SECTION 300

R301.2.1.1 Design Criteria. Construction in regions where the basic winds speeds from figure R301.2(4) equal or exceed 130 miles per hour shall be designed in accordance with one of the following: (SEE PAGE 21 IN I.R.C. 2003 CODE BOOK)

1. The design criteria for the referenced plan shall be in accordance with The American Forest and Paper Association (AF & PA) Wood Frame Construction Manual for one and two family dwellings (WFCM) 2001.

R301.2.1.2 Internal pressure. Windows in building located in wind borne debris regions shall be designed as a partially enclosed building in accordance with the International Building Code. Impact protection for wind borne debris shall meet the requirements of the Large Missile Test of ASTM E 1886 referenced therein. (130 mph wind speeds and 33 foot mean roof height)

Exception: Wood structural panels with a minimum thickness of 7/16 inch (11.1mm) and a maximum span of 8 feet (2438 mm) shall be permitted for opening protection in one two-story buildings. panels shall be precut to cover the glazed openings with attachment hardware provided. (Fastener 2 1/2" #8 wood screws) Installed at opposing ends of the wood structural panel where screws are attached to masonry brick or masonry concrete utilize vibration resistant anchors having a minimum ultimate withdrawal capacity off 490 lb.. Attachments shall be provided in accordance with Table R301.2.1.1 or shall be designed to resist the components and cladding loads determined in accordance with the provisions of the International Building code.

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.

R309.1 Opening protection. Openings between the garage and residence shall be equipped with either solid wood doors not less than 1-3/8" inch in thickness, solid or honeycomb core steel doors not less than 1-3/8 inches thick, or 20-minute fire rated doors.

R309.2 Separation required. The garage shall be separated from the residence and its attic area by not less than 1/2 inch gypsum board applied to the garage side. Where the separation is a floor – ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch gypsum board or equivalent.

R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one operable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where openings are provided as means of escape and rescue they should have a sill height of not more than 44 inches 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 a window wall 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.

R310.1.2 Minimum opening height. The minimum net clear opening shall be 24 inches (610 mm).

R312.1.2 Landings at Doors. There shall be a floor or landing on each side of each exterior door.

Exception: at the exterior side of sliding doors. The floor or landing at a door shall not be more than 1.5 inches (38 mm) lower than the top of the threshold. Exception: The landing at an exterior doorway shall not be more than 8 inches (197 mm) below the top of the threshold, provided that the door, other than an exterior storm door or screen door, does not swing over the landing.

R317.1 Single multiple smoke alarm. Single and multiple smoke alarms shall be installed in the following locations:

a. In each sleeping room.

b. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.

c. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split-levels and without and intervening door between the adjacent levels, a smoke alarm installed on the upper lever shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. When more than one smoke alarm is required to be installed within an individual dwelling unit 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 unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NAPA 72.

R318.2.3 Attics and Crawlspaces. Within attics and crawlspaces where entry is made only for services of utilities, foam plastics shall be protected against ignition by 1-1/2-inch-thick (38 mm) mineral fiber insulation, 1/4-inch-thick (6.4 mm) wood structural panels, 3/8-inch (9.5 mm) particleboard, 1/4-inch (6.4 mm) hardboard, 3/8-inch (9.5 mm) gypsum board, or corrosion-resistant steel having a base metal thickness of 0.016-inch (0.406 mm).

R325.1 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.

R327.2.1 Elevation Requirements

a. Buildings and structures shall have the lowest floors elevated to or above the design flood elevation.

b. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including basement) elevated at least as high above the highest adjacent grade as the depth number specified in feet(mm) on the Firm, or at least 2 feet if a depth number is not specified.

c. Basement floors that are below grade on all sides shall be elevated to to above the design flood elevation.

Exception: Enclosed areas below the design flood elevation, including basements whose floors are not below grade on all sides, shall meet the requirements of Section 327.2.2

R327.2.2 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 which shall meet the following criteria:

2.1 There shall be a minimum of two openings on different sides of each enclosed area; if a building hres more than one enclosed area below the design flood elevation, each area shall have openings on exterior walls.

