

TABLE R302.1(2) (1) CLIMATIC & GEOGRAPHIC DESIGN CRITERIA											
GROUND SNOW LOAD	WIND DESIGN SPEED	WIND DESIGN TOPO CATEGORY	SEISMIC DESIGN CATEGORY	DAMAGE FROM WEATH- ERING	WINTER DESIGN TEMPERATURE	ICE BARRIENESS	FLOOD HAZARD	AIR FREEZE INDEX	MEAN ANNUAL TEMP.		
105	115	NO	B	SEVERE	48°	NONE	-15°	YES	#F80S	2234	40°F

LINE LOADS USED IN DESIGN

ROOF (PF) _____	55 PSF
ATTICS _____	20 PSF
FLOORS _____	40 PSF
APPROXIMATE SLEEPING FLOORS _____	30 PSF
PASSENGER VEHICLE GARAGE FLOOR _____	50 PSF 1 2000 LB POINT LOAD
PORCH _____	60 PSF
WIND- EXPOSED SURFACES _____	80 PSF
MAXIMUM SOIL BEARING PRESSURE _____	3000 PSF
MINIMUM DEAD LOAD PRESSURE _____	800 PSF
EQUIVALENT FLUID PRESSURE (EFF)(IMPORTED) _____	45 PCF

DESIGN VALUES PER THE ORIGINAL DRAWINGS PERMIT NUMBER C-171-046 BE FOUND. CONTACT THE SOLS ENGINEER DURING PROJECT PLANNING FOR AN UPDATED REPORT.

REGULATORY REQUIREMENTS

ALL CONSTRUCTION SHALL CONFORM TO THE 2021 INTERNATIONAL RESIDENTIAL CODE (INCLUDING APPENDIX CHAPTERS E 1 (Q) AND STANDARDS AS ADOPTED AND/OR AMENDED BY THE ROUTT COUNTY REGIONAL BUILDING DEPARTMENT AND THE FOLLOWING: 2023 NATIONAL ELECTRICAL CODE (NEC) (2019 IRC SPECIFICATIONS ARE NOTED) 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) LOCAL UTILITY REGULATIONS ALL COUNTY CODES AND ORDINANCES APPLICABLE PROTECTIVE COVENANTS OF THE SUBDIVISION

ALL WORK EXECUTED IN ANY PUBLIC RIGHT-OF-WAY OR ON PUBLIC PROPERTY SHALL BE COMPLETED ACCORDING TO THE SPECIFICATIONS AND REQUIREMENTS OF THAT GOVERNING BODY.

0. SPECIAL NOTICE

THESE SPECIFICATIONS ARE GENERIC IN NATURE, SOME SECTIONS OR DIVISIONS MAY NOT BE APPLICABLE, SEE SPECIAL CONDITIONS FOR ADDITIONAL INFORMATION.

SECTIONS NOTED MAY HAVE BEEN MODIFIED TO COMPLY WITH LOCAL CODE AMENDMENTS, CONTRACTOR OR OWNER PREFERENCES OR BY AMPLIFY ARCHITECTURE. DRAFTING REFER TO CODE SECTIONS NOTED FOR ALTERNATIVES AND/OR SPECIFIC REQUIREMENTS.

THESE PLANS AND SPECIFICATIONS DEPICT THE WORK REQUIRED TO CONSTRUCT A SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE.

SPECIAL INSPECTIONS REQUIRED - FOUNDATION EXCAVATION PRIOR TO PLACING CONCRETE.

1. GENERAL REQUIREMENTS

EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK ON THE SITE AUTHORIZED IS COMPLETED WITHIN 180 DAYS AFTER ISSUANCE OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED. ANY PERMIT NOT COMPLETED WITHIN 180 DAYS, ALL BUILDING PERMITS SHALL AUTOMATICALLY EXPIRE THREE YEARS FROM THE DATE OF ISSUANCE.

EVERY ATTEMPT HAS BEEN TAKEN TO AVOID OR ELIMINATE ERRORS DURING THE PREPARATION OF THESE PLANS. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS WITH ACTUAL FIELD CONDITIONS.

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE INTERFERENCE BETWEEN ALL TRADES AND SUBCONTRACTORS, SO AS TO PRESENT A COMPLETE AND FINISHED PRODUCT.

ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES, AS AMENDED, AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THEIR RESPECTIVE TRADES.

THESE DOCUMENTS DO NOT INCLUDE PROVISIONS FOR JOB SITE SAFETY, JOB SITE SAFETY AND PROTECTION OF ADJACENT PROPERTIES DURING CONSTRUCTION SHALL BE CONTRACTORS RESPONSIBILITY.

ALL CONTRACTORS SHALL CARRY WORKMANS COMPENSATION, CONTRACTORS LIABILITY, PERSONAL INJURY AND COMPREHENSIVE AUTOMOBILE AND PROPERTY DAMAGE INSURANCE. GENERAL CONTRACTOR TO CARRY "BUILDERS RISK" INSURANCE. OWNER TO CARRY FIRE INSURANCE ON THE COMPLETED STRUCTURE.

THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL BUILDING PERMITS, USE TAX, SALES TAX AND INSPECTION FEES. SPECIAL INSPECTIONS WHEN REQUIRED, SHALL BE EMPLOYED BY THE OWNER. ENGINEER RESPONSIBLE FOR THE DESIGN OR AN AGENT OF THE OWNER, BUT NOT BY THE CONTRACTOR OR ANY OTHER PERSON RESPONSIBLE FOR THE WORK.

ALL MATERIALS, EQUIPMENT AND WORKMANSHIP SHALL BE SUBJECT TO A ONE YEAR WARRANTY.

BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH (12.7 MM) WHERE REQUIRED BY THE FIRE CODE OFFICIAL. ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE, WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY. A MONUMENT, POLE OR OTHER SIGN OR MARKS SHALL NOT BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. (IRC R315.1)

GENERAL CONTRACTOR IS TO PROVIDE THE OWNER WITH A BOUND COPY OF ALL BUILDING PERMITS, PERMITS, DEPARTMENTS OF CORRESPONDENCE, EQUIPMENT MANUALS, DATED WARRANTIES AND INSTALLATION / MAINTENANCE INSTRUCTIONS, CERTIFICATE OF OCCUPANCY, AND LIEN WAIVERS OR RELEASES FROM ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS PRIOR TO FINAL PAYMENT. THE GENERAL CONTRACTOR SHALL FAMILIARIZE THE "COUNTERSINKING OF ALL EQUIPMENT AND APPLIANCES AND CLEARLY LABEL ALL SAFETY VALVES AND CONTROLS FOR THE MAJOR HOUSE SYSTEMS.

MATERIAL SIZE NOTED ON THE PLANS ARE THE MINIMUM ACCEPTABLE. THE USE OF LARGER SIZE OR STRONGER MATERIALS IS ACCEPTABLE FOR EASE OF CONSTRUCTION OR AESTHETICS. VERIFY THE USE OF ALL SUBSTITUTED MATERIALS WITH THE ENGINEER OF RECORD AND AMPLIFY ARCHITECTURE / DRAFTING.

ALL MATERIALS, FIXTURES & EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND LOCAL CODES.

2. SITE CONSTRUCTION

CONTRACTOR SHALL PROVIDE NECESSARY LABOR, MATERIALS AND EQUIPMENT TO PERFORM ALL SITE WORK SHOWN OR SPECIFIED IN THESE DOCUMENTS.

FIELD LOCATE ALL UTILITY LINES PRIOR TO ANY CONSTRUCTION ACTIVITY.

STRIP SITE OF EXISTING TOPSOIL AND STOCKPILE FOR RE-USE IN LANDSCAPING. REFER TO SITE PLAN FOR EXTENT OF STRIPPING AND PROPOSED STOCKPILE LOCATION.

