507.2.1.1 ENGINEERED WOOD PRODUCTS.
ENGINEERED WOOD PRODUCTS SHALL BE IN ACCORDANCE WITH SECTION R502.

R507.2.2 PLASTIC COMPOSITE DECK BOARDS, STAIR TREADS, GUARDS, OR HANDRAILS.
PLASTIC COMPOSITE EXTERIOR DECK BOARDS, STAIR TREADS, GUARDS AND HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D7032 AND SECTION R507.3. SEE SECTIONS R507.2.2.1 THROUGH R507.2.2.5 AND SECTIONS R507.2.3 THOUGHT R507.2.5 FOR FURTHER SPECIFICATIONS.

R507.2.3 FASTENERS AND CONNECTORS.
METAL FASTENERS AND CONNECTORS USED FOR ALL DECKS SHALL BE IN ACCORDANCE WITH SECTION R317.3 AND TABLE R507.2.3.

R507.3 FOOTINGS
REFER TO THE IRC FOR INFORMATION REGARDING FOOTINGS.

R507.4 DECK POSTS.
FOR SINGLE-LEVEL WOOD-FRAMED DECKS WITH BEAMS SIZED IN ACCORDANCE WITH TABLE R507.5, DECK POST SIZE SHALL BE IN ACCORDANCE WITH TABLE R507.4.

R507.4.1 DECK POST TO FOOTING CONNECTION.
WHERE POSTS BEAR ON CONCRETE FOOTINGS IN ACCORDANCE WITH SECTION R403 AND FIGURE R507.4.1, LATERAL RESTRAINT SHALL BE PROVIDED BY MANUFACTURED CONNECTORS OR A MINIMUM POST EMBEDMENT OF 12 INCHES (305 MM) IN SURROUNDING SOILS OR CONCRETE PIERS. OTHER FOOTING SYSTEMS SHALL BE PERMITTED.

NOTE: SEE SECTION R507.4.1 FOR EXCEPTIONS

R507.5 DECK BEAMS.
MAXIMUM ALLOWABLE SPANS FOR WOOD DECK BEAMS, AS SHOWN IN FIGURE R507.5, SHALL BE IN ACCORDANCE WITH TABLE R507.5. BEAM PLIES SHALL BE FASTENED WITH TWO ROWS OF 10D (3-INCH X 0.128-INCH) NAILS MINIMUM AT 16 INCHES (406 MM) ON CENTER ALONG EACH EDGE. BEAMS SHALL BE PERMITTED TO CANTILEVER AT EACH END UP TO ONE-FOURTH OF THE ALLOWABLE BEAM SPAN. DECK BEAMS OF OTHER MATERIALS SHALL BE PERMITTED WHERE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES.

R507.7 DECKING.
MAXIMUM ALLOWABLE SPACING FOR JOISTS SUPPORTING DECKING SHALL BE IN ACCORDANCE WITH TABLE R507.7. WOOD DECKING SHALL BE ATTACHED TO EACH SUPPORTING MEMBER WITH NOT LESS THAN TWO 8D THREADED NAILS OR TWO NO. 8 WOOD SCREWS. OTHER APPROVED DECKING OR FASTENER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION REQUIREMENTS.

R507.8 VERTICAL AND LATERAL SUPPORTS.
WHERE SUPPORTED BY ATTACHMENT TO AN EXTERIOR WALL, DECKS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE AND DESIGNED FOR BOTH VERTICAL AND LATERAL LOADS. SUCH ATTACHMENT SHALL NOT BE ACCOMPLISHED BY THE USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL. FOR DECKS WITH CANTILEVERED FRAMING MEMBERS, CONNECTION TO EXTERIOR WALLS OR OTHER FRAMING MEMBERS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST UPLIFT RESULTING FROM THE FULL LIVE LOAD SPECIFIED IN TABLE R301.5 ACTING ON THE CANTILEVERED PORTION OF THE DECK. WHERE POSITIVE CONNECTION TO THE PRIMARY BUILDING STRUCTURE CANNOT BE VERIFIED DURING INSPECTION, DECKS SHALL BE SELF-SUPPORTING.

R507.8.1 DECK POST TO DECK FOOTING.
POSTS SHALL BEAR ON FOOTINGS IN ACCORDANCE WITH SECTION R403 AND FIGURE R507.8.1. POSTS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM SUPPORT. SUCH LATERAL RESTRAINT SHALL BE PROVIDED BY MANUFACTURED CONNECTORS INSTALLED IN ACCORDANCE WITH SECTION R507 AND THE MANUFACTURERS' INSTRUCTIONS OR A MINIMUM POST EMBEDMENT OF 12 INCHES (305 MM) IN SURROUNDING SOILS OR CONCRETE PIERS.

CHAPTER 6 :: WALL CONSTRUCTION

SECTION R601 GENERAL

R601.1 APPLICATION.
THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN AND CONSTRUCTION OF WALLS AND PARTITIONS FOR BUILDINGS.

R601.2 REQUIREMENTS.
WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED IN ACCORDANCE WITH SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING STRUCTURAL ELEMENTS.

SECTION R602 WOOD WALL FRAMING

R602.1 GENERAL.
WOOD AND WOOD-BASED PRODUCTS USED FOR LOAD SUPPORTING PURPOSES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THIS SECTION. SEE SECTIONS 602.6.1 THROUGH 502.6.10 FOR FURTHER SPECIFICATIONS.

R602.2 GRADE. STUDS SHALL BE A MINIMUM NO. 3, STANDARD OR STUD GRADE LUMBER.

NOTE: SEE SECTION 506.2.2 FOR EXCEPTION

R602.3 DESIGN AND CONSTRUCTION.
EXTERIOR WALLS OF WOODFRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R602.3(1) AND R602.3(2), OR IN ACCORDANCE WITH AWC NDS. COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH TABLES R602.3(1) THROUGH R602.3(4). WALL SHEATHING SHALL BE FASTENED DIRECTLY TO FRAMING MEMBERS AND, WHERE PLACED ON THE EXTERIOR SIDE OF AN EXTERIOR WALL, SHALL BE CAPABLE OF RESISTING THE WIND PRESSURES LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2(3) AND SHALL CONFORM TO THE REQUIREMENTS OF TABLE R602.3(3). WALL SHEATHING USED ONLY FOR EXTERIOR WALL COVERING PURPOSES SHALL COMPLY WITH SECTION R703. STUDS SHALL BE CONTINUOUS FROM SUPPORT AT THE SOLE PLATE TO A SUPPORT AT THE TOP PLATE TO RESIST LOADS PERPENDICULAR TO THE WALL. THE SUPPORT SHALL BE FOUNDATION OR FLOOR, CEILING OR ROOF DIAPHRAGM OR SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

NOTE: SEE SECTION 506.2.3 FOR EXCEPTION

SEE SECTIONS 602.3.1 THROUGH 603.3.5 FOR FURTHER SPECIFICATIONS.

