

Town of Moultonborough Office of Code Enforcement

Single Family Residence check Sheet 2006 International Building Code. (These are highlights not complete articles)

R303.8 **Required heating.** Every dwelling unit shall be provided with heating sources capable of maintaining a minimum room temperature of 68 degrees F (20degrees C) at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature. The installation of portable space heaters shall not be used to achieve compliance with this section

Emergency Egress:

R310.1 **Emergency escape and rescue required.** Basements and every sleeping room shall have at least one open able emergency escape and rescue window or exterior door opening for emergency escape and rescue. When openings are provided as a means of escape and rescue they shall have a sill height of not more than 44 inches (1118mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the window or door opening from the inside. Escape and rescue window openings with a finished sill height below the adjacent ground elevation shall be provided with well in accordance with Section R310.2.

R310.1.1 **Minimum opening area.** All emergency escape and rescue Openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

- R310.1.2 **Minimum opening height.** The minimum net clear Opening height shall be 24 inches (610mm).
- R310.1.3 **Minimum opening width.** The minimum net clear opening Width shall be 20 inches (508 mm).
- R310.1.4 **Operational constraints.** Emergency escape and rescue openings shall be operational from the inside of the room Without the use of keys, tools or **special knowledge**.
- R311.4.3 **Landings at doors.** There shall be a floor or landing on each side of each exterior door.
- Stairs:
- 311.5.1 **Stair width** shall not be less than 36"
- R311.5.2 **Headroom.** The minimum headroom in all parts of the stairway shall not be less than 6' 8" measured vertically from the sloped plane adjoining the tread nosing or from floor surface of landing or platform.
- R311.5.3.1 **Riser Height....** Maximum riser height is 7-3/4". The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8"
- R311.5.3.2 **Tread Depth** The minimum tread depth shall be 10". The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8" **Winder** treads shall have a minimum tread depth of 10" measured at a point 12" for the side where the treads are narrow. Winder treads shall have a minimum tread depth of 6" at any point
- 311.5.3.3 **Profile** A nosing not less than 3/4" but not more than 1-1/4" shall be provided on stairways with solid risers. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
- Exception** a Nosing is not required where the tread depth is a minimum of 11"

Handrails:

R311.5.6.1 **Height.** Not less than 34" or more than 38" measured vertically from the sloped plane adjoining the tread nosing, or surface of a ramp slope.

R312.1 **Guards,** are required on platforms, ramps, decks, screened porches, and landings where the grade below is more than 30", the guard's height shall not be less than 36".

Smoke Detectors:

R313.1 **Location,** in all bedrooms, in the vicinity of all bedrooms and on each floor including basements.

R313.2.1 &
R313.3 **Interconnection,** the detectors shall be wired together, so that the activation of one alarm will activate all of the alarms.

Power Source, in addition to the required AC primary power source, required smoke detectors shall receive power from a battery when AC power source is interrupted.

R317.1 **Two-family dwellings.** Dwelling units in two family dwellings shall be separated from each other by wall and/or floor assemblies of not less than 1-hour fire- resistance rating when tested in accordance with ASTM E 119. The fire-resistance-rated assemblies shall extend to and be tight against the exterior wall and wall assemblies shall extend to the underside of the roof sheathing.

R321.1 **Premises identification.** Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

R405.1 **Concrete or masonry foundations.** Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or useable 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 area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.

Exception: A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group I Soils, as detailed in Table R405.1.

R408.4 **Access,** Access shall be provided to under-floor. Access shall not be less than 18" x 24".

R807.1 **Attics,** an opening not less than 22" x 30" shall be provided to any attic having a clear height of 30" or more and exceeding 30 square feet. It shall be located in a hallway or other readily accessible location. Wall switch and light is required where used as storage or for mechanical equipment (NEC 210-70 A (3)).

Readily Accessible: Signifies access without the necessity for removing a panel or similar obstruction.

R502.12 **Draftstopping required.** When there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1000 square feet. Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below draftstopping shall be provided in floor/ceiling assemblies under the following circumstances:

1. Ceiling is suspended under the floor framing.
2. Floor framing is constructed of truss-type open-web or perforated members.

R502.2.2 **Decks.** When decks are attached to exterior walls, they shall be anchored to the primary structure and designed for both vertical and lateral loads as applicable. These attachments shall not be accomplished by the use of toenails or nails subject to withdrawal.

R502.4 Joists under bearing partitions. Joists under parallel bearing partitions shall be of adequate size to support the load. Double joists that are separated to permit the installation of piping or vents shall be full depth solid blocked with lumber not less than 2 inches in nominal thickness spaced not more than 4 feet on center.

R602.8 **Fireblocking required.** Fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.

#4 At opening around vents, pipes, ducts, gables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion.

R602.3.1 **Stud spacing.** In bearing walls, studs that are not more than 10 feet in length shall be spaced not more than is specified in table R602.3(5). In bearing walls, studs that are more than 10 feet in height shall be spaced not more than specified in table R602.3.1.

R802.3.1 **Ceiling joist and rafter connections.** Ceiling joists shall be continuous or securely joined where they meet over interior partitions and nailed to adjacent rafters to provide a continuous tie across the building when such joists are parallel to the rafters.

Where ceiling joists are not parallel to rafters, sub-flooring or metal straps attached to the ends of the rafters shall be installed in a manner to provide a continuous tie across the building, or rafters shall be tied to 1 inch by 4 inch (nominal) minimum-size crossties. Where ceiling joists or rafter ties are not provided at the top plate, the ridge formed by these rafters shall also be supported by a girder designed in accordance with accepted engineering practice

Chimneys:

R1001.11 **Fireplace clearance,** All wood beams, joists, studs, and other combustible material shall have a clearance of not less than 2" from the front faces and sides of masonry fireplaces and not less than 4" from the back faces of masonry fireplaces.