2.2 The total net area of all openings shall be at least 1 squares inch for each square foot (275 mm for each square meter) of enclosed area.

2.3 The bottom of each opening shall be 1 foot (305 mm) or less above the adjacent ground level.

2.4 Openings shall be at least 3 inches (76 mm) in diameter.

2.5 Any louvers, screens or other opening covers shall allow the automatic flow of floodwaters into and out of the enclosed area.

2.6 Openings installed in doors and windows, that meet requirements 2.1 through 2.5, are acceptable; however, doors and windows without installed openings do not meet the requirements of this section.

R327.3.4 Enclosed areas below design flood elevation. Enclosed areas below the design flood elevation shall be used solely for parking of vehicles, building access or storage.

SECTION 400

R401.2 Requirements. Foundation construction shall be capable of accommodating all loads according to Section R301 and to 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 pratice. Gravel fill used as footings for wood foundations shall comply with Section R403. [Table R403.1 requires footings to be a minimum of 16 inches in width when supporting conventional light frame construction].

R403.1.6 Foundation anchorage, (Use simpson AM 1/2" – Anchormate to place anchor bolt) The wood sole plate at exterior walls on monolithic slabs and wood sill plate shall be anchored to the foundation with anchor bolts. (1/2" x 10" @ 28" O.C. Bolts shall extend minimum of 7" into masonry or concrete. Load bearing walls (interior) use RATISET NAILS @ 28" O.C.

SECTION 500

R502.81 Sawn Lumber. Notches in solid lumber joists, rafters and beams shall not exceed one-sixth of the depth of the member, shall not be longer than one-third the depth of the member, and shall not exceed one-fourth of the depth of the member. The tension side of members 4 inches (102 mm) or greater in nominal thickness shall not be notched except at the ends of the members. Holes shall not be closer than 2 inches (51 mm) to the top or bottom of the member is also notched, the hole shall not be closer than 2 inches (51 mm) to the notch.

R502.8.2 Engineered wood products. Cuts, notches and holes bored in trusses, laminated veneer lumber, glue laminated members or I-joists are not permitted unless the effects or such penetrations are specifically considered in the design of the member.

SECTION 600

R602.6.1 Drilling and Notching-Stubs. Any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 25 percent of its width. Studs in nonbearing partitions may be notched to a depth not to exceed 40 percent of a single stud width. Any stud may be bored or drilled provided that the diameter of the resulting hole is no greater than 40 percent of the stud width, the edge of the hole is no closer than 5/8 inch (15.9 mm) to the edge of stud, and hole is not located in the same section as a cut or notch. See figures R602.6 91) and R602.6(2).

Exceptions:

1. A stud may be bored to a diameter not exceeding 60 percent of its width, provided that such studs located in exterior walls or bearing partitions are doubled and that not more than two successive studs are bored.
2. Approved stud shoes may be used when installed in accordance with the manufacturer's recommendation.

R602.6.1 Drilling and Notching of Top plate. When piping or duct work is placed in or partly in an exterior wall of interior, braced or load-bearing wall, necessitating a cutting of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0,054 inch (1.37 mm) (16 gauge) and 1.5 inches (38 mm) wide shall be fastened to each plate across and to each side of the opening with no less than six 16d nails)See figure R602.6.1).

Exception: When the entire side of the wall with the notch or cut is covered by wood structural panel sheathing.

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. Fireblocking shall be provided in wood-frame construction in the following locations.

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs; as follows:
   1.1. Vertically at the ceiling and floor levels.
   1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).
2. At all inter connections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R311.2.2.
4. At openings around vents, pipes, and ducts at ceiling and floor level, with approved material to resist the free passage of flame and products of combustion.
5. For the fireblocking of chimneys and fireplaces, see Section R1001.16.
6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

SECTION 800

R802.5.1 Purlins. Purlins are permitted to be installed to reduce the span of rafters as shown in Figure R802.5.1. Purlins shall be continuous and shall be supported by 2-inch by 4-inch (51 mm by 102 mm) braces installed to bearing walls at a slope not less than 45 degrees from the horizontal. The braces shall be spaced not more than 4 feet (1219 mm) on center and the unbraced length of braces shall not exceed 8 feet (2438 mm).