REFER TO THE IRC FOR FURTHER INFORMATION ON THE FOLLOWING AREAS:

R602.4 INTERIOR LOAD-BEARING WALLS.
R602.5 INTERIOR NONBEARING WALLS.
R602.6 DRILLING AND NOTCHING OF STUDS.
R602.7 HEADERS.
R602.8 FIREBLOCKING REQUIRED.
R602.9 CRIPPLE WALLS.

R602.10 WALL BRACING.
BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH THIS SECTION OR, WHEN APPLICABLE, SECTION R602.12. WHERE A BUILDING, OR PORTION THEREOF, 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.

REFER TO SECTIONS 602.10.1 THROUGH 602.10.12 FOR BRACED WALL PANELS, DESIGN AND CRITERIA.

REFER TO THE IRC FOR THE FOLLOWING SECTIONS:

SECTION 603 COLD-FORMED STEEL WALL FRAMING
SECTION 604 WOOD STRUCTURAL PANELS
SECTION 605 PARTICLEBOARD
SECTION 606 GENERAL MASONRY CONSTRUCTION
SECTION 607 GLASS UNIT MASONRY
SECTION 608 EXTERIOR CONC. WALL CONSTRUCTION
SECTION 609 (SEE BELOW)
SECTION R610 STRUCTURAL INSULATED PANEL WALL CONSTRUCTION

SECTION R609 EXTERIOR WINDOWS AND DOORS.

R609.1 GENERAL.
THIS SECTION PRESCRIBES PERFORMANCE AND CONSTRUCTION REQUIREMENTS FOR EXTERIOR WINDOWS AND DOORS INSTALLED IN WALLS. WINDOWS AND DOORS SHALL BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE FENESTRATION MANUFACTURER'S WRITTEN INSTRUCTIONS. WINDOW AND DOOR OPENINGS SHALL BE FLASHED IN ACCORDANCE WITH SECTION R703.4. WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE FENESTRATION MANUFACTURER FOR EACH WINDOW OR DOOR.

R609.2 PERFORMANCE. EXTERIOR WINDOWS AND DOORS SHALL BE CAPABLE OF RESISTING THE DESIGN WIND LOADS SPECIFIED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH TABLE R301.2(3) OR DETERMINED IN ACCORDANCE WITH ASCE 7 USING THE ALLOWABLE STRESS DESIGN LOAD COMBINATIONS OF ASCE 7. FOR EXTERIOR WINDOWS AND DOORS TESTED IN ACCORDANCE WITH SECTIONS R609.3 AND R609.5, REQUIRED DESIGN WIND PRESSURES DETERMINED FROM ASCE 7 USING THE ULTIMATE STRENGTH DESIGN (USD) ARE PERMITTED TO BE MULTIPLIED BY 0.6. DESIGN WIND LOADS FOR EXTERIOR GLAZING NOT PART OF A LABELED ASSEMBLY SHALL BE PERMITTED TO BE DETERMINED IN ACCORDANCE WITH CHAPTER 24 OF THE IRC. DESIGN WIND LOADS FOR EXTERIOR GLAZING NOT PART OF A LABELED ASSEMBLY SHALL BE PERMITTED TO BE DETERMINED IN ACCORDANCE WITH CHAPTER 24 OF THE INTERNATIONAL BUILDING CODE.

R609.4 GARAGE DOORS.
GARAGE DOORS SHALL BE TESTED IN ACCORDANCE WITH EITHER ASTM E330 OR ANSI/DASMA 108, AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/DASMA 108.

CHAPTER 7 :: INTERIOR COVERING

R702.1 GENERAL.
INTERIOR COVERINGS OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1), TABLE R702.1(2), TABLE R702.1(3) AND TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R703.7.1 FOR SUPPORT AND SECTION R703.7.4 FOR ANCHORAGE, EXCEPT AN AIRSPACE IS NOT REQUIRED. INTERIOR FINISHES AND MATERIALS SHALL CONFORM TO THE FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS OF SECTION R302.9.
SEE SECTIONS 702.2 THROUGH 702.7 FOR FURTHER SPECIFICATIONS.

SECTION R703 EXTERIOR COVERING

R703.1 GENERAL.
EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4.

R703.2 WATER-RESISTIVE BARRIER.
ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D226 FOR TYPE 1 FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. NO. 15 ASPHALT FELT SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES
(51 MM). WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 MM). OTHER APPROVED MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE WATER-RESISTIVE BARRIER MANUFACTURER'S INSTALLATION INSTRUCTIONS. NO. 15 ASPHALT FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1.

R703.3.3 FASTENERS.
EXTERIOR WALL COVERINGS AND ROOF OVERHANG SOFFITS SHALL BE SECURELY FASTENED WITH ALUMINUM, GALVANIZED, STAINLESS STEEL OR RUST-PREVENTATIVE COATED NAILS OR STAPLES IN ACCORDANCE WITH TABLE R703.3(1) OR WITH OTHER APPROVED CORROSION- RESISTANT FASTENERS IN ACCORDANCE WITH THE WALL COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS. NAILS AND STAPLES SHALL COMPLY WITH ASTM F1667. NAILS SHALL BE T-HEAD, MODIFIED ROUND HEAD, OR ROUND HEAD WITH SMOOTH OR DEFORMED SHANKS. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH (11.1 MM) OUTSIDE DIAMETER AND BE MANUFACTURED OF MINIMUM 16-GAGE WIRE. WHERE FIBERBOARD, GYPSUM, OR FOAM PLASTIC SHEATHING BACKING IS USED, NAILS OR STAPLES SHALL BE DRIVEN INTO THE STUDS. WHERE WOOD OR WOOD STRUCTURAL PANEL SHEATHING IS USED, FASTENERS SHALL BE DRIVEN INTO STUDS UNLESS OTHERWISE PERMITTED TO BE DRIVEN INTO SHEATHING IN ACCORDANCE WITH EITHER THE SIDING MANUFACTURER'S INSTALLATION INSTRUCTIONS OR TABLE R703.3.2.

R703.4 FLASHING.
APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:

REFER TO SECTION 1.1 THROUGH 1.3 FOR FURTHER SPECIFICATIONS.

REFER TO THE IRC FOR FURTHER INFORMATION ON THE FOLLOWING AREAS:

-R703.5 WOOD, HARDBOARD AND WOOD STRUCTURAL PANEL SIDING.
-R703.6 WOOD SHAKES AND SHINGLES.
-R703.7 EXTERIOR PLASTER.
-R703.8 ANCHORED STONE AND MASONRY VENEER, GENERAL.
-R703.9 EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)/EIFS WITH DRAINAGE.
-R703.10 FIBER CEMENT SIDING.
-R703.11 VINYL SIDING.
-R703.12 ADHERED MASONRY VENEER INSTALLATION.
-R703.13 INSULATED VINYL SIDING.
-R703.14 POLYPROPYLENE SIDING.
-R703.15 CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING.
-R703.16 CLADDING ATTACHMENT OVER FOAM SHEATHING TO COLD-FORMED STEEL FRAMING.
-R703.17 CLADDING ATTACHMENT OVER FOAM SHEATHING TO MASONRY OR CONCRETE WALL CONSTRUCTION.

