

COMMONWEALTH CODE INSPECTION SERVICE, INC.

CODE FACTS FOR SINGLE FAMILY DWELLINGS 2006 INTERNATIONAL RESIDENTIAL CODE

1. Footings: Must be 36" below finished grade.(as per local design criteria) Concrete for footings must be poured into forms or against undisturbed earth. Re-bar may be necessary if soil conditions warrant. Footing width will be determined by load-bearing value of soil. Table 403.1. Footings shall be a minimum 6" thick. Footing projections shall be at least 2" and shall not exceed the thickness of the footing. Section 403.1.1
2. Foundation Drains: Drains must be provided on the outside perimeter of foundations. Sub-soil drains must be bedded in clean gravel. All drains must be at or below area to be drained. An individual dedicated branch electrical circuit must be provided for each sump pit. Sump pit must have secure cover. An opening in the foundation wall must be provided for discharge piping. Drains shall discharge by gravity or mechanical means. Section 405.1
All exterior perimeter drains must be covered by an approved filter membrane material, I.e., tobacco paper, 2" of straw, or filter paper. b. Each interior sump pit must be discharged a minimum of ten (10) feet from the house and ten (10) feet from any property line. c. Minimum measurements for an interior sump pit shall be 20 x 20 in diameter by 2' deep. All basements below grade must be damp-proofed or waterproofed from the top of the footing to finished grade. Section 406.
3. Mortar used in foundation walls shall be Type M or S. Section 404
4. Height of unbalanced fill against hollow un-reinforced masonry walls shall not exceed the following: Table 404.1.1(1) Height of un-balanced backfill may be increased where vertical reinforcement is used as per table(s) 404.1.1(2),(3),(4).
5. Where hollow block walls decrease in thickness, a course of solid masonry or concrete filled units shall be interposed between thicker and thinner sections. Section 606.2.3
6. Foundation anchorage: Anchor bolts shall be a minimum of 1/2" diameter bolts and shall be embedded in foundations where constructed of concrete not less than 8" and in grouted masonry units not less than 15" and a minimum of 2 anchor bolts are required on each section of plate. Anchor bolts shall be placed 12" from all corners and intermediate bolts spaced a maximum of 6' on center or an approved equal. Section 403.1.6
7. Brick veneer over frame construction shall have the following:
 - a. weep holes or wicks at 33" on center. Section 703.7.6
 - b. an approved water-resistive barrier. Section 703.2
 - c. securely fastened. Section 703.7.4

8. Crawl space areas: other than those used as an underfloor plenum, shall be ventilated by an approved mechanical means or by openings in exterior foundation walls. Ventilators must be on at least 2 opposite sides, opening must be 1 square foot per 150 square of foundation space or an approved equal. Section 408.1
9. Site grading adjacent to the foundation wall shall be sloped away from the building at a slope not less than 6 inches in the first 10 feet. Section 401.3
10. Sill plates: All sill plates placed on concrete or masonry exterior wall must be naturally-durable or pressure treated wood, with a minimum 8" clearance between finished grade and sill plate. Section R-319
11. Beam pockets: Beam pockets must be provided with 4 inches of solid masonry, or upon a metal bearing plate of adequate design and dimension to distribute the load. FHA block is not approved as solid masonry for beam pockets. Section 606.13
12. Headers: Provide double headers above basement openings in bearing walls not covered by masonry lintels. Section 502
13. Fireblocking required: Connections between horizontal and vertical spaces: At all interconnections between vertical and horizontal spaces such as occur at soffits, over cabinets, drop ceilings, cove ceilings, cold air returns, and similar locations. Section 602.8
14. Notching: Notches in joists, rafters, and beams may not exceed 1/6 of the depth for floor joist and 1/3 of the depth for ceiling joist, and shall not be located in the center 1/3 of the span. Section 502.8