THE SLOPE OF CUT OR FILL SURFACES SHALL BE NO STEEPER THAN 2:1 (50% SLOPE). UOEN

ALL FOOTINGS ARE TO BE PLACED ON FIRM, UNDISTURBED NATURAL SOIL. TOPSOIL, LOOSE NATURAL SOILS, ALL EXISTING FILL MATERIALS WITHIN THE FOUNDATION EXCAVATIONS SHALL BE REMOVED AND THE FOOTINGS EXTENDED DOWN TO MORE COMPETENT EXISTING SOILS. NOTIFY THE SOIL ENGINEER WHEN EXCAVATION IS COMPLETED SO THAT CONDITIONS MAY BE INSPECTED PRIOR TO PLACEMENT OF ANY FILL OR CONCRETE (VARIES SEE SOIL REPORT)

WASHED ROCK OR EARTHEN FILL USED TO SUPPORT THE FOUNDATIONS OF ANY BUILDING SHALL BE PLACED IN ACCORDANCE WITH THE SOIL INVESTIGATION REPORT AND ACCEPTED ENGINEERING PRACTICE. A REPORT OF BACKFILL OR PLACEMENT OF FILL, PREPARED BY A QUALIFIED SOIL ENGINEER, SHALL BE REQUIRED. THIS REPORT SHOULD BE PROVIDED TO THE BUILDING INSPECTOR AT THE TIME OF FOOTING INSPECTION.

ALL FOOTING BEARING ELEVATIONS SHOWN ARE ASSUMED EXACT BEARING ELEVATIONS SHALL BE VERIFIED IN THE FIELD WITH ACTUAL CONDITIONS BY THE CONTRACTOR AND WITH THE APPROVAL OF THE ENGINEER AND THE OWNER. PER CITY FOUNDANCE 2003, A FOUNDATION SURVEY WILL BE REQUIRED. GENERAL CONTRACTOR TO PROVIDE THIS TO THE RCERD AND CITY PLANNING WITHIN 30 DAYS OF FOUNDATION FORM INSPECTION BY THE RCERD. DEVIATIONS FROM THE HORIZONTAL LOCATION OR VERTICAL DATUM SHOWN MAY REQUIRE ADDITIONAL REVIEW BY THE CITY OF STEAMBOAT SPRINGS PLANNING SERVICES DEPARTMENT FOR SUBSTANTIAL CONFORMANCE.

CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 4" WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6" ELSEWHERE. (IRC R404.1.8)

2. SITE CONSTRUCTION - continued

PROVIDE FOUNDATION PERIMETER DRAINAGE SYSTEM PER IRC SECTION R405 AND DETAILS PROVIDED.

EXCEPTION: A DRAINAGE SYSTEM IS REQUIRED WHEN THE FOUNDATION IS INSTALLED ON WELL DRAINED GROUND OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP 1 SOILS AS DETAILED IN TABLE R405.1.

SEE SECTION R406.3 FOR DAMPROOFINGS OF WOOD FOUNDATIONS.

THESE PLANS SPECIFY THAT IMPROVED GRANULAR BACKFILL MATERIAL IS REQUIRED FOR BACKFILLS FOUNDATION AND/OR RETAINING WALLS BECAUSE THEIR USE RESULTS IN LOWER LATERAL EARTH PRESSURES. A LETTER DOCUMENTING PLACEMENT OF THE GRANULAR BACKFILL MATERIAL SHALL BE FILED WITH THE BUILDING DEPARTMENT. THE LETTER OF DOCUMENTATION SHALL BE TYPEWRITTEN AND SIGNED BY THE HOMEOWNER OR GENERAL CONTRACTOR AND THE EXCAVATION CONTRACTOR RESPONSIBLE FOR PLACEMENT OF THE BACKFILL MATERIAL.

BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS UNTIL FLOOR SLABS HAVE BEEN PLACED AND THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR ABOVE OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL. (IRC R404.1.7)

EXCEPTION: BRACING IS NOT REQUIRED FOR WALL SUPPORTING LESS THAN 4 FEET OF UNBALANCED BACKFILL.

LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (IRC R401.3).

EXCEPTION: IMPERVIOUS SURFACES SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

ALL UTILITY LINES SHALL BE EXTENDED FROM THE BUILDING TO THE UTILITY CONNECTION AS REQUIRED. CO-ORDINATE WITH THE UTILITY COMPANY AND BURIED CABLE LOCATION SERVICE AT 800.432.1587 OR 811.

ELECTRIC - FROM METER PANEL TO TRANSFORMER OR SERVICE PANEL TO 200/330 AMP METER. PEDESTAL, CO-ORDINATE WITH YAMPA VALLEY ELECTRIC ASSOCIATION, 970.814.1160.

SEWER - FROM 5 FEET OUTSIDE OF FOUNDATION TO SERVICE TAP OR STUB OUT, CO-ORDINATE WITH STEAMBOAT SPRINGS WATER, 970.811.6303. MT. WERNER WATER 1 SANITATION DISTRICT, 970.814.2424. MORRISON CREEK METROPOLITAN 1 & S D, 970.136.6.250. UNLESS OTHERWISE NOTED ON THE SITE PLAN, SERVICE LINES AND FITTINGS ARE 4" P.V.C. MANHOLE WITH 18" DIA. COVER. 4.5" MINIMUM COVER.

-FROM 5 FEET OUTSIDE THE FOUNDATION TO SEPTIC TANK TO LEACH FIELD, SEE DESIGN BY OTHERS.

WATER - FROM METER OR SHUT OFF VALVE TO SERVICE TAP, CO-ORDINATE WITH STEAMBOAT SPRINGS WATER, 970.811.6303. MT. WERNER WATER 1 SANITATION DISTRICT, 970.814.2424. MORRISON CREEK METROPOLITAN 1 & S D, 970.136.6.250. UNLESS OTHERWISE NOTED ON THE SITE PLAN, SERVICE LINES AND FITTINGS ARE 4" P.V.C. MANHOLE WITH 18" DIA. COVER. 4.5" MINIMUM COVER.

-FROM 5 FEET OUTSIDE THE FOUNDATION TO 2,500 GALLON BUNKED STORAGE TANK TO WELL HEAD, SEE DESIGN BY OTHERS.

TELEPHONE - FROM TELEPHONE BOX TO PEDESTAL, CO-ORDINATE WITH CENTURYLINK, 970.824.1111. MAINTAIN 18" MINIMUM COVER.

GAS - FROM GAS METER TO POINT OF CONNECTION, CO-ORDINATE WITH ATMOS ENERGY COMPANY, 888.442.1313. MAINTAIN 18" MINIMUM COVER.

-FROM POINT OF CONNECTION TO BURIED 500 / 1,000 GALLON PVS TANK, SEE SITE PLAN.

CABLE TELEVISION - FROM TELEVISION SERVICE PANEL TO PEDESTAL, CO-ORDINATE WITH COMCAST, 970.819.1410. MAINTAIN 18" MINIMUM COVER. TO DISH ANTENNA, CO-ORDINATE WITH SERVICE PROVIDER.

3. CONCRETE

CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS AND EQUIPMENT TO COMPLETE ALL CONCRETE SHOWN OR NOTED IN THESE DOCUMENTS.

AS NOTED IN THE SOILS REPORT, EXPANSIVE SOILS WERE ENCOUNTERED AT THIS SITE. REFER TO THE SOILS REPORT FOR SPECIAL PRECAUTIONS AND CONSTRUCTION DETAILS.