CHAPTER 8 :: WOOD ROOF FRAMING

R802.1 GENERAL.
WOOD AND WOOD-BASED PRODUCTS USED FOR LOAD SUPPORTING PURPOSES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THIS SECTION.

SEE SECTIONS 802.1.1 THROUGH 802.1.7 FOR FURTHER SPECIFICATIONS.

R802.2 DESIGN AND CONSTRUCTION.
THE FRAMING DETAILS REQUIRED IN SECTION R802 APPLY TO ROOFS HAVING A MINIMUM SLOPE OF THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) OR GREATER. ROOF-CEILINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R606.11(1), R606.11(2) AND R606.11(3) OR IN ACCORDANCE WITH AWC NDS. COMPONENTS OF ROOF-CEILINGS SHALL BE FASTENED IN ACCORDANCE WITH TABLE R602.3(1).

R802.3 FRAMING DETAILS.
RAFTERS SHALL BE FRAMED NOT MORE THAN 1 1/2-INCHES (38 MM) OFFSET FROM EACH OTHER TO RIDGE BOARD OR DIRECTLY OPPOSITE FROM EACH OTHER WITH A GUSSET PLATE AS A TIE. RIDGE BOARD SHALL BE NOT LESS THAN 1-INCH (25 MM) NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT VALLEYS AND HIPS THERE SHALL BE A VALLEY OR HIP RAFTERNOT LESS THAN 2-INCH (51 MM) 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 THE ROOF PITCH IS LESS THAN THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE), STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS, SUCH AS RIDGE BEAMS, HIPS AND VALLEYS, SHALL BE DESIGNED AS BEAMS.

REFER TO THE IRC FOR FURTHER INFORMATION ON THE FOLLOWING AREAS:

R802.4 ALLOWABLE CEILING JOIST SPANS.
R802.5 ALLOWABLE RAFTER SPANS.
R802.6 BEARING.
R802.7 CUTTING, DRILLING AND NOTCHING.
R802.8 LATERAL SUPPORT.
R802.9 FRAMING OF OPENINGS.

R802.10 WOOD TRUSSES.

R802.10.1 TRUSS DESIGN DRAWINGS. TRUSS DESIGN DRAWINGS, PREPARED IN CONFORMANCE TO SECTION R802.10.1, SHALL BE PROVIDED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION. TRUSS DESIGN DRAWINGS SHALL BE PROVIDED WITH THE SHIPMENT OF TRUSSES DELIVERED TO THE JOB SITE. TRUSS DESIGN DRAWINGS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING INFORMATION:

REFER TO SECTION 802 10.1 (1-12 FOR MINIMUM INFORMATION)

R802.10.2 DESIGN.
WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL-PLATE-CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI 1. THE TRUSS DESIGN DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL WHERE REQUIRED BY THE STATUTES OF THE JURISDICTION IN WHICH THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION R106.1.

R802.10.3 BRACING.
TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR THE BUILDING AND ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE SUCH AS THE SBCA BUILDING COMPONENT SAFETY INFORMATION (BDSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.

R802.10.4 ALTERATIONS TO TRUSSES.
TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOAD SUCH AS HVAC EQUIPMENT WATER HEATER THAT EXCEEDS THE DESIGN LOAD FOR THE TRUSS SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.

R802.11 ROOF TIE-DOWN.

R802.11.1 UPLIFT RESISTANCE. ROOF ASSEMBLIES SHALL HAVE UPLIFT RESISTANCE IN ACCORDANCE WITH SECTIONS R802.11.1.1 AND R802.11.1.2. WHERE THE UPLIFT FORCE DOES NOT EXCEED 200 POUNDS (90.8 KG), RAFTERS AND TRUSSES SPACED NOT MORE THAN 24 INCHES (610 MM) ON CENTER SHALL BE PERMITTED TO BE ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES IN ACCORDANCE WITH TABLE R602.3(1). WHERE THE BASIC WIND SPEED DOES NOT EXCEED 115 MPH, THE WIND EXPOSURE CATEGORY IS B, THE ROOF PITCH IS 5:12 (42-PERCENT SLOPE) OR GREATER, AND THE ROOF SPAN IS 32 FEET (9754 MM) OR LESS, RAFTERS AND TRUSSES SPACED NOT MORE THAN 24 INCHES (610 MM) ON CENTER SHALL BE PERMITTED TO BE ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES IN ACCORDANCE WITH TABLE R602.3(1).

R802.11.1.1 TRUSS UPLIFT RESISTANCE.
TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES AS SPECIFIED ON THE TRUSS DESIGN DRAWINGS FOR THE ULTIMATE DESIGN WIND SPEED AS DETERMINED BY FIGURE R301.2(5)A AND LISTED IN TABLE R301.2(1) OR AS SHOWN ON THE CONSTRUCTION DOCUMENTS. UPLIFT FORCES SHALL BE PERMITTED TO BE DETERMINED AS SPECIFIED BY TABLE R802.11, IF APPLICABLE, OR AS DETERMINED BY ACCEPTED ENGINEERING PRACTICE.
R802.11.1.2 RAFTER UPLIFT RESISTANCE.
INDIVIDUAL RAFTERS SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES AS DETERMINED BY TABLE R802.11 OR AS DETERMINED BY ACCEPTED ENGINEERING PRACTICE. CONNECTIONS FOR BEAMS USED IN A ROOF SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

REFER TO THE IRC FOR THE FOLLOWING SECTIONS:

SECTION 803 ROOF SHEATHING
SECTION 804 COLD-FORMED STEEL ROOF FRAMING

SECTION 805 CEILING FINISHES

R805.1 CEILING INSTALLATION.
CEILINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS FOR INTERIOR WALL FINISHES AS PROVIDED IN SECTION R702.

SECTION R806

ROOF VENTILATION
R806.1 VENTILATION REQUIRED. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES, AND OTHER SIMILAR CREATURES.

R806.2 MINIMUM VENT AREA.
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

NOTE: SEE SECTION 806.2 FOR EXCEPTION

R806.3 VENT AND INSULATION CLEARANCE.
WHERE EAVE OR CORNICE VENTS ARE INSTALLED, BLOCKING, BRIDGING, AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN A 1-INCH (25 MM) SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

R806.4 INSTALLATION AND WEATHER PROTECTION.
VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALLATION OF VENTILATORS IN ROOF SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R903. INSTALLATION OF VENTILATORS IN WALL SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R703.1.

R806.5 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES.
UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET:

SEE CONDITIONS 806.5 (1 THROUGH 5)

SECTION R807 ATTIC ACCESS

R807.1 ATTIC ACCESS.
BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET (2.8 M2). THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.

THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS. WHERE LOCATED IN A WALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH). WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.

CHAPTER 9 :: ROOF ASSEMBLIES

SECTION R901 GENERAL

R901.1 SCOPE. THE PROVISIONS OF THIS CHAPTER SHALL GOVERN THE DESIGN, MATERIALS, CONSTRUCTION AND QUALITY OF ROOF ASSEMBLIES.