R802.11 Roof tie-down, 802.11.1 Uplift resistance. Roof assemblies which are subject to wind uplift pressures of 20 pounds per square foot (0.958 kN/m2) or greater shall have roof rafters or trusses attached to their supporting wall assemblies by connections capable of providing the resistance required in Table R802.11. Wind uplift pressures shall be determined using an effective wind area of 100 square feet (9.3 m2) and Zone 1 in Table R301.2(2), as adjusted for height and exposure per Table R301.2(3). A continuous load path shall be provided to transmit the uplift forces from the rafter or truss ties to the foundation.

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. Ventilating openings shall be provided with corrosion-resistant wire mesh, with 1/8 inch (3.2 mm) minimum to 1/4 inch (6.4 mm) maximum openings.

SECTION 900

R905.2.2 Slope. Asphalt shingles shall only be used on roof slopes of two units vertical in 12 units horizontal (2:12) or greater. For roof slopes from two units vertical in 12 units horizontal (2:12) up to four Asphalt shingles shall only be used on roof slopes of two units vertical in 12 units horizontal (4:12), double underlayment application is required in accordance with Section R905.2.7.

R905.2.5 Fasteners. Fasteners for asphalt shingles shall be galvanized steel, stainless steel, aluminum or copper roofing nails, minimum12 gage [0.105 inch (2.67 mm)] shank with a minimum 3/8-inch (9.5 mm) diameter head, ASTM F 1667, of a length to penetrate through the roofing materials and a minimum of 3/4 inch (19.1 mm) into the roof sheathing. Where the roof sheathing is less than 3/4 inch (19.1 mm) thick, the fasteners shall penetrate through the sheathing. Fasteners shall comply with ASTM F 1667.

R905.2.5 Fasteners. Fasteners requirements for roof sheeting (APA rated-4x8x15/32" exposure) to rafters (O.S.B. and plywood) 8d common nails at 6" O.C. on panel edges, 12" O.C. at interior supports, 6" O.C. at gable end truss, & Intermediate rafters @ 6" O.C. shall have clips at all unsupported edges.

R905.2.6 Attachment. Asphalt shingles shall have the minimum number of fasteners required by the manufacturer. For normal application, asphalt shingles shall be secured to the roof with not less than four fasteners per strip shingle or two fasteners per individual shingle. Where the roof slope exceeds Asphalt shingles shall have the minimum number of fasteners required by the manufacturer. For normal application, asphalt shingles shall be secured to the roof with not less than four fasteners per strip shingle or two fasteners per individual shingle. Where the roof slope exceeds 20 units vertical in 12 units horizontal (20:12), special methods of fastening are required.

Exception: Asphalt strip shingles shall have a minimum of 6 fasteners per shingle where the roof is in one of the following categories:

a. The basic wind speed per Figure R301.2 (4) is 130 miles per hour (193 km/h) or greater.

R905.2.7 Underlayment application. For roof slopes from two units vertical in 12 units horizontal (17-percent slope), up to four units vertical in 12 units horizontal (33-percent slope), underlayment shall be two layers applied in the following manner. Apply a 19-inch (483 mm) strip of underlayment felt parallel with and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply 36-inch wide (914 mm) sheets of underlayment, overlapping successive sheets 19 inches (483 mm), and fastened sufficiently to hold in place. For roof slopes of four units vertical in 12 units horizontal (33-percent slope) or greater, underlayment shall be one layer applied in the following manner. Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches (51 mm), fastened sufficiently to hold in place. End laps shall be offset by 6 feet (1829 mm).

R905.2.7.2 Underlayment and high wind. Underlayment applied in areas subject to high winds [greater than 110 mph (177km/h) per Figure R301.2(4)] shall be applied with corrosion-resistant fasteners in accordance with manufacturer's installation instructions. Fasteners are to be applied along the overlap not farther apart than 36 inches (914 mm) on center.