FORMS SHALL RESULT IN A FINAL STRUCTURE THAT CONFORMS TO SHAPES, LINES, AND DIMENSIONS OF THE MEMBERS AS REQUIRED BY THE DESIGN DRAWINGS, AND SPECIFICATIONS.

ENTER ALL FOOTINGS UNDER WALLS OR COLUMNS UNLESS OTHERWISE NOTED ON PLANS.

ALL CONCRETE WORK AND REINFORCEMENT DETAILS SHALL BE IN ACCORDANCE WITH ACI BUILDING CODE 3.18. ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A 3/4" CHAMFER.

ALL REINFORCING SHALL BE HIGH STRENGTH DEFORMED BARS CONFORMING TO ASTM A615 AND SHALL BE SHOWN OR NOTED ON THE PLANS. ALL REINFORCEMENT SHALL BE COLD BENT UNLESS OTHERWISE PERMITTED BY THE BUILDING INSPECTOR.

PROVIDE CONCRETE ENCASED ELECTRODE (ELECTRODE) PER SECTION E3608.1.2. CO-ORDINATE EXACT REQUIREMENTS WITH ELECTRICAL CONTRACTOR.

WELDED REINFORCING SHALL CONFORM TO ASTM 105 AND SHALL BE LAPPED (1) FULL MESH AT SPLICES AND BE TIED TOGETHER.

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT, CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3" CONCRETE EXPOSED TO EARTH OR WEATHER. 1 1/2" CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND. SLABS WALLS, JOISTS 3/4" BEAMS, CHIMNEYS 1 1/2"

DEPTH OF FOOTING ABOVE BOTTOM REINFORCEMENT SHALL BE 6" MINIMUM.

NO SPLICES OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AUTHORIZED BY THE ENGINEER. SPLICES, WHERE PERMITTED, SHALL BE A MINIMUM OF (3) BAR DIAMETERS FOR #4 BAR, GRADE 60 AND (25) BAR DIAMETERS FOR #5 BAR, GRADE 40. PER TABLE R608.8.4 (1), MAKE ALL BARS CONTINUOUS AROUND CORNERS. PLACED (2) #5 BARS WITH 2" OF PROTECTION AROUND ALL OPENINGS IN CONCRETE WALLS, SLABS AND BEAMS.

CONTINUOUS TOP AND BOTTOM BARS IN WALLS SHALL BE SPLICED AS FOLLOWS: TOP BARS AT MIDSPAN, BOTTOM BARS AT SUPPORTS.

PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING AT POSITIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH ACI 318. WHERE PROVIDED IN SLABS ON GROUND, REINFORCEMENT SHALL BE SUPPORTED TO REMAIN IN PLACE FROM THE CENTER TO THE UPPER 1/3 OF THE SLAB FOR THE DURATION OF THE CONCRETE PLACEMENT. (R608.8.4)

THE SOIL ENGINEER, ACTING AS A SPECIAL INSPECTOR, SHALL OBSERVE THE DRILLING, REINFORCEMENT AND PLACEMENT OF CONCRETE FOR ALL CASES. THE SPECIAL INSPECTOR SHALL SUBMIT A SIGNED REPORT, STATING CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE REPORT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO REQUESTING INSPECTIONS FOR FOUNDATION GRADE BEAMS OR WALLS WHICH ARE SUPPORTED BY THE GASSONS, OR THE REPORT MAY BE MADE AVAILABLE TO A FIELD INSPECTOR AT THE TIME OF GRADE BEAM INSPECTION.

ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE I OR PORTLAND CEMENT, FIVE-SACK MIX WITH 55% MINIMUM TO 73% MAXIMUM ENTRAINED AIR AND 3/4" MAXIMUM STONE AGGREGATE SIZE. CONCRETE SHALL DEVELOP 2,800 PSI COMPRESSIVE STRENGTH IN 28 DAYS FOR BASEMENT SLABS AND WALLS. 3,000 PSI FOR WALLS EXPOSED TO WEATHER AND 3,500 PSI FOR PATIOS, STEPS, GARAGE SLABS AND WEATHER EXPOSED CONCRETE. MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTER 3 OF ACI 318 OR ACI 303.2. CONCRETE SHALL BE PLACED WITH A 4" MINIMUM SLUMP. SHALL NOT BE PLACED WHEN HOT, FROZEN, WET OR SATURATED SOIL AND SHALL BE PROTECTED FROM FREEZING FOR 10 DAYS.

THE SOIL ENGINEER, ACTING AS A SPECIAL INSPECTOR, SHALL OBSERVE THE PLACEMENT OF ALL HELICAL PILES. THE SPECIAL INSPECTOR SHALL SUBMIT A SIGNED REPORT, STATING CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE REPORT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO REQUESTING INSPECTIONS FOR FOUNDATION GRADE BEAMS OR WALLS WHICH ARE SUPPORTED BY THE HELICAL PILES, OR THE REPORT MAY BE MADE AVAILABLE TO A FIELD INSPECTOR AT THE TIME OF GRADE BEAM INSPECTION.

HELICAL PILE DESIGN DRAWINGS SHALL BE PROVIDED BY THE FABRICATOR STATING: A. THE HELICAL PILE NUMBER, LOCATION AND PATTERN BY AN ASSIGNED IDENTIFICATION NUMBER; B. SPECIALTY FILE CAP; C. TYPE AND SIZE OF THE CENTRAL, STEEL, SHAFT; D. HELIX CONFIGURATION (NUMBER & DIAMETER OF HELIX PLATES); E. MINIMUM EFFECTIVE INSTALLATION TORQUE; F. MINIMUM OVERALL LENGTH AND WEIGHT; G. MINIMUM TENSILE STRENGTH; H. MINIMUM TENSILE ELONGATION; I. MINIMUM TENSILE ELONGATION AT BREAK; J. MINIMUM TENSILE ELONGATION AT YIELD; K. MINIMUM TENSILE ELONGATION AT Rupture; L. MINIMUM TENSILE ELONGATION AT Rupture; M. MINIMUM TENSILE ELONGATION AT Rupture; N. MINIMUM TENSILE ELONGATION AT Rupture; O. MINIMUM TENSILE ELONGATION AT Rupture; P. MINIMUM TENSILE ELONGATION AT Rupture; Q. MINIMUM TENSILE ELONGATION AT Rupture; R. MINIMUM TENSILE ELONGATION AT Rupture; S. MINIMUM TENSILE ELONGATION AT Rupture; T. MINIMUM TENSILE ELONGATION AT Rupture; U. MINIMUM TENSILE ELONGATION AT Rupture; V. 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1. THERMAL & MOISTURE PROTECTION - continued

- 1.2 IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
- 1.3 IN ACCORDANCE WITH OTHER APPROVED METHODS.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME INSULATION WALLS WITH PROTECTING IPS ON BOTH SIDES UNDER STUCCO CORNICES.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL CORNICES AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROTECTED WOOD TRIM.
5. STUCCO EXTERIOR FINISHES SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENINGS TO BE FULLY OPENED. (R3 10.2.3)
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

PROVIDE BASE AND GAP, SIDEWALL AND OTHER FLASHINGS AT ALL ROOF AND VERTICAL SURFACE INTERSECTIONS PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (R405.2.8) SEE SECTION R405.2.8.9 FOR SPECIFIC MANUFACTURER FLASHING REQUIREMENTS.