CHAPTER 10 :: CHIMNEYS & FIREPLACES

R1001.1 GENERAL.
MASONRY FIREPLACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS SECTION AND THE APPLICABLE PROVISIONS OF CHAPTERS 3 AND 4.

FLOOR JOIST SPANS

FLOOR JOIST SPANS FOR SOUTHERN PINE SPECIES
(RESIDENTIAL LIVING AREAS, LIVE LOAD = 40psf, L/Δ=360)
DEAD LOAD = 20psf

SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM FLOOR JOIST SPANS) (FT. - IN.)
2 x 6	12.0	9-10
	16.0	8-6
	19.2	7-9
	24.0	7-0
2 x 8	12.0	12-6
	16.0	10-10
	19.2	9-10
	24.0	8-10
2 x 10	12.0	14-9
	16.0	12-10
	19.2	11-8
	24.0	10-5
2 x 12	12.0	17-5
	16.0	15-1
	19.2	13-9
	24.0	12-4

NOTES:
The above tables are based on the IRC 2018 TABLE R502.3.1(2)

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES
LIVE LOAD=30psf , L/Δ=180 DEAD LOAD = 10psf

SIZE	SPACING (INCHES)	SPANS (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT. - IN.)
2 x 6	12.0	12-11
	16.0	11-2
	19.2	10-2
	24.0	9-2
2 x 8	12.0	16-4
	16.0	14-2
	19.2	12-11
	24.0	11-7
2 x 10	12.0	19-5
	16.0	16-10
	19.2	15-4
	24.0	13-9
2 x 12	12.0	22-10
	16.0	19-10
	19.2	18-1
	24.0	16-2

NOTES:
The above tables are based on the IRC 2018 TABLE R802.4.1(3)

CEILING JOIST SPANS

CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES
(UNINHABITABLE ATTICS WITH LIMITED STORAGE,
LIVE LOAD = 20psf, L/Δ=240) DEAD LOAD = 10psf)

***IF HABITABLE ATTIC SPACE IS DESIRED,
REFER TO THE INTERNATIONAL RESIDENTIAL CODE, SPAN TABLES.***

SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM CEILING JOIST SPANS) (FT. - IN.)
2 x 4	12.0	9-3
	16.0	8-0
	19.2	7-4
	24.0	6-7
2 x 6	12.0	13-11
	16.0	12-0
	19.2	11-0
	24.0	9-10
2 x 8	12.0	17-7
	16.0	15-3
	19.2	13-11
	24.0	12-6
2 x 10	12.0	20-11
	16.0	18-1
	19.2	16-6
	24.0	14-9

NOTES:
The above tables are based on the IRC 2018 TABLE R802.5.1(2)

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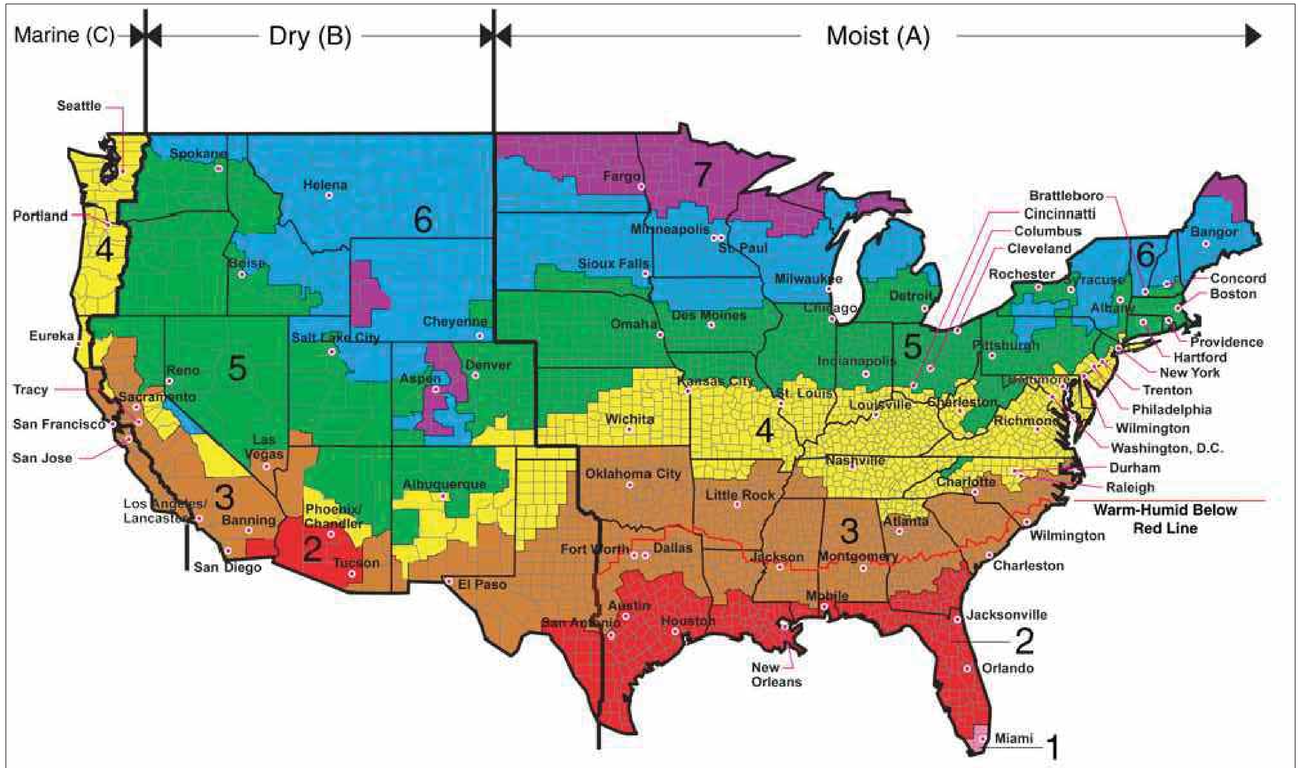
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NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
JONATHAN L. BOONE
CERTIFICATION NO. 25-137

Code Year: 2018
International Residential Code
Construction Specifications and Methodologies

IMPORTANT NOTE: THESE NOTES AND SPECIFICATIONS ARE PROVIDED BY HOUSE PLAN ZONE, LLC. AS A SERVICE TO THEIR CUSTOMERS TO PROVIDE THE MOST POPULAR CODE TOPICS. THE INFORMATION AND METHODOLOGIES PREPARED HEREIN ARE IN ACCORDANCE TO AND REFERENCED TO THE 2018 INTERNATIONAL RESIDENTIAL CODE®. THE INFORMATION IS ALSO A GENERAL SUMMARIZATION OF THE CODE AND IT IS RECOMMENDED THAT YOU BECOME FAMILIAR WITH THE FULL EXTENT OF THE ACTUAL CODE. THE NOTES AND SPECIFICATIONS MAY HAVE TO BE AMENDED DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNER TO MAKE THE NECESSARY MODIFICATIONS TO ENSURE CODE COMPLIANCE AND STRUCTURAL INTEGRITY. IT IS RECOMMENDED THAT YOU CONSULT A LOCAL ARCHITECT OR ENGINEER OF YOUR CHOICE AND CHECK WITH LOCAL BUILDING OFFICIALS PRIOR TO THE START OF ACTUAL CONSTRUCTION. SPECIAL ENGINEERING MAY REQUIRE THAT THESE SPECIFICATIONS BE CHANGED OR AMENDED TO COMPLY WITH SEISMIC, WIND, OR OTHER SPECIAL CONDITIONS AS REQUIRED BY LOCAL CONSTRUCTION METHODOLOGIES AND LOCAL CODES.

