



Plan Review Comments

Call for Inspections as follows:

1. **Footer** - when ready for concrete
2. **Backfill** - when basement is waterproofed and exterior drain tile is in
3. **Slab or crawl** - slab-before pouring and crawl space-before floor deck is installed
4. **Gas house line** - when test is on
5. **Rough electrical**
6. **Rough framing** - when ready to insulate (all subs finished)
7. **Masonry fireplaces** - Firebox & top-out
8. **Insulation** - before drywall
9. **Final electrical**
10. **Final Grading** - (Engineering Dept.)
11. **Final building** - when all work is completed

All jobs are to have the permit posted. On new construction, a sign is to be posted in front of the job showing Lot number and House number. Call 433-7151 or 428-4786 (our direct line) before 9:00 A.M. if you want same day inspections.

AN OCCUPANCY PERMIT MUST BE ISSUED BEFORE MOVING IN.

1. **Emergency egress openings:** Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside to a full clear opening without the use of a key, tool or special knowledge. Where windows are provided as a means of egress or rescue they shall have a sill height of not more than 44 inches above the floor and a minimum net clear opening of 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. **310.1.** See **310.2** for window wells.
Exception: Grade floor window may have a minimum net clear opening of 5 square feet.
2. **Tempered glazing** is required for individual fixed or operable panels having **all** the following conditions:
 - (1) Having a glazed area of an individual panel in excess of 9 square feet.
 - (2) The lowest edge less than 18 inches above the floor.
 - (3) The top edge greater than 36 inches above the floor.
 - (4) One or more walking surface within 36 inches horizontally of the glazing.**308.4**
3. **Tempered glazing** is required in doors and windows adjacent to a door where the nearest vertical edge is within a 24 inch arc of the door in a closed position. **308.4**
Exceptions: Glass in doors through which a 3 inch sphere will not pass; assemblies of leaded glass, faceted glass or carved glass; windows within a 24 inch arc of doors when the bottom edge of the window is more than 60 inches above the floor.
4. **Tempered Glazing** is required in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom edge of the glazing is less than 60 inches above the drain inlet and 36 inches horizontally from the inside edge of the tub or compartment. **308.4**
5. **Stairways** shall be a minimum of 36 inches in width and maintain a minimum headroom of 6 feet 8 inches. Handrails cannot extend more than 4.5 inches into the minimum 36 inch stair width. Minimum 9 inch wide treads and risers not exceeding 8 1/4 inches in height must be provided. The tread run shall not vary more than 3/8 inch overall. The riser height shall not vary more than 3/8 inch overall. A minimum of 1 handrail must be provided not less than 34 inches nor more than 38 inches above the leading edge of the tread on all stairs of 4 or more risers.

(O V E R)

Open sides of stairways exceeding 30 inches in height must be provided with guards. The guards on stairways that are part of the handrail cannot be less than 34 inches above the leading edge of the tread. Open sides of landings, decks and porches over 30 inches above floor level or grade must be provided with guards. The guards on landings, decks and porches cannot be less than 36 inches above the floor. Guards shall be provided with intermediate rails, constructed that a sphere with a diameter of 4 inches cannot pass through any opening. (4-3/8 inches for stair guards). **311.5/312**

6. **Enclosed accessible space under stairs** shall have walls, under stair surfaces and soffits protected on the enclosed side with 1/2 inch gypsum board. **311.2.2**
7. **Stair illumination** - All interior and exterior stairways shall be provided with a means to illuminate the stair, including the landing and treads. **303.6**
8. **Minimum door sizes** shall be as follows:

Main exit door (side hinged)	3'0"X6'8" (key deadbolt not permitted)
Doors to habitable rooms	2'6"X6'8"
Bathroom doors	2'4"X6'8" (except 1/2 baths)
Garage	2'6"X6'8"

A minimum 3' x 3' landing shall be required on each side of a door not less than 1 1/2 inches lower than the top of the threshold. Note exceptions in code. **311.4.3**
9. On **masonry fireplaces**, a non-combustible hearth extension must be provided. On fireplaces with an opening of more than 6 square feet, the hearth extension must extend a minimum of 20 inches in front of and 12 inches on each side of the opening. On fireplaces with an opening of less than 6 square feet, the hearth extension must extend a minimum of 16 inches in front of and 8 inches on each side of the opening. Hearth extensions must be properly designed and supported. **Table 1003.1**
10. **Chimneys** must extend a minimum of 2 feet higher than the highest point of the roof or building within 10 feet but in no case can extend less than 3 feet above the highest point of the roof where the chimney penetrates it. Flue liners must be wrapped with 4" of solid masonry. The masonry chimney chases for prefabricated fireplace flues must be properly designed and supported. Prefabricated chimney chase walls must be a minimum of 8" of masonry or 4" of masonry veneer secured to a 2"x4" wood framed chase with brick ties. **1001.6 - 1001.7**
11. **Masonry fireplaces** must be provided with a minimum 12-inch thick concrete foundation, a minimum of 32 inches below grade (see reinforcing requirements 1003.3). **1003.2 - 1003.3**
12. **Bearing posts**, columns and bottom plates of bearing walls in basements or where exposed to the weather must be approved natural durable wood or be pressure preservative treated wood or be supported by concrete piers or metal pedestals projecting at least 2 inches above concrete or masonry floors or decks and 6 inches above exposed earth and be separated from the piers with an impervious moisture barrier. **319.1.4 – 407**
13. **Foam plastics** shall be separated from the interior of a building by an approved thermal barrier of 1/2 inch gypsum board and be mechanically fastened. Foam plastics within an attic where entry is made only for the service of utilities, shall be protected against ignition by 1 1/2 inch thick mineral fiber insulation, 1/4 inch thick plywood, 3/8 inch particleboard, 1/4 inch hardboard, or 3/8 inch gypsum wallboard, corrosion-resistant steel having a base metal thickness of 0.016 inch, or other approved materials installed in such a manner that the foam plastic is not exposed. **314.1.2 / 314.2.3**
14. **Sump pump discharge lines** and **crawl space and foundation drains** must discharge a minimum of 5 feet away from the building foundation.
15. **Exterior gas piping** shall be protected against corrosion. (Paint) **G2415.8**
16. **This basement** has been approved as an unfinished, non-habitable space. Finishing of this space requires a separate permit. Finished habitable spaces require higher ceilings than non-habitable spaces and have different electrical requirements, per **305 and NEC**.