A DRIP EDGE SHALL BE PROVIDED AT EAVES AND RAKE EDGES OF SHINGLE ROOFS. ADJACENT SEGMENTS OF DRIP EDGE SHALL BE OVERLAPPED NOT LESS THAN 2 INCHES (51 MM). DRIP EDGES SHALL EXTEND AT LEAST 1 1/4 INCH (40 MM) BELOW THE TOP OF SHEATHING AND EXTEND UP BACK ONTO THE ROOF DECK NOT LESS THAN 2 INCHES (51 MM). DRIP EDGES SHALL BE MECHANICALLY FASTENED TO THE ROOF DECK AT NOT MORE THAN 12 INCHES (305 MM) O.C. WITH FASTENERS AS SPECIFIED IN SECTION R405.2.5. UNDERLAYMENT SHALL BE INSTALLED OVER THE DRIP EDGES ALONG EAVES AND UNDER THE DRIP EDGE ALONG RAKE EDGES. (R405.2.8.5)

ROOF VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. OPEN VALLEY LININGS (EXPANDED) SHALL CONSIST OF NOT LESS THAN 26 GAUGE GALVANIZED STEEL, 28 GAUGE STAINLESS STEEL, OR 202 16 NOMINAL GOLD ROLLED COPPER LININGS SHALL BE 24" WIDE MINIMUM AND PLACED OVER 36" WIDE LAYER OF ICE AND WATER SHIELD. (R405.2.8.6) (ASPHALT SHINGLES) SHALL BE A 36" WIDE LAYER OF ICE AND WATER SHIELD. (R405.2.8.2)

IN AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG THE EAVES CAUSING A BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL SHEET ROOFING, METAL ROOF SHINGLES, MINERAL-SURFACED ROOF, ROOFING, SLATE AND SLATE-TYPE SHINGLES, MOOD SHINGLES AND MOOD SHAKES. THE ICE BARRIER SHALL CONSIST OF NOT FEWER THAN TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER, OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24 INCHES (610 MM) FROM THE EXTERIOR WALL LINE OF THE BUILDING OR ROOF WITH SLOPE EQUAL TO OR GREATER THAN 8 UNITS VERTICAL IN 12 UNITS HORIZONTAL. THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36 INCHES (914 MM) MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING. (R405.1.2)

EXCEPTION: DETACHED ACCESSORY STRUCTURES NOT CONTAINING CONDITIONED FLOOR AREA.

PROVIDE GRADE ICE AND WATER SHIELD UNDERLAYMENT AS ICE BARRIER, EXCEPT WHEN USING DIRECT APPLIED METAL ROOFING, FOR DIRECT APPLIED METAL ROOFING USE GRADE ICE AND WATER SHIELD UNDERLAYMENT. (RC 105.2.1.1) IT IS RECOMMENDED THAT THE ENTIRE ROOF BE COVERED.

NATURAL VENTILATION OF ALL HABITABLE ROOMS SHALL BE PROVIDED. THE MINIMUM NET CLEAR OPENING AREA TO BE PROVIDED SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED (RC SECTION R303.1)

EXCEPTION 1: AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCTIONS 0.95 AIR CHANGES PER HOUR IN THE ROOM OR A WHOLE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR PER TABLE M1505.4.3 (1). (R303.1)

CLIMATE ZONES 3-9 ARE REQUIRED TO BE TESTED & VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 3 AIRCHANGES PER HOUR. THEREFORE, A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM IS REQUIRED IN ACCORDANCE W/ M1503.7

VENTILATION OF BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS WITHOUT OPERABLE WINDOW PROVIDING 15 SQUARE FEET OPENING, SHALL BE PROVIDED BY A LOCAL EXHAUST SYSTEM. EXHAUST SYSTEMS FOR BATHROOMS 90 CFM FOR INTERMEDIATE ROOMS OR 20 CFM CONTINUOUS EXHAUSTION. EXHAUST SYSTEMS FROM THE SPACE SHALL BE DIRECTLY EXHAUSTED TO THE OUTSIDE. (RC R303.3) PROVIDE EMERGENCY-STAR QUALIFIED BATHROOM FANS WITH A RATING OF 15 SONES OR LESS WITH TIMER OR HUMIDISTAT CONTROL. SEE PLAN VIEW FOR REQUIRED CFM RATINGS.

ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMER WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF AFTERWARDS, WHERE 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 1/8 INCH (16 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION OF 1/8 INCH (3.2 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH 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 R-ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R402.2.1. REQUIREMENTS FOR THE ROOF FRAMING MEMBER SHALL OPEN DIRECTLY TO THE OUTSIDE AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS/SNAKES AND OTHER SIMILAR CREATURES. (RC R306.1) WHERE EYE OR CORNICE VENTS ARE INSTALLED, GUTGONS, BRIDGES AND OTHER PROTECTIVE DEVICES SHALL BE PROVIDED TO PREVENT A 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING. (R306.3)

THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED A CLASS II OR IV VAPOR RETARDER IS INSTALLED ON THE RAFT IN WINTER SIDE OF THE CEILING AND 40-50% OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OR THE ATTIC OR RAFTER SPACE. (R306.2)

8. DOORS & WINDOWS

CONTRACTOR SHALL SUPPLY AND INSTALL ALL DOORS, WINDOWS AND GLAZING AS DETAILED, SCHEDULED AND/OR SPECIFIED IN THESE DOCUMENTS.

WINDOWS AND GLASS TO BE LINCOLN WOOD PRODUCTS OR APPROVED EQUAL GLAZING TO BE INSULATED GLASS WITH DUAL LGE (204/212 COATINGS) UNTIL U-VALUE TO BE 0.30 MAXIMUM. ALL OPERABLE WINDOWS AND GLAZING OPENINGS SHALL BE INSTALLED ON THE PLANS OR PER OWNER, WINDOWS AND DOORS SHALL BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE FENESTRATION MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS, WHICH SHALL BE PROVIDED BY THE MANUFACTURER FOR EACH WINDOW AND DOOR AND SECTION R105.4. (R404.1) OPTIONALLY DUAL LGE (19/366 COATINGS) IS PREFERRED.)

WHERE THE OPENINGS OF AN OPERABLE WINDOW IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 17" ABOVE THE FINISHED GARAGE SPACE BELOW, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPENINGS WILL NOT ALLOW A 4" SPHERE TO PASS.
2. PROVIDED WITH FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2040.
3. PROVIDED WITH OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R3 10.2.2

OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL, DOORS NOT LESS THAN 1-3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE. (R302.5.1)

JOIN INTERIOR DOORS TO BE AS NOTED ON THE PLANS OR AS APPROVED BY THE OWNER, WIDTH PER PLANS X 6'10"8'-0" TALL.

JOIN EXTERIOR DOORS TO BE AS NOTED ON THE PLANS, THERMA TRU® FIBER CLASSIC®, MODEL PER OWNER OR AS APPROVED BY THE OWNER.

HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. (RC R303.1)

EXCEPTION: THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE LUMINATION OF 6 FOOT CANDLES AT A HEIGHT OF 30" ABOVE THE FLOOR.

BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN 8 SQUARE FEET OF GLAZING AREA ABOVE THE FINISHED FLOOR. IF THE ROOM IS NOT 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. (R310.1.1)

EXCEPTION: STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET. (R3 10.1, EXC 1)

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 OPENINGS SHALL COMPLY WITH ASTM F 2040. (R310.1.1)

EMERGENCY ESCAPE AND 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). (R3 10.2.1)

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

8. DOORS & WINDOWS-continued

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 R3 10.2.3. (R3 10.2.2)

THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 4 SQUARE FEET (0.4 M²) WITH A HORIZONTAL PROJECTION AND MOUTH OF NOT LESS THAN 36 INCHES (914 MM) AND THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. (R3 10.2.3)

EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R3 10.2.3.1 SHALL BE PERMITTED TO EXCEED A HEIGHT OF NOT MORE THAN 6 INCHES (152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.