R1005.5

Support. Where factory-built chimneys are supported by structural members, such as joists and rafters, such members shall be designed to support the additional load.

Roofing:
R905

Underlayment, a single layer of 15# felt underlayment is required on all roofs. All roofs with asphalt shingles with a slope of less than 4:12 shall have a double layer of 15# felt underlayment. Two layers cemented together or a waterproof membrane shall extend at least 24" inside the building line along the eaves.

Treated wood:
R323.1

1. Where wood joists or the bottom of a wood structural floor without joists are closer than 18" or wood girders are closer than 12" from exposed ground in crawl spaces or unvented areas located within the perimeter of the building foundation, the floor assembly shall be of approved naturally durable wood or preservative treated wood.

5. All wood framing members including wood sheathing, which rest on exterior foundation walls, are less than 6" from exposed earth shall be of approved naturally durable or preservative treated wood.

3. Sleepers and sills on a concrete or masonry slab, which is in direct contact with the earth, shall be of approved naturally durable or preservative treated wood.

Zoning Requirements Residential Property

Setbacks:

Roads, closest point shall not be closer than 50' from center of traveled way or 25' from edge of right of way, whichever is greater.

Sides and Rear, closest point shall not be closer than 20' from sidelines or rear line.

Water, closest point of any structure, including decks, stairs, and ramps, shall not be closer than 50' from the high water mark of any Lake, River, Pond or Stream.

Setback requirements apply to sheds, hot tubs, and access and egress structures such as stairs from the building or to access the lake, anything placed in the setback that falls within the guidelines of the building permit ordinance, or any other local or state regulations.

Height:

The height of the building is measured from the lowest and highest grade points to the highest ridge, this height shall not exceed 32' when the height of these two points are added together and divided by two.

Additional Permits

Electrical:

Electrical work must conform to the 2008 NEC. A homeowner may wire his own abode; this does not include a home being constructed on speculation. (The homeowner must do the wiring not friends or relatives). **Anyone** wiring a home, other than the homeowner wiring his abode, must be licensed by the State of New Hampshire

Plumbing:

Plumbing work must conform to the 2006 IBC. A homeowner can only plumb an addition to, or do maintenance in, his primary residence, (the homeowner must do the plumbing not friends or relatives). **All** other scenarios will require a licensed plumber. Different than electrical, a homeowner can not plumb a home being built for his primary residence.

Mechanical:

All mechanical work must conform to the 2006 IBC Code (Gas Fuel) **License required**
Also required for gas piping, venting, air conditioning, and any ductwork.

Oil Burner:

Required on all oil fire equipment, obtained from fire department. Inspections performed by fire department.

HVAC:

Must comply with requirements of Model Energy Code effective 2007

Owner Notice

All building permits will require a minimum five working day plan review period; all forms and construction documents must be presented and complete prior to review.

If a 911 street address is needed the permit process will be longer, these 911 numbers are issued by the front office and not under the control of this office.

All building permit applications must include a building floor plan, with dimensions, it should also include drawing for each different roof or ceiling design incorporated in the structure. Floor plans must include all decks, stairs and ramps. Design and installation information on structurally engineered materials e.g. roof & floor trusses, roof & floor beams.

If the roof design is a cathedral, raised ceiling, hip or valley design please check with the Code Enforcement Office for additional requirements before construction begins, as **structural members are required** in these designs and engineering may also be required.

All inspections must be called into the office and should be performed as per inspection schedule, calls should be made only when work is **complete and ready for such inspection**. All inspections will be performed within two working days. **Inspections not performed will be list on the C.O.**

A final inspection and Certificate of Occupancy is required before a structure is occupied, Certificates of Occupancy will only be issued on structures that are **complete**, have been inspected and all fees have been paid. **We can refuse** to issue a C. O. on a structure that is not complete. We may need **Seven** working days to prepare and issue a Certificate of Occupancy, remember to allow for this in your schedule.

Any problems related to the construction and / or documents that are raised during the permitting and construction process up to and including the final inspection, are the responsibility of the property owner to assure they are in proper order or rectified before a Certificate of Occupancy will be issued.

I understand that the issuance of a building permit does not allow me to violate any building codes, zoning, planning, state regulations, approvals or ordinances, or any other regulations, restrictions, requirement, approvals, or ordinances.

PROPERTY OWNER: _____ DATE: _____

As a minimum a complete building permit application will include all of the following. If this information is not included, the application will be rejected during review.

1. All information pertinent to your project entered in the space provided on the application. To include the setbacks in the grid area or a separate 8 ½" x 11" sheet.
2. Description of the structure and/or work involved, including a description of finished and unfinished areas.
3. Answers, of yes or no, to floodplain and wetlands questions on application.
4. Signature of owner or agent on application.
5. Floor plans of structures to include decks, stairs, and or ramps.
6. Authorization form if other than owner submitting and/or signing application.
7. Structural spec. sheet (recommended). If this or architectural plans are not submitted for review you may be required at inspection time to have the construction approved by a structural engineer, at your expense.
8. View drawings of roof designs if the ceiling joist are eliminated or raised above the rafter to wall connection area (recommended). If these or architectural plans are not submitted for review you may be required at inspection time to have the construction approved by a structural engineer, at your expense.
9. A complete energy code form.
10. List of other structures and their uses on the property.
11. Owner Notice form.