Borings: Holes bored or cut into joists, rafters, and beams shall not be closer than 2 inches to the top or bottom of joists or to any other hole. The diameter of the hole in joists shall not exceed ~ of the member. Section 602.6
Stud Notching and Borings: In bearing walls or partitions, notches or bored holds shall not be more than ~ of the depth of the stud. 602.6
Pre-engineered Trusses: May not be bored, cut, altered, or damaged during construction. Section 502.8
15. Joist Hangers: Wood beams or floor joist must have 4 inches of bearing or be supported in approved hangers or on ribbon boards IX4. Section 502.6
16. Combustible framing shall be at least 2 inches for all flues, chimneys, and fireplaces. Section 1001.15

17. Pre-engineered trusses shall be designed in accordance with TPI-85 standards. Bottom chords shall be designed for the required live loads. Trusses may not be bored, cut, altered or damaged during construction. Section 502.11
18. Bridging: Joist exceeding a nominal 2X12 shall be supported laterally by solid blocking or diagonal bridging at intervals not exceeding 8 feet. for all floor joist framing. Section 502.7.1
19. Garages: The garage shall be separated from the resident and its attic by not less than ½" drywall. Garages with habitable areas above shall be separated by minimum 5/8" type "X" drywall. Section 309.2
20. One approved emergency rescue window or exterior door is required in each sleeping room. Every basement shall have at least one emergency escape and rescue opening. Section 310
21. Glass installed in hazardous locations as defined in section 308.4 shall be provided with a manufacture's mark designating the type of glass and the safety standard with which it complies.
22. All stairways shall be constructed as follows" 36 minimum width, 6 feet 8 inch headroom, 8 ¼ inch maximum riser, and 9 inch minimum tread depth, exclusive of nosing (measured nose to nose). Section 311.5 and Pa UCC.
23. Guardrail system required for all open side of elevated walking surfaces. Guardrail height shall be a minimum of 36 inches and intermediated rails constructed with no opening greater than 4", includes all open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads. Section 312
24. Handrails are required to be 34" minimum and 38" maximum, measured vertically above the nosing of the tread. Section 311.5.6
25. Smoke alarms shall be installed in each sleeping rooms, outside each separate sleeping area, and on each floor level. Section 313
Alteration: When interior alterations, repairs, or additions requiring a permit occur or when sleeping rooms are added, individual smoke alarms shall be installed as per new construction. Section 313
26. All electrical fixtures shall be listed with and approved by an approved testing agency. Section 3303.3
27. No building or structure may be used or occupied without obtaining a Certificate of Use and Occupancy that has been issued by the Code Official. Section 110

28. Approved plans must remain on the job site until a Certificate of Occupancy has been issued. Section 106
29. Please refer to Contractor, Building Permit Number, Address and Inspection when calling for inspections or in any correspondence.
30. The permit holder is responsible for making arrangements for inspection and insuring that the required inspections have been performed by an authorized inspector representing the municipality. Construction shall not proceed until each phase of construction has been approved. Section 109.3
31. NOTE: Permit approval requires construction in accordance with all codes and ordinances in the appropriate municipality. Section 105
32. Building permit shall be posted and visible from the right of way. Section 105.7
33. 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. Section 321
34. Foam plastic used as an interior finish shall meet the flame spread and smoke-developed requirements of section 315.
35. Dwelling units in two family dwellings shall have one hour separation. Section 317
36. Townhouses shall have a minimum 1 hour separation on each side or a two hour common separation wall. Section 317
37. Townhouses shall be separated by a 30" high parapet wall or one hour rated roof decking (with minimum class "C" shingles) extending a minimum of four feet back from the common wall. Skylights, vents and other penetrations are not permitted within the rated sheathing. Section 317
38. Masonry chimneys shall meet the minimum clearances, sizes and anchorage set forth in Table 1003.1
39. Water supplies shall be protected against backflow. 2902.2
40. Stairways shall be provided with adequate illumination. Section 303.6
41. Energy compliance path must be submitted with plans. (Chapter 11 IRC, PA Energy Alternative or Res-Check). The submitted path must be followed for the entire project.