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 SECTION R3 11.1. LADDERS OR RUNGS SHALL HAVE AN INSIDE MOUTH 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. (R3 10.2.3.1)

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. (R3 10.2.3.2)

EXCEPTION: A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM, GROUP 1 SOILS AS DETAILED IN TABLE R405.1. BACKFILL WINDOW WELL WITH MASHED ROCK TO FOOTING PERMEATER DRAIN.

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PERMITTED TO BE INSTALLED UNDER DECKS AND PORCHES PROVIDED THAT THE LOCATION OF THE DECK ALLOWS THE EMERGENCY ESCAPE AND RESCUE OPENINGS TO BE FULLY OPENED AND PROVIDES A PATH NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT TO A YARD OR COURT. (R3 10.2.4)

WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL BE A SLIDE-HINGED DOOR OR SLIDER, WHERE THE OPENING IS BELOW THE ADJACENT GROUND ELEVATION, IT SHALL BE PROVIDED WITH AN AREA WELL. (R3 10.3)

THE MINIMUM NET CLEAR HEIGHT OPENING FOR ANY DOOR THAT SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE IN ACCORDANCE WITH SECTION R3 10.2.1. (R3 10.3.1)

AREA WELLS SHALL HAVE A MINIMUM MOUTH OF NOT LESS THAN 36" (914MM). THE AREA WELL SHALL BE SIZED TO ALLOW THE EMERGENCY ESCAPE AND RESCUE DOOR TO BE FULLY OPENED. (R3 10.3.2)

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 R3 11.1. LADDERS OR RUNGS SHALL HAVE AN INSIDE MOUTH 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 STAIR WELL. (R3 10.3.2.1)

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. (R3 10.3.2.2)

EXCEPTION: A DRAINAGE SYSTEM FOR AREA WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM, GROUP 1 SOILS AS DETAILED IN TABLE R405.1.

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 COMPLY WITH SECTION R3 10.2.1 TO R3 10.2.3, 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. (R3 10.4)

SEE RC SECTION R302.4 FOR HAZARDOUS LOCATIONS WHERE SAFETY GLAZING IS REQUIRED.

SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH RC SECTION 309.6.

ACCESS SHALL BE PROVIDED TO ALL UNDER FLOOR AREAS EITHER THROUGH AN 18" X 24" ACCESS PANEL THROUGH FLOORS OR 18" X 24" ACCESS PANEL THROUGH A PERIMETER WALL. (RC SECTION R404.4)

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 OPENINGS SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND BE LOCATED IN A WALL OR EXTERIOR DOOR OR WINDOW. THE LOCATION, 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 M1505.1 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.(RC R207.1) ACCESS PANELS SHALL BE 30" X 22" IN MINIMUM OR AS REQUIRED TO REMOVE EQUIPMENT WHEN USED TO ACCESS MECHANICAL EQUIPMENT. (RC M1505.1.3)

4. FINISHES

CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS TO FINISH ROOMS AND BUILDINGS EXTERIOR AS DETAILED, SCHEDULED AND / OR SPECIFIED IN THESE DOCUMENTS.

ALL CONSTRUCTION ADHESIVES AND CAULKS SHOULD BE LOW VOC (10 G/L).

SHINGLES MATERIAL TO BE 24 GAUGE STEEL, PRO-PANEL II, DIMENSIONAL ASPHALT SHINGLES, COLOR OR DARK GREEN, PER OWNER TO MATCH EXISTING, SIDING TO BE 3/4" SHIP LAP SIDING, 8" WIDE WESTERN RED CEDAR, STAIN COLOR PER OWNER, FRP STUCCO, COLOR AND TEXTURE PER OWNER, INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND LOCAL CODES, WITH KNEE SCAFFOLD AT BOTTOM, TRIM TO BE 1X6 WESTERN RED CEDAR, STAIN COLOR PER OWNER, ADHERED MASONRY STONE OR BRICK, COLOR AND TEXTURE PER OWNER, FINISH MATERIAL PER OWNER. ALL FINISHES SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

VERIFY WITH THE OWNER, EXACT FINISHES NOT NOTED OR SPECIFIED HEREIN.

SEE SECTION R302.2.5 FOR PARAPET CONSTRUCTION AND REQUIREMENTS.

THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R102.3.5. THE WALL SEPARATION PROVISIONS OF TABLE R302.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT. (R302.6)

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2 INCH GYPSUM BOARD OR ITS EQUIVALENT APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR ITS EQUIVALENT, 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 ITS EQUIVALENT. GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT SHALL BE PROTECTED WITH NOT LESS THAN 1/2 INCH GYPSUM BOARD APPLIED TO THE INTERIOR SIDE OF THE EXTERIOR WALL THAT ARE WITHIN THE AREA. OPENINGS IN THESE WALL ARE REGULATED BY SECTION R302.5. (RC R302.6)

THE GARAGE WALL SEPARATION PROVISIONS REQUIRED BY R302.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE DWELLING UNIT WALLS.

PENETRATIONS THROUGH THE SEPARATION REQUIRED BY SECTION R302.6 SHALL BE PROTECTED BY FILLING THE OPENING AROUND THE PENETRATING ITEM WITH APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME OR PRODUCTS OF COMBUSTION. (RC R302.1 ITEM 4)

FLOOR ASSEMBLIES THAT ARE NOT REQUIRED ELSEWHERE IN THIS CODE TO BE FIRE-RESISTANCE RATED, SHALL BE PROVIDED WITH A 1/2-INCH (12.7 MM) GYPSUM WALLBOARD MEMBRANE, 3/8-INCH (16 MM) GYPSUM STRUCTURAL PANEL MEMBRANE, OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER. PENETRATIONS OR OPENINGS FOR DUCTS, VENTS, ELECTRICAL OUTLETS, LIGHTING, DEVICES, LUMINAIRES, WIRES, SPEAKERS, DRAINAGE, PIPES AND SIMILAR OPENINGS OR PENETRATIONS SHALL BE PERMITTED. (R302.13)

EXCEPTION: EXTERIOR PENETRATIONS SHALL BE PERMITTED TO BE UNPROTECTED WHERE COMPLYING WITH THE FOLLOWING:

1. FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION F2404, NFPA 13D, OR OTHER APPROVED EQUIVALENT SPRINKLER SYSTEM.

2. FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A GRAVEL SPACE NOT INTENDED FOR STORAGE OR THE INSTALLATION OR FUEL-FIRED OR ELECTRIC-POWERED HEATING APPLIANCES.

3. PORTIONS OF FLOOR ASSEMBLIES SHALL BE PERMITTED TO BE UNPROTECTED WHERE COMPLYING WITH THE FOLLOWING:

3.1. THE AGGREGATE AREA OF THE UNPROTECTED PORTIONS DOES NOT EXCEED 80 SQUARE FEET (7.4 M²) AND THE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM REQUIRED INSULATION FOR SUCH ROOF/CEILING ASSEMBLIES SHALL BE R-30. THIS REDUCTION OF INSULATION FROM THE REQUIREMENTS OF SECTION M1102.1.2 SHALL BE LIMITED TO 500 SQUARE FEET (46 M²)

OR 20 PERCENT OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION M1102.1.4 AND THE TOTAL U ALTERNATIVE IN SECTION M1102.1.5. (M1102.2.2.2.2)

10N. PROVIDE HARDWOOD SKIRT BOARDS AT ALL INTERIOR STAIRWAYS

PERMITS ARE REQUIRED FOR ANY FUTURE FINISHES OF AREAS THAT ARE INCLUDED IN THIS PERMIT AS UNFINISHED. UNFINISHED AREAS MUST INCLUDE (1) ELECTRICAL OUTLET AND (1) LIGHT ONLY. NO ROUGH-IN PLUMBING IS ALLOWED.