SECTION 1000

R1002.1 Listing. Factory-built chimneys shall be listed and labeled and shall be installed and terminated in accordance with the manufacturer's installation instructions.

R1004.1 General. Factory-built fireplaces shall be listed and labeled and shall be installed in accordance with the conditions of the listing. Factory-built fireplaces shall be tested in accordance with UL 127.

R1004.2 Hearth extensions. Hearth extensions of approved factory-built fireplaces shall be installed in accordance with the listing of the fireplace. The hearth extension shall be readily distinguishable from the surrounding floor area.

R1004.4 Unvented gas log heaters. An unvented gas log heater shall not be installed in a factory-built fireplace unless the fireplace system has been specifically tested, listed and labeled for such use in accordance with UL 127.

SECTION 1100

N1101.3.1 Insulation.
The thermal resistance (R-value) shall be indicated on all insulation and the insulation installed such that the R-value can be verified during inspection, or a certification of the installed R-value shall be provided at the job site by the insulation installer. Where blown in or sprayed insulation is applied in walls, the installer shall provide a certification of the initial installed density and R-value. Where blown-in or sprayed insulation is applied in the roof ceiling assembly, the installer shall provide a certification of the initial installed thickness, settled thickness, coverage area, and number of bags of insulating material installed. Markers shall be provided for every 300 square feet (28 m2) of attic area, attached to the trusses, rafters, or joists, and indicate in 1-inch-high (25.4 mm) numbers the installed thickness of the insulation.

N1102.2 Maximum solar heat gain coefficient for fenestration products. The area-weighted-average solar heat gain coefficient (SHGC) for glazed fenestration installed in locations with 3,500 or fewer heating degree days shall not exceed 0.40.

SECTION 1400

IBC 1405.13 Vinyl Siding.
Vinyl siding conforming to the requirements of this section and complying with ASTM D 3679 shall be permitted on exterior walls of buildings of Type V construction located in areas where the basic wind speed specified in Chapter 16 does not exceed 100 miles per hour (161 km/h) and the building height is less than 40 feet (12 192mm) in Exposure C. Where construction is located in areas where the basic wind speed exceeds 100 miles per hour (161 km/h), or building heights are in excess of 40 feet (12 192 mm), tests or calculations indicating compliance with Chapter 16 shall be submitted. Vinyl siding shall be secured to the building so as to provide weather protection for the exterior walls of the building.

2001 WOOD FRAME CONSTRUCTION MANUAL

WFCM 3.2.5.1 Ridge Straps. Ridge Straps shall attach to opposing rafters in accordance with the requirements given 1 Table 3.6. Prescriptive solutions are provided in Table 3.6A. (Use simpson # MSTA24 (ridge strap) & simpson #N10HDG (18-10d nailers – 9 each side)

Exception: Ridge straps are not required when collar ties (collar beams) of nominal 1x9 or 2x4 lumber are located in the upper third of the attic space and attached to rafters in accordance with Table 3.6A.

WFCM 3.4.4.2.3 Holdowns. Holdowns with a capacity in accordance with Table 3.17F are required at the end of each segmented shearwall segment or at each end of a perforated shearwall. When full height shearwall segments meet at a corner, a single holdown shall be permitted to be used to resist the overturning forces in both directions when the corner framing in the adjoining walls is fastened together to transfer the uplift load. (Per deflective holdowns-corners of 8-10 ft. walls use simpson #PHD5SDS3 with 14 screws and for 12' walls use simpson #PHD8SDS3 with 18 screws) Mount to holdowns-5/8" threaded rod (drilled 11/16" x 12" deep hole and use epoxy adhesive to slab-simpson #ATPAC05KT)

3301.2 Storage and placement. Construction equipment and materials shall be stored and placed so as not to endanger the public, the workers or adjoining property for the duration of the construction project.

3302.2 Manner of removal. Waste materials shall be removed in a manner which prevents injury or damage to persons, adjoining properties and public rights-of-way.