Date:
02.10.20

SHEET NUMBER
N3



All of Alaska in Zone 7 except for the following Boroughs in Zone 8: Bethel, Dellingham, Fairbanks, N. Star, Nome North Slope, Northwest Arctic, Southeast Fairbanks, Wade Hampton, and Yukon-Koyukuk

Zone 1 includes: Hawaii, Guam, Puerto Rico, and the Virgin Islands

TABLE N1102.1.2 (R402.1.2)
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTa

CLIMATE ZONE	FENESTRATION *U-FACTORb*	SKYLIGHT b *U-FACTOR*	GLAZED FENESTRATION SHGCb, e	CEILING *R-VALUE*	WOOD FRAME WALL *R-VALUE*	MASS WALL *R-VALUEi*	FLOOR *R-VALUE*	BASEMENTc WALL *R-VALUE*	SLABd *R-VALUE & DEPTH*	CRAWL SPACEc WALL *R-VALUE*
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13 + 5h	8/13	19	5/13f	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13 + 5h	8/13	19	10 /13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13 + 5h	13/17	30g	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20 + 5 or 13 + 10h	15/20	30g	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20 + 5 or 13 + 10h	19/21	38g	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8 mm.

a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.

b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.

c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.

e. There are no SHGC requirements in the Marine Zone.

f. Basement wall insulation is not required in warm-humid locations as defined by Figure N1101.10 and Table N1101.10.

g. Or insulation sufficient to fill the framing cavity, R-19 minimum.

h. The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.

i. The second R-value applies when more than half the insulation is on the interior of the mass wall.

TABLE N1102.1.4 (R402.1.4)
EQUIVALENT U-FACTORSa

CLIMATE ZONE	FENESTRATION *U-FACTOR*	SKYLIGHT *U-FACTOR*	CEILING *U-FACTOR*	FRAME WALL *U-FACTOR*	MASS WALL *U-FACTORb*	FLOOR *U-FACTOR*	BASEMENT WALL *U-FACTOR*	CRAWL SPACE WALL *U-FACTOR*
1	0.50	0.75	0.035	0.084	0.197	0.064	0.360	0.477
2	0.40	0.65	0.030	0.084	0.165	0.064	0.360	0.477
3	0.35	0.55	0.030	0.060	0.098	0.047	0.091c	0.136
4 except Marine	0.35	0.55	0.026	0.060	0.098	0.047	0.059	0.065
5 and Marine 4	0.32	0.55	0.026	0.060	0.082	0.033	0.050	0.055
6	0.32	0.55	0.026	0.045	0.060	0.033	0.050	0.055
7 and 8	0.32	0.55	0.026	0.045	0.057	0.028	0.050	0.055

a. Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.

b. When more than half the insulation is on the interior, the mass wall U-factors shall be a maximum of 0.17 in Zone 1, 0.14 in Zone 2, 0.12 in Zone 3, 0.087 in Zone 4 except Marine, 0.065 in Zone 5 and Marine 4, and 0.057 in Zones 6 through 8.

c. Basement wall U-factor of 0.360 in warm-humid locations as defined by Figure N1101.10 (R301.1) and Table N1101.10 (R301.1).

TABLE N1102.4.1.1 (R402.4.1.1)
AIR BARRIER AND INSULATION INSTALLATION (a)

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and in continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and framing the jambs of windows and doors, shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors) and floors above garages.	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing; and extending from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation,where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts to be installed in narrow cavities shall be cut to fit, or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing or insulation that on installation, readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

(a) Inspection of log walls shall be in accordance with the provisions of ICC 400.

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CERTIFICATION NO. 25-137

Code Year: 2018
International Residential Code
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Date:
02.10.20

SHEET NUMBER
N4

Planning Commission
April 22, 2021

Item 4: Special Exception for Riddle Property

Public Hearing:	Yes
Application No.:	M- 5-21
Property Address:	463 N 100 E
General Plan Designation:	LDR (Low Density Residential)
Zoning Designation:	OTR (Original Townsite Residential)
Area:	0.23 acres
Number of Parcels:	1
Property Owners:	Amanda and Stuart Riddle
Agent:	Amanda and Stuart Riddle

Request: *Applicant is requesting a special exception related to access and frontage requirements from a public street.*

Background Information

The applicant desires to build a home on a "landlocked" parcel they own at 463 N 100 East in the OTR zone; the parcel has no frontage and no existing access. However, the lot is buildable, as long as access can be obtained. The applicant currently owns an abutting parcel on 100 East where they live. The applicant approached staff on how to build a home on the interior parcel, and staff first considered doing a two-lot PUD for this property. However, it was determined that requiring this project to go through the PUD process may be onerous. The PUD application is very costly and time consuming, particularly for a two-lot subdivision, and in light of some of the requirements from Chapter 27 that would need to be waived, and the applicant would have to create a two-lot HOA and produce CC&Rs related thereto. Additionally, the two existing parcels are not being reconfigured or changed in any way, and they all conform to the standards and requirements of the OTR zone, including minimum lot width and area. As a result, staff feels that requiring the applicant to go through the special exception process to obtain approval for a shared driveway accessing the interior parcel is a fair solution, and allows the applicant to build a home on an existing parcel that otherwise would be developable.

Section 11-32-060(A)(5) of the Zoning Ordinance states:

> *"Driveways shall have direct access to a public street for a building lot. Subject to satisfaction of the provisions of Section 11-3-045 of this title and the grant of a special exception, direct access for a building lot may include access over one adjacent building lot provided both building lots have full*

frontage on a public street, an access easement has been recorded acceptable to the City, and the full face of any dwelling unit located on both building lots fronts or is fully exposed to the public street."

The proposed building lot meets all of the requirements of Section 11-32-060 with the exception that "both building lots have full frontage on a public street". The interior parcel does not have any frontage, and it is not feasible to create a flag lot, because the OTR zone does not allow flag lots, and the parcel on 100 East does not have the necessary width for a flag lot. Staff also pursued the possibility of doing a private road instead of a shared driveway to give the interior lot the necessary frontage, but that would require a PUD and a subdivision. Ultimately, the solution arrived at by staff was to use a special exception to the fixed dimensional standard related to the frontage requirement.