ALL PAINTS AND STAINS SHALL BE LOW VOC (100 G/L FOR NON-FLAT, 50 G/L FOR FLAT FINISHES) OR ZERO VOC (5 G/L).

UNLESS OTHERWISE NOTED EXCESS FINISH MATERIALS, PAINT, TRIM, TILE, CARPET, ETC. ARE TO REMAIN ON SITE.

10. SPECIALTIES - NO WORK THIS SECTION

CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS TO INSTALL THE SPECIALTY ITEMS SHOWN, NOTED OR SPECIFIED IN THESE DOCUMENTS.

FIREPLACES AND STOVES

CLOSET SPECIALTIES

11. EQUIPMENT - NO WORK THIS SECTION

CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS TO INSTALL EQUIPMENT SHOWN, NOTED OR SPECIFIED IN THESE DOCUMENTS.

12. DEFENSIBLE SPACE - NO WORK THIS SECTION (CHECK WITH THE RC&BD)

BASED ON "WILDFIRE PROTECTION IN THE MIDLAND URBAN INTERFACE" COLORADO STATE FOREST SERVICE 1434-6-81

REMOVE TREE BRANCHES HANGING WITHIN 15 FEET OF CHIMNEYS

1. CLEAR BRANCHES AND OTHER OBSTRUCTIONS 10' FROM THE BASE OF THE STRUCTURE USE ONLY LIMITED FOUNDATION PLANTINGS WITHIN 10' FOOT STRIP

2. STACK FIREWOOD UPHILL, OR ON CONTOUR WITH AT LEAST 15 FEET AWAY FROM BUILDINGS REMOVE FIREWOOD FROM THE VICINITY OF THE FIREWOOD. DO NOT STACK FIREWOOD ON BELOW DECKS OR PORCHES

1. PLACE (1) 10 POUND ABC CLASS F RE EXTINGUISHER IN EACH BUILDING. IT IS RECOMMENDED TO HAVE A 50 GARDEN HOSE CONNECTED TO THE WATER HEATER DRAIN TO TREATMENT OF A FIRE EMERGENCY INSIDE THE HOME

1. THIN OUT CONTINUOUS BRUSH AND TREES WITHIN 30 FEET (LEVEL) OF ALL STRUCTURES 40 FEET ON SIDE AND UPHILL SLOPES AND 50 FEET ON DOWN HILL SLOPES (20%) OF ALL STRUCTURES ADEQUATE THINNING IS REACHED IN THIS DEFENSIBLE SPACE WHEN TREE GROUNDS ARE AT LEAST 10 FEET DISTANT ON ALL SIDES ISOLATED CLUMPS MAY BE PERMITTED IF THE 10 FOOT MINIMUM DISTANCE IS INCREASED. REMOVE ALL DEAD VENTILATION BRUSH AND TREES FROM THIS AREA

2. TREE HEIGHTS OF ALL STRUCTURES IN THIS SAME AREA PRUNE LIVE BRANCHES TO 10 FEET FROM AT LEAST 1/2 OF THOSE TREES REMAINING

1. TREES SHOULD BE THINNED HEAVILY IN THE DEFENSIBLE SPACE, MODERATELY IN THE TRANSITION ZONE AND CONTINUE NORMAL FOREST THINNING IN THE SURROUNDING FOREST IF THINNING IN THE SURROUNDING FOREST IS NOT PLANNED, OR POSSIBLE, THE DEFENSIBLE SPACE AREA SHOULD BE DOUBLED.

1. IN DESIGNATE DEFENSIBLE SPACE THINNING ALONG DRIVERS

2. CONTACT THE COLORADO STATE FOREST SERVICE, 871-04-75, FOR REQUIRED DEFENSIBLE SPACE INSPECTIONS

1. POTABLE WATER SYSTEM HOLDING TANKS, WHEN PROVIDED, SHOULD BE PROVIDED WITH A STAINLESS STEEL 40 DEGREE ELBOW WITH 6" NPT MALE FITTING AND CAP, PERMANENTLY MARK STOPPAGE

1. FIRE PROTECTION SYSTEMS MAY BE REQUIRED, VERIFY WITH LOCAL FIRE PROTECTION DISTRICT.

13. ENERGY EFFICIENCY

THE ROUITY COUNTY REGIONAL BUILDING DEPARTMENT HAS ADOPTED THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND IRC CHAPTER 21.1 EITHER CODE MAY BE USED.

PROJECTS SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. SECTIONS N1101.1.4 THROUGH N1104. PRESCRIPTIVE / U/A ALTERNATIVE

2. SECTION N1103.5.1 THROUGH N1103.5.2 AND SECTION N1101.1.4 THROUGH N1104. LABELED "MANDATORY" RELATED PERFORMANCE AND ALTERNATIVE

3. AN ENERGY RATING INDEX (ERI)/HERS APPROACH IN SECTION N1106.

TABLES N1102.1.2.1 AND N1102.1.4 THROUGH N1102.1.5

VENTILATION	SKYLIGHT	CEILING	FRAMED	MASS	FLOORS	BASEMENT	SLAB	WALLS
FACTOR	FACTOR	R-4.4	R-20.8 R-21.0	R-14 R-14.1	R-30g	R-15 R-14	R-10.4	R-15 R-16
0.30	0.095	0.026	0.045	0.051	0.028	0.050		0.055

THERE ARE NO REQUIREMENTS FOR SOLAR HEAT GAIN COEFFICIENTS. R-VALUES SHOWN ARE MINIMUMS, U-FACTORS SHOWN ARE MAXIMUMS.

1. THE FIRST R-VALUE IS FOR CONTINUOUS INSULATION, THE SECOND R-VALUE IS FOR CAVITY INSULATION, EITHER SYSTEM MEETS THE REQUIREMENT.

2. THE FIRST R-VALUE IS FOR CAVITY INSULATION, THE SECOND R-VALUE IS CONTINUOUS INSULATION, THE SECOND R-VALUE IS CAVITY INSULATION, THE SECOND R-VALUE IS CONTINUOUS INSULATION.

THIS BUILDING IS DESIGNED TO MEET THE PRESCRIPTIVE REQUIREMENTS, THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF SECTIONS N1102.1.1 THROUGH N1102.1.5.

EXCEPTIONS:

1.2 THOSE THAT DO NOT CONTAIN CONDITIONED SPACE.

2. LOG HOMES DESIGNED IN ACCORDANCE WITH IGC400-2011, STANDARD ON THE DESIGN AND CONSTRUCTION OF LOG STRUCTURES.

WHERE THE STANDARD PROVIDES SATISFACTORY INFORMATION FOR CONSTRUCTION OF LOG STRUCTURES, SECTION 305.4 THERMAL MASS EFFECT OF LOG WALLS SHALL BE USED IN ACCORDANCE WITH THE IECC SECTION R402.2.5 MASS WALLS OR SIMILAR PROVISIONS IN IECC 400-2011.

FOR THIS HOUSE, THE PRESCRIBED METHOD USING TABLE 305.5.1 (1) U-FACTOR OR THE CALCULATION METHOD IN SECTION 305.5.3 HAS USED.

TO MEET THE TOTAL U ALTERNATIVE REQUIREMENTS, THE TOTAL BUILDING THERMAL ENVELOPE, SUM OF U-FACTOR TIMES ASSEMBLY AREA, IS LESS THAN OR EQUAL TO THE TOTAL U ALTERNATIVE. FROM MULTIPLYING THE U-FACTORS IN TABLE N1102.1.4 BY THE SAME ASSEMBLY AREA AS IN THE PROPOSED BUILDING, THE BUILDING SHALL BE CONSIDERED IN COMPLIANCE WITH TABLE N1102.1.2. THE U CALCULATION SHALL BE PERFORMED USING A METHOD CONSISTENT WITH THE ASHRAE HANDBOOK OF FUNDAMENTALS AND SHALL INCLUDE THE THERMAL BRIDGES EFFECTS OF FRAMING MATERIALS. THE SHGC REQUIREMENTS SHALL BE MET. SEE ATTACHED RESCHECK CALCULATION REPORT.