800-6 Mechanical Execution of Work. Communications circuits and equipment shall be installed in a neat and workmanlike manner. Cables shall be supported by the building structure in such a manner that the cable will not be damaged by normal building use.

FPN: One way to determine accepted industry practice is to refer to nationally recognized standards such as Commercial Building Telecommunications Cable Standard, ANSI/EIA/TIA 568-A-1995; Commercial Building Standard for Telecommunications Pathways and Spaces, ANSI/EIA/TIA 569-A-1997; and Residential and Light Commercial Telecommunications Wiring Standards, ANSI/EIA/TIA 570-1991, or other ANSI-approved installed standards.

680-72 this new Section 680-72 was added for the 1999 Code to require access to electrical equipment associated with hydromassage tub. Building codes and plumbing codes may not require access to this equipment. this requirement is intended to ensure that the electrical equipment associated with hydromassage bathtubs can be accessed for maintenance and repair without damaging the finish or structure of the building. The access may be either an integral part of the tub or one that is provided in the finish that encloses the tub.

These items do not exclude other requirements not specifically addressed herein:

1. All framing lumber to be southern yellow pine no. 2 grade 18% maximum moisture content. All lumber in contact with concrete, masonry elements or exposes to weather to be pressure treated, coordinate framing with other trades, (electrical, plumbing, mechanical, etc.)

2. Block all walls over 8' in height. 1-1/2" x 24 ga. Galvanized iron straps to be installed over all cutouts in studs for plumbing, electrical, etc.

3. Floor, attic, and roof framing shall be sized according to requirements not to exceed maximum span. Provide bridging where shown or when joists exceed 8' span. Provide double floor joists under load bearing walls or beams if required. Installed three studs under each bearing point of beam. Studs to be fastened together with 15D nails at 12" O.C. and within 3" of each end of studs. Ensure tight fit top and bottom if holes are to be bored through horizontal members. Hole diameter not to exceed 1/3 of joists depth and clear from top and bottom. Notches in top or bottom joists not to exceed 1/16 in depth and shall not be located in the middle 1/3 of the span.

4. Floor sheathing to be APA rated. 19/32-inch thick minimum C-D tongue and groove glue and nail to floor joists with 8D common nails 6" O.C. at edges and 12" O.C. at intermediate.

5. Provide APA rated 4'x8'x15/32" thick plywood at all exterior corners and a maximum of 20" O.C. along exterior walls from slab to underside of rafters. Fasten panel using 8D nails and 4" O.C. along edges and 12" O.C. at intermediate studs.

GENERAL NOTES:
CONSTRUCTION SHALL COMPLY WITH THE INTERNATIONAL BUILDING AND/OR INTERNATIONAL RESIDENTIAL CODES

-CONTRACTOR AND/OR SUB-CONTRACTORS SHALL USE MEASURES TO INSURE THAT ONLY WORKMANSHIP OF THE HIGHEST QUALITY IS PERFORMED AND THAT ONLY THE BEST MATERIALS AND PRACTICES OF CONSTRUCTION ARE USED FOR A QUALITY AND SOUND BUILDING.
-PURCHASER AND/OR CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES.
-ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE DRAWINGS, THE CONTRACTOR AND/OR ALL SUB-CONTRACTORS MUST CHECK ALL CONDITIONS AND DIMENSIONS OF THIS PLAN PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR THE SAME.
-ALL PLUMBING STACKS AND A/C STACKS TO BE LOCATED ON THE REAR OR SIDES OF THE ROOF.

PLUMBING NOTES:
-ALL PLUMBING FIXTURES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION AND ALL STATE, LOCAL, AND ALL OTHER APPLICABLE PLUMBING CODES.
-SHUTOFF VALVES SHALL BE INSTALLED FOR ALL FIXTURES.
-WATER HEATER SHALL BE INSTALLED IN THE ATTIC, IN PANS WITH PROPER VENTILATION.