Sections 11-3-045(4)(b)(4) and 11-3-045(5)(b) of the Zoning Ordinance states:

"Purpose: A special exception is an activity or use incidental to or in addition to a principal use permitted in a zoning district; or an adjustment to a fixed dimension standard permitted as an exception to the requirements of this title; or a transfer of development right (TDR), or rights, established because of blight which results in an additional lot, or lots, or a dwelling unit, or units; or an adaptive reuse of a building or structure eligible, or that may be eligible, for the National Register of Historic Places so long as the adaptive reuse does not compromise such eligibility. A special exception has less potential impact than a conditional use but still requires careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site. This section sets forth procedures for considering and approving special exceptions to the provisions of this title."

In the OTR zone, an interior lot must have a minimum width of 85', however, Section 12-7-030(B) of the Subdivision Ordinance allows a reduction of 50% of the frontage requirement, which would allow for a 42.5' frontage. This notwithstanding, the requested frontage for this lot is zero, because it is landlocked and does not have frontage.

As part of this application, staff is recommending that the applicant plat the two parcels, so that a reciprocal access easement over the shared driveway can be recorded and memorialized, making the two parcels into lots. Because the two parcels exist, and already conform to the standards of the underlying zone, the platting process is not a subdivision, and would simply require City Council approval.

Suggested Motion:

Move that the Planning Commission approve the special exceptions as follows: 1) the utilization of a shared driveway as set forth in Section 11-32-060 of the Zoning Ordinance, and 2) the adjustment to a fixed dimension standard related to the frontage requirement as set forth in Section 11-3-045 of the Zoning Ordinance, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The Fire Marshall shall approve the design of the shared driveway prior to the issuance of any building permits;

2. The applicant shall submit a plat to the City for review and approval, and record the plat prior to issuance of any building permits;
3. The applicant shall record a reciprocal access easement over the shared driveway prior to or concurrent with the recordation of the plat, and such easement shall be acceptable to the City as determined by the City Planner;
4. The applicant shall address any outstanding comments from the DRC prior to issuance of a building permit.

Findings for Approval:

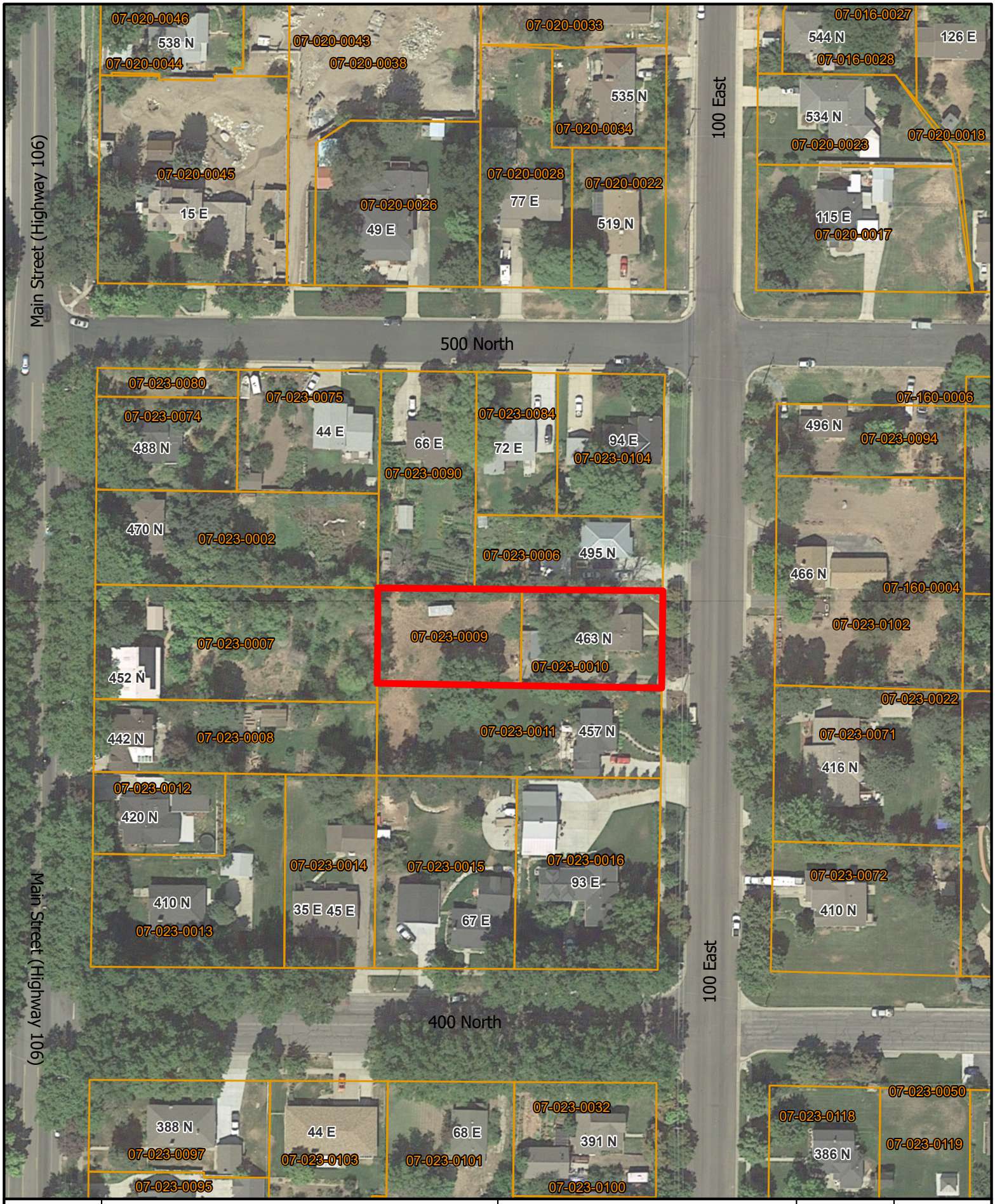
1. The proposed application is desirable in that it allows the property owner the full use of their property.
2. The proposed application is a good use of in-fill development, and provides access to an otherwise unusable space.
3. The proposed special exception is not detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.
4. The proposed special exception does not create unreasonable traffic hazards, and the parcel where the special exception is located is sufficient in size to accommodate the use.

Supplemental Information

1. Vicinity Map
2. Proposed Site Plan
3. Section 11-3-045 of the Zoning Ordinance

Applicable Ordinances

1. Title 11, Chapter 3 – Planning Commission
2. Title 11, Chapter 17 – Original Townsite Residential
3. Title 11, Chapter 32 – Off-Street Parking, Loading, and Access