THE BUILDING THERMAL ENVELOPE IS REPRESENTED ON THE CONSTRUCTION DRAWINGS IN RED.

INTERIOR DESIGN TEMPERATURES ARE 72° F MAX FOR HEATING AND 75° F FOR COOLING.

THE THICKNESS OF BLOWN IN OR SPRAYED FIBERGLASS OR CELLULOSE SHALL BE WRITTEN IN INCHES ON MARKERS WITH NUMBERS 1" TALL. MARKERS SHALL FACE THE ATTIC ACCESS OPENING AND BE PROVIDED FOR EACH 300 SF OF ATTIC AREA (N1101.1).

A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY AND POSTED ON THE WALL IN THE SPACE WHERE THE FURNACE IS LOCATED. A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING, WHERE LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL BE THE PREDOMINANT VALUE OF INSULATION INSTALLED ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, GRAVEL SPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES. U-FACTORS FOR PENETRATIONS THROUGH THE THERMAL ENVELOPE SHALL BE THE SAME AS THE PENETRATIONS THROUGH THE THERMAL ENVELOPE. THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING, WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL BE THE PREDOMINANT VALUE OF INSULATION INSTALLED ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, GRAVEL SPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES. U-FACTORS FOR PENETRATIONS THROUGH THE THERMAL ENVELOPE SHALL BE THE SAME AS THE PENETRATIONS THROUGH THE THERMAL ENVELOPE. THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING, WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL BE THE PREDOMINANT VALUE OF INSULATION INSTALLED ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, GRAVEL SPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES. U-FACTORS FOR PENETRATIONS THROUGH THE THERMAL ENVELOPE SHALL BE THE SAME AS THE PENETRATIONS THROUGH THE THERMAL ENVELOPE. THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING, WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL BE THE PREDOMINANT VALUE OF INSULATION INSTALLED ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, GRAVEL SPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES. U-FACTORS FOR PENETRATIONS THROUGH THE THERMAL ENVELOPE SHALL BE THE SAME AS THE PENETRATIONS THROUGH THE THERMAL ENVELOPE. THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING, WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL BE THE PREDOMINANT VALUE OF INSULATION INSTALLED ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT

14. PLUMBING - continued

CORROSIVE LIQUIDS, SPENT ACIDS OR OTHER HARMFUL CHEMICALS THAT DESTROY OR INJURE A DRAIN, SEWER, SOIL OR WASTE PIPE, OR CREATE NOXIOUS OR TOXIC FUMES OR INTERFERE WITH SEWAGE TREATMENT PROCESSES SHALL NOT BE DISCHARGED INTO THE PLUMBING SYSTEM WITHOUT BEING THOROUGHLY DILUTED, NEUTRALIZED OR TREATED BY THE PLUMBING SYSTEM. THE DRAINAGE SYSTEM SHALL BE INSTALLED IN SUCH A MANNER THAT IT BE AUTOMATICALLY PROVIDED WITH A SUFFICIENT SUPPLY OF DILUTING WATER OR NEUTRALIZING MEDIUM SO AS TO MAKE THE CONTENTS NONHARMFUL BEFORE DISCHARGE INTO THE DRAINAGE SYSTEM. THE NATURE OF THE CORROSIVE OR HARMFUL WASTE AND THE METHOD OF DRAINAGE SYSTEM OR DILUTION SHALL BE APPROVED PRIOR TO INSTALLATION. (PP501.11 RCBD AMENDED)

PROVIDE LETTED TUB AT LOCATION SHOWN ON PLANS - N/A

PROVIDE STEAM SHOWER AT LOCATION SHOWN ON PLANS - N/A

PROVIDE (2) FROST PROOF HOSE BIBBS AT LOCATIONS NOTED ON THE PLANS.

PROVIDE BARBEQUE GRILL GAS SERVICE LINE WITH SHUT OFF VALVE AT LOCATION NOTED ON THE PLANS.

PROVIDE WATER BUS OR OTHER OWNER APPROVED LEAK DETECTOR & SHUT OFF SYSTEM.

APPLIANCES AND EQUIPMENT USED FOR HEATING WATER OR STORING HOT WATER SHALL BE PROTECTED BY A FRYM AND TRV OR COMBINATION P/TRV AND SHALL NOT BE DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM. THE DISCHARGE SHALL BE THROUGH AND AIR GAP TO AN INDIRECT WASTE RECEPTOR OR OTHER APPROVED MEANS

THIS HOUSE IS PROPOSED FOR SEASONAL USE. THEREFORE THE WATER DISTRIBUTION SYSTEM SHALL BE INSTALLED TO DRAIN TO THE FIXTURE OR BACK TO A CENTRAL LOCATION. PROVIDE A DRAIN VALVE AND FLOOR DRAIN AT THIS LOCATION.

15. MECHANICAL

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO INSTALL VENTILATION, HEATING AND AIR CONDITIONING EQUIPMENT, DUCTING AND ALL RELATED CONTROLS. ALL WORK SHALL COMPLY WITH IRC PART V - MECHANICAL, CHAPTERS 12 THRU 23, STATE AND LOCAL CODES AND ORDINANCES. ALL EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURERS PRINTED INSTRUCTIONS AND LOCAL CODES AND THE REQUIREMENTS OF IRC CHAPTERS 13 & 14.

THE MECHANICAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE FINAL DESIGN OF THE SYSTEMS AS WELL AS THE EXECUTION OF THE WORK ACCORDING TO ACCEPTED STANDARDS OF ENGINEERING, WORKMANSHIP AND REGULATORY REQUIREMENTS. MECHANICAL CONTRACTORS TO PROVIDE ADDITIONAL DRAWINGS, SPECIFICATIONS AND ENGINEERS CERTIFICATION AS REQUIRED BY FEDERAL, STATE, OR LOCAL LAWS AND BUILDING DEPARTMENT JURISDICTION.

ADDITIONS, ALTERATIONS, RENOVATIONS OR REPAIRS TO A MECHANICAL SYSTEM SHALL CONFORM TO THE REQUIREMENTS FOR A NEW MECHANICAL SYSTEM WITHOUT REQUIRING THE EXISTING MECHANICAL SYSTEM TO COMPLY WITH ALL OF THE REQUIREMENTS OF THIS CODE.(RC M1202.1)

HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION M1401.3, OF THE IRC, ACCA MANUAL J OR OTHER APPROVED METHODOLOGY. MECHANICAL CONTRACTOR SHALL PROVIDE CALCULATIONS BY DEFERRED SUBMITAL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OF MECHANICAL OR HVAC EQUIPMENT. SEE ATTACHED HEAT LOSS CALCULATIONS.

EXHAUST SYSTEMS SHALL BE INSTALLED PER IRC CHAPTER 15.

DUCT SYSTEMS SERVING HEAT, COOLING AND VENTILATION EQUIPMENT SHALL BE FABRICATED & INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF IRC CHAPTER 16 & ACCA MANUAL J & MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS.

SOLID FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH COMBUSTION AIR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURERS INSTALLATION INSTRUCTIONS. THE REQUIREMENTS FOR COMBUSTION VENTILATION & DILUTION AIR FOR GAS FIRED APPLIANCES SHALL BE IN ACCORDANCE WITH SECTION G2407.