ELECTRICAL NOTES:
-ALL ELECTRICAL EQUIPMENT, DEVICES, FIXTURES, AND WIRES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION AND/OR ALL STATE, LOCAL, AND ALL OTHER APPLICABLE ELECTRICAL CODES.
-ALL ELECTRICAL WORKMANSHIP SHALL COMPLY TO ALL STATE, LOCAL, AND ALL OTHER APPLICABLE ELECTRICAL CODES.
-ALL SLEEPING AREAS ARE TO BE PROTECTED WITH SMOKE DETECTORS. THESE SMOKE DETECTORS WILL BE WIRED TO 110 VOLT HOUSE CURRENT AND MEET THE DESIGN CRITERIA BY UL DESIGN 266. THEY WILL BE INSTALLED NO FURTHER THAN TEN FEET FROM ANY SLEEPING AREA, AND NO CLOSER THAN 6" FROM THE WALL OR CEILING DEPENDING UPON WHERE THEY ARE MOUNTED.
-ALL THERMOSTATS ARE TO BE CENTRALLY LOCATED TO THEIR AREA OF CONTROL.

FRAMING
-ALL EXTERIOR AND INTERIOR WALLS SHALL BE CONSTRUCTED OF 2" X 4" STUDS UNLESS OTHERWISE NOTED.
-ALL FRAMING LUMBER, INCLUDING STUDS, PLATES, JOIST, AND RAFTERS, SHALL BE SURFACE DRY NO. 2 SOUTHERN PINE OR SIMILAR SPECIES OF EQUAL STRENGTH AND QUALITY.
-ALL FRAMING MEMBERS SHALL BE SPACED 16" O.C., UNLESS OTHERWISE NOTED.
-ALL BEAMS SHALL BE SUPPORTED WITH A MINIMUM OF 3 STUDS AT BOTH ENDS UNLESS OTHERWISE NOTED.
-DOUBLED ALL JOISTS UNDER PARTITIONS RUNNING PARALLEL AND AROUND STAIRWAYS AND FIREPLACE OPENINGS.
-MINIMUM HEADER SIZE SHALL BE 2- 2" X 8", UNLESS OTHERWISE NOTED.
-PLATES AND SILLS SHALL BE HALVED TOGETHER AT ALL CORNERS AND SPLICES.
-STUDS IN WALLS AND PARTITIONS SHALL BE DOUBTED AT ALL CORNERS AND OPENINGS.
-JOISTS OVER 12' IN SPAN SHALL BE BRIDGED AT CENTER WITH ONE ROW OF 1 X 3 CROSS BRIDGING.
– WALL SHEATHING SHALL BE 5/8" PLYWOOD (OSB) CONTINUOUS CONNECTED TO LOWER AND UPPER PLATES

-ROOF SHEATHING SHALL BE 1/2" PLYWOOD (CDX).
-15 POUND ASPHALT SATURATED FELT PAPER SHALL BE APPLIED TO EXTERIOR SHEATHING.
-SOFFITS, FASCIA, AND SIDING SHALL BE MADE OF VINYL AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
-EXTERIOR DECKS, PORCHES, AND BALCONIES, INCLUDING STRUCTURAL AND NON-STRUCTURAL COMPONENTS, SHALL BE CONSTRUCTED WITH PRESSURE TREATED WOOD PRODUCTS.

MASONRY
-MORTAR USED FOR LAYING BRICK VENEER AND CONCRETE BLOCK SHALL BE ASTM C-270 TYPE S, CEMENT-LIME MORTAR.
-COMMON BRICK SHALL BE HARD BURNED AND UNIFORM IN SIZE.
-A 1" AIR SPACE MUST BE MAINTAINED BETWEEN MASONRY AND WOOD FRAMED WALLS UNLESS NOTED.
-MASONRY TIES 16" O.C. VERTICALLY AND HORIZONTALLY SHALL BE USED TO TIE BRICK TO STUD FRAME.
-JOINTS FOR BRICK AND MASONRY UNITS SHALL BE APPROXIMATELY 3/8" HIGH WITH A CONCAVE OR RODDED FINISH.
-RUNNING BOND SHALL BE USED FOR BRICK AND MASONRY UNITS UNLESS OTHERWISE NOTED.
-PROVIDE 3" X 4" X 1/4" STEEL ANGLE LINTEL ABOVE ALL DOORS AND WINDOWS SUPPORTING BRICK.