FARMINGTON

VICINITY MAP

463 N 100 E

0 50 100 150 200 Feet

0 10 20 30 40 Meters

N W FC E S

March 30, 2021

Farmington City Council, City Planner and all others concerned,

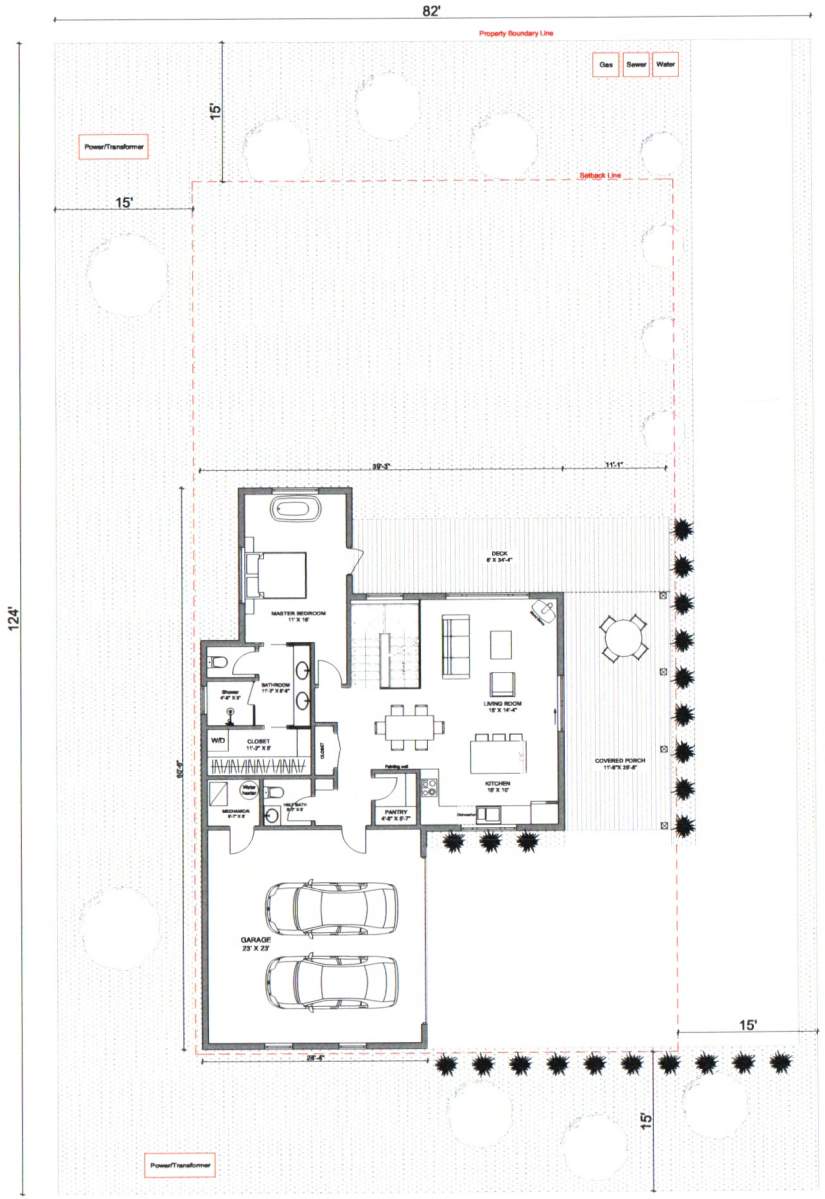
We are proposing and requesting authorization to construct a home on lot 07-023-009, (BEG. W 123 FT FR NE COR. OF LOT 6, BLK 23, PLAT A, FARMINGTON TS SURVEY, TH W 124.5 FT, TH S 82.5 FT, TH E 124.5 FT, TH N 82.5 FT TO POINT OF BEGINNING, COMPRISING 0.24 ACRE M/L) located directly west of 463 N 100 E. The home plan and plot plan are attached. To provide utilities to the property we are proposing water, gas, and sewer be run under the right of way road between 457 n and 463 n. This right of way road is accessible to all property owners adjacent to it under notarized agreement (agreement included). Power is yet to be determined and will be based on input from the utility provider. We have included on the plot plan proposed options based on location of existing transformers (options 1 and 2) and an option based on provider requirements to install a new transformer (option 3).

Farmington is an historic city filled with character and personality. Our proposition to construct a home on lot 07-023-009 will preserve the historic home located on 463 n 100 e. We believe a home on this lot will prove a beneficial addition to the neighborhood, will compliment the character of the city, and will be a valuable use of land otherwise left vacant.

We hope that this proposal for special exception meets the requirements necessary, please let us know if it is lacking in any information. We look forward to working with you and eagerly await your decision and input.