FUEL BURNING APPLIANCES SHALL BE VENTED TO THE OUTDOORS IN ACCORDANCE WITH THEIR LISTINGS AND LABEL AND MANUFACTURERS INSTALLATION INSTRUCTIONS AND PER IRC CHAPTER 18.

FREE STANDING OR BUILT-IN RANGES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30 INCHES. (RC M1401.1)

BOILERS SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 20.

WATER HEATERS SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 20.

HYDRONIC PIPING SYSTEMS SHALL BE INSTALLED PER IRC CHAPTER 21.

SOLAR THERMAL ENERGY SYSTEMS SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED PER CHAPTER 23.

GAS FIRED APPLIANCES SHALL BE VENTED IN ACCORDANCE WITH CHAPTER 24.

(MANDATORY). DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS: (N1103.3.3 (R403.3.3)) (DELETE AN REFER TO DIVISION 13)

1. ROUGH-IN TEST. TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH WG (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURERS AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

2. POST CONSTRUCTION TEST. TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH WG (25 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURERS AIR HANDLER ENCLOSURE. REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.

EXCEPTION: A DUCT AIR LEAKAGE TEST SHALL NOT BE REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL.

(PRESCRITIVE). THE TOTAL LEAKAGE OF THE DUCTS, WHEN MEASURED IN ACCORDANCE WITH SECTION R403.3.3, SHALL BE AS FOLLOWS: N1103.3.4 (R403.3.4)

1. ROUGH-IN TEST. THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CUBIC FEET PER MINUTE (113.3 L/MIN) PER 100 SQUARE FEET (9.29 M2) OF CONDITIONED FLOOR AREA WHERE THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST. WHERE THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 2 CUBIC FEET PER MINUTE (55 L/MIN) PER 100 SQUARE FEET (9.29 M2) OF CONDITIONED FLOOR AREA.

2. POST CONSTRUCTION TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CUBIC FEET PER MINUTE (113.3 L/MIN) PER 100 SQUARE FEET (9.29 M2) OF CONDITIONED FLOOR AREA.

15. MECHANICAL - continued

THE THERMOSTAT CONTROLLING THE PRIMARY HEATING OR COOLING SYSTEM OF THE DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES OF NOT LESS THAN 55°F (13°C) BUT NOT GREATER THAN 85°F (24°C). THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED BY THE MANUFACTURER WITH A HEATING TEMPERATURE SET POINT OF NOT GREATER THAN 60°F (21°C) AND A COOLING TEMPERATURE SET POINT OF NOT LESS THAN 70°F (26°C). (N1103.1.1 (R403.1.1))

HOT WATER BOILERS THAT SUPPLY HEAT TO THE BUILDING THROUGH ONE- OR TWO-PIPE HEATING SYSTEMS SHALL HAVE AN OUTDOOR SETBACK CONTROL THAT LOWERS THE BOILER WATER TEMPERATURE BASED ON THE OUTDOOR TEMPERATURE (N1103.2 (R403.2))

THIS HOUSE AS PROPOSED WILL UTILIZE A RADIANT FLOOR HYDRONIC SYSTEM WITH A BOILER AND SIDE ARM WATER STORAGE TANK.

HYDRONIC TUBING WILL BE ATTACHED TO REINFORCEMENT AT ALL SLAB ON GRADE LOCATIONS, ATTACHED TO THE UNDERSIDE OF ROOF FLOOR SHEATHING BETWEEN JOIST OR ATTACHED TO UPPER SIDE OF FLOOR SHEATHING WHEN EMBEDDED IN 1'-1/2" CONCRETE TOPPING SLAB. USE 2x2 SLEEVES FOR ATTACHMENT OF HARD ROOF FLOORS, OR ATTACHED TO THE UPPER SIDE OF W/ARMBOARD FLOOR SHEATHING. OVERKALL STAIR AND RISER HEIGHTS MAY NEED TO BE REVISED. TUBING SHALL BE CROSS LINKED POLYETHYLENE WITH OXYGEN INHIBITOR SUCH AS PEX OR NIBSBRG.

RADIANT FLOOR HEATING SYSTEMS SHALL HAVE A THERMAL BARRIER IN ACCORDANCE WITH SECTIONS M2103.2.1 AND M2103.2.2.

R-10 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A CONCRETE SLAB IN CONDITIONED SPACE PER N1102.1.2 AND N1102.1.4 & R-5 SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE R-VALUE. THE SLAB EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE TOPPING SLAB. USE 2x2 SLEEVES FOR ATTACHMENT OF HARD ROOF FLOORS, OR ATTACHED TO THE UPPER SIDE OF W/ARMBOARD FLOOR SHEATHING. OVERKALL STAIR AND RISER HEIGHTS MAY NEED TO BE REVISED. TUBING SHALL BE CROSS LINKED POLYETHYLENE WITH OXYGEN INHIBITOR SUCH AS PEX OR NIBSBRG.

SUSPENDED FLOOR APPLICATIONS SHALL HAVE A MINIMUM OF R-11 INSULATION BELOW THE FFINS (M2103.2)

BOILER WILL BE NATURAL GAS / LPG FUELED AND GRAVITY VENTED THROUGH THE ROOF OR DIRECT VENTED THROUGH THE WALL IN THE LOCATION SHOWN ON THE PLANS. BOILER SHALL BE 80% AFUE MINIMUM. BOILER, SIZING AND TUBING LAYOUT DIAGRAMS ARE TO BE PROVIDED BY THE SUPPLIER AND WILL BE REVIEWED BY JAKS DRAFTING SERVICE, INC. AT THE OWNERS OPTION.

PROVIDE 200 AMP PEDESTAL PER D9-4.1.2 MP AT LOCATION NOTED ON THE SITE PLAN OR PER VYEA REDLINE' LOCATION PROVIDE 80 PVC ABOVE GRADE AND 504 40 PVC BELOW GRADE CONDUIT TO BE BEDDED WITH 2" MINIMUM CLEAN DIRT OR SAND AND COVERED WITH 4" OF THE SAME MATERIAL. MINIMUM BURY 5" & PROVIDE ELECTRICAL MARKING TAPE 1'2" ABOVE THE CONDUIT.

15. MECHANICAL - continued

THIS HOUSE AS PROPOSED WILL UTILIZE A FORCED AIR SYSTEM. FORCED AIR UNIT (FAU) WILL BE NATURAL GAS / LPG FUELED AND GRAVITY VENTED THROUGH THE ROOF OR DIRECT VENTED THROUGH THE WALL AT THE LOCATION NOTED ON THE PLANS. MINIMUM EFFICIENCY SHALL BE 90% AFUE. ALL SUPPLY AND RETURN DUCTING SHALL BE SEALED WITH MASTIC AT JOINTS AND BE SUBSTANTIALLY AIR TIGHT. (250 CFM @ 0.5 INCHES WATER GAGE). FAU SHALL BE ISOLATED FROM DUCTING WITH RUBBER JOINTS OR BOOTS. LATERALS SHALL BE SIZED TO PREVENT EXCESSIVE DELIVERY DUCT VELOCITY (5 FEET / SECOND MAXIMUM).

THIS HOUSE AS PROPOSED WILL UTILIZE A HYBRID HEATING SYSTEM COMBINING A HIGH EFFICIENCY COMBINATION WATER HEATER, A HEATING COIL / HEAT RECOVERY VENTILATOR AND DUCTED AIR DELIVERY SYSTEM. THE HEAT EXCHANGER COIL WILL BE USED TO PROVIDE 140 DEGREES +/- WATER PROPORTIONED HEATING SOLUTION TO THE HEATING COIL LOCATED IN