MOISTURE AND THERMAL PROTECTION
-BATT INSULATION SHALL BE AS FOLLOWS:
  -R-19 FOR ALL 6" EXTERIOR WALLS
  -R-13 FOR ALL 4" EXTERIOR WALLS
  -R-30 FOR ATTIC AND FLOOR

-PERIMETERS OF EXTERIOR WINDOWS AND DOORS, PENETRATIONS THROUGH EXTERIOR WALLS, AND JOINTS OF ABUTTING DISSIMILAR MATERIALS SHOULD BE SEALED WITH AN APPROPRIATE CAULK PER ASTMC-962.

FINISHES
-ALL INTERIOR FACES OF WALLS AND CEILINGS SHALL BE COVERED WITH 1/2" PLAIN GYPSUM BOARD INSTALLED WITH 1" TYPE S DRYWALL SCREWS HAVING EXTERNAL AND INTERNAL CORNER BEADS.
-ALL JOINTS SHOULD BE TAPED AND 3 COATS OF SPACKLE APPLIED.
-ALL SHEETROCK AROUND TUBS AND SHOWERS SHALL BE WATERPROOF.
-ALL DECORATING, INCLUDING PAINT AND WALLPAPER, TO BE SPECIFIED AND LOCATED PER OWNER.

ENGINEERS' NOTES:
1. GENERAL
   A. NO FIELD SUPERVISION PROVIDED UNDER THIS SEAL.
   B. NO ADMINISTRATION PROVIDED UNDER THIS SEAL.
   C. ALL WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
   D. CODE COMPLIANCE:
      i. INTERNATIONAL BUILDING CODE (IBC) 2003
      ii. INTERNATIONAL RESIDENTIAL CODE (IRC) 2003
      iii.
   E. LIVE LOADS (PER ASCE 7)
      i. ATTICS, INHABITABLE WITHOUT STORAGE = 10 PSF
      ii. ATTICS, INHABITABLE WITH STORAGE = 20 PSF
      iii. ROOFS = 20 PSF
      iv. RESIDENTIAL FLOOR LOAD (EXCEPT BALCONIES) = 40 PSF
   F. ENVIRONMENTAL LOADS SHALL BE PER ASCE-7 (OR LATEST EDITION)
      BUILDING CLASSIFICATION: II
      BASIC WIND SPEED, Velocity(V) – 130 MPH
      IMPORTANCE FACTOR(I) – 1.0
      ENCLOSED STRUCTURE, INTERIOR PRESSURE BASED ON GcPi=+/- 0.18

"NOTABLE CODE SPECIFICATIONS"

REFERENCES;

2003 INTERNATIONAL RESIDENTIAL BUILDING CODE
2001 WOOD FRAMING CONSTRUCTION MANUAL

CONTRACTORS AND OWNER SHALL BE RESPONSIBLE

FOR APPLICABLE CODES NOT NOTED ON THIS SHEET

BUILDING SHALL COMPLY WITH INTERNATIONAL BUILDERS AND/OR INTERNATIONAL RESIDENTIAL CODES

CODES

REVISIONS	
DATE:	REMARKS:

DATE: NOV 24, 2010
SCALE:
JOB NO.
DESIGNED BY: RDS
DRAWN BY: RDS
CHECKED BY: RDS

doug's plan Service
Doug Stewart
4210 Stewart Lane
Perkinston, MS 39573
228/255-5259

PLANS FOR NEW SANCTUARY
6028 LAKESHORE ROAD
BAY ST LOUIS, MS 39520

LAKESHORE BAPTIST CHURCH
6028 LAKESHORE ROAD
BAY ST LOUIS, MS 39520

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"ENGINEERING THE FUTURE"
"REMEMBERING THE PAST"