Stuart Riddle

Amanda Riddle



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Company Title

TRUOBA

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Project Title

Stuart and Amanda Riddle House

Property located behind 463 n 100 e Farmington Ut 84025

Drawing Name

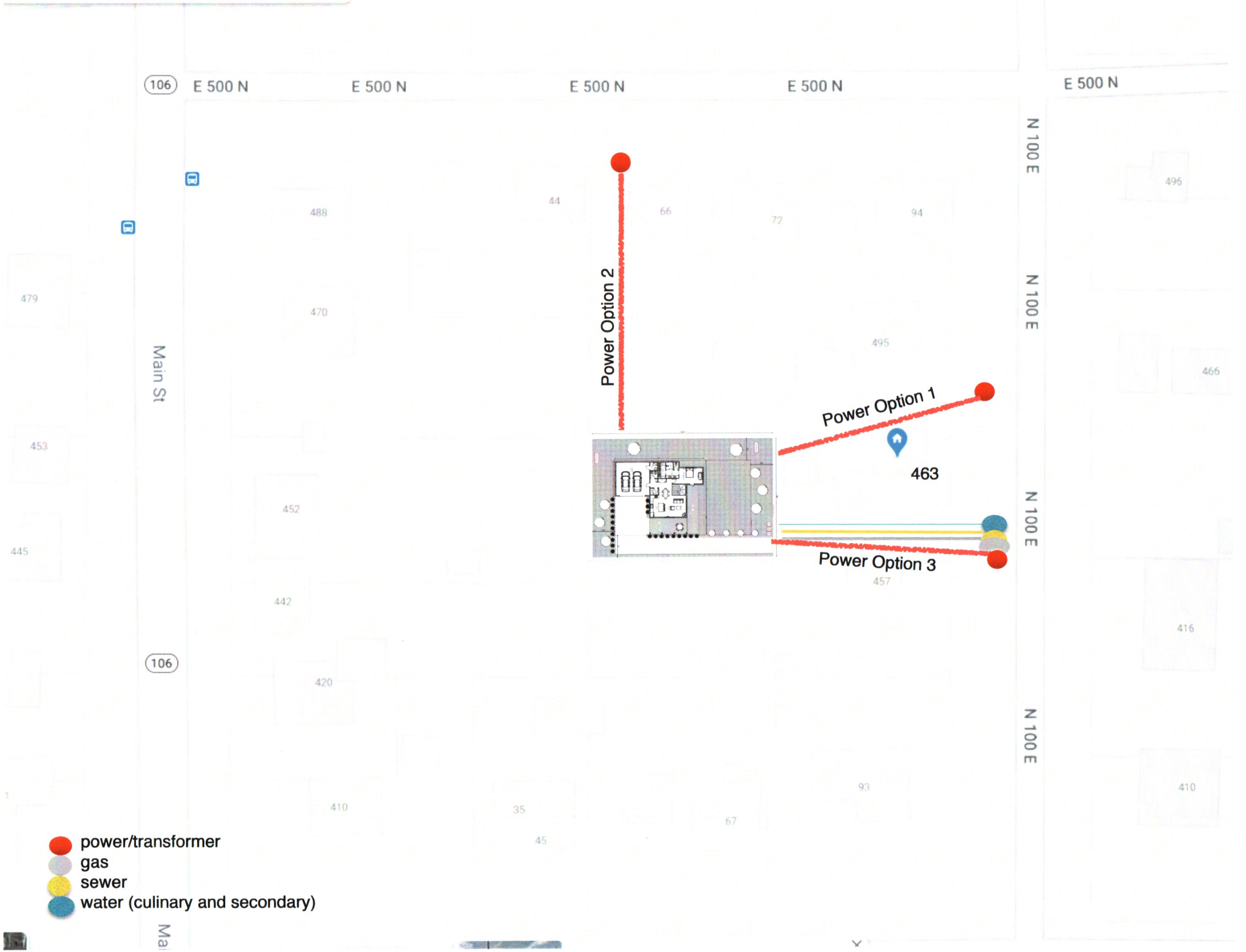
Plot plan

Drawing Scale

Sheet Size

ARCH-D

Layout ID


106
E 500 N
E 500 N
E 500 N
E 500 N
E 500 N
N 100 E
N 100 E
N 100 E
N 100 E
Main St
Power Option 2
Power Option 1
Power Option 3
463
power/transformer
gas
sewer
water (culinary and secondary)

Planning Commission Staff Report
April 22, 2021

Item 5: Zone Text Amendment—Building Height and Elimination of Residential Use Types in the TMU and OMU Zones.

Public Hearing:	Yes
Application No.:	ZT-6-21
Property Address:	NA
General Plan Designation:	NA
Zoning Designation:	NA
Area:	NA
Number of Lots:	NA
Property Owner:	NA
Applicant:	Farmington City

Request: applicant is requesting a recommendation to amend Chapter 18 of the Zoning Ordinance regarding building height in the OMU (Office Mixed Use) and TMU (Transit Mixed Use) zones, and residential use types in the OMU zone.

Background Information

Most of the area north of Shepard Creek, west of the UP Tracks, east of the D.R.G.&W. trail, and south of Shepard Ln (approx. 260 acres) is identified as CA/BP (Class A Business Park) on the Farmington City General Plan. Accordingly, most of this area is also zoned OMU.

Suggested Motion

Move that the Planning Commission recommend that the City Council approve amendments to the tables below in Sections 11-18-050 and 11-18-060 of the Zoning Ordinance.

Findings:

1. The amendments are consistent with the Farmington City General Plan.
2. The majority of the Project Master Plans (PMPs) in the CA/BP area do not show Residential facilities for people with disabilities, Assisted living facilities, and Residential facilities for the elderly, but they do show taller buildings in close proximity to I-15.
3. The purpose of this amendment is to make consistent the text of the underlying zone with the specific PMPs approved by the City.

TABLE 18.3
ALLOWABLE LAND USES

Key to allowable uses:
P - Permitted
N - Not permitted

	Mixed Use Districts					
		OS	RMU	OMU	GMU	TMU
Residential:						
	Low density residential - single-family detached minimum of 5,000 square feet lot size	N	P	N	N	N
	Medium density residential - single-family small lots and attached units or townhomes/condominiums limited to duplexes, triplexes, fourplexes, fiveplexes, or sixplexes	N	P	N	N	P
	High density residential - condominium and apartment style	N	N	N	N	P
	Live/work residential	N	P	N	N	P
	Residential facilities for people with disabilities	N	P	~~P~~N	P	P
	Assisted living facilities	N	P	~~P~~N	P	P
	Residential facilities for the elderly	N	P	~~P~~N	P	P
Commercial:						
	Accessory buildings that do not in aggregate have a footprint greater than 25 percent of the main building(s) on a development parcel	N	P	P	P	P
	Art studio	N	P	P	P	P
	Business, professional offices, outpatient medical facilities	N	P	P	P	P
	Entertainment	N	N	N	P	P
	Financial institutions (with the exception of nondepository institutions)	N	N	P[1]	P[1]	P
	Fitness and recreation facilities	N	P	P	P	P
	Hospitals, inpatient medical facilities	N	N	P	P	P
	Lodging - bed and breakfast	N	P	N	P	P
	Lodging, limited to hotel, motel	N	N	P	P	P
	Neighborhood service establishments[3]	N	P[1]	P[1]	P	P[1]
	Parking structure	N	N	P	P	P
	Restaurant - fast food	N	P[1]	P	P	P[1]
	Restaurant - traditional sit down	N	P	P	P	P

	Retail and wholesale sales individual tenant use:					
	Up to 5,000 square feet	N	P	P	P	P
	Greater than 5,000 square feet and up to 20,000 square feet	N	N	P	P	P
	Vehicle service/convenience store (including gasoline sales but no auto repair)	N	N	P	P	P
Civic uses:						
	Government - no point of service; no offices dealing directly or on a limited basis with the public (e.g., public works yards, etc.)	N	N	N	N	N
	Parks and open space	P	P	P	P	P
	Schools:					
	Preschool, daycare	N	P[1]	P	P	P
	Primary, secondary, colleges, and vocational	N	P	P	P	P
	Service and fraternal clubs and organizations, and religious institutions	N	P	P	P	P
	Transit and related transportation facilities (not including benches and bus stop signs)	N	N	P[2]	P[2]	P[2]

Restrictions:

1. Drive up window/drop off lane allowed only with special exception review by the Planning Commission as set forth in section 11-3-045 of this title, as to use only, and not fixed dimensional standards. For any use not listed as P[1], drive-up windows are expressly prohibited. No additional curb cut shall be added to accommodate the drive up/drop off lane.

2. Benches and bus stops are permitted, with development standards as noted in section 11-18-110 of this chapter.

3. Neighborhood service establishments: Low impact retail and personal service uses such as bakery, bookstore, dry cleaning, hairstyling, pharmacy, art supply/gallery, craft store, photocopy center, corner market (with no gas pumps).

	Building Height Maximum (and Minimum where Specified) In Stories (And Feet)			
	Local Roads	***Local Primary***	***Collector/ Arterial Roads***	***Within 600 feet of UP r.o.w./I-15***
RMU	2 (27 feet)[1]	n/a	3 (40 feet)	n/a
GMU	3	n/a	4	n/a
OMU	4	3	6	5 (minimum)
TMU	6	n/a	8	5 (minimum)
OS	1 (25 feet)	n/a	1 (25 feet)	1 (25 feet)

Note:

1. If a transition area is created buffering rural residential density areas from mixed use areas as follows: a) a distance of at least 300 feet must be established between housing in a rural residential site and the mixed use site; b) additional landscaping shall be provided on the mixed use site, including medium to large size trees every 20 feet along the entire length of the buffer; c) at least 3 different housing types (i.e., detached single-family, townhomes, live/work units, etc.) shall be provided in the mixed use site for every 15 acres of development; and d) the proposed uses in the mixed use area shall be compatible with the character of the site, adjacent properties, surrounding neighborhoods, and other existing and proposed development; then at its sole discretion, the City may, or may not, increase the building height on local roads in the RMU Zone to a maximum of 3 stories, not to exceed 33 feet adjacent to existing rural residential development, or areas contemplated for such development on the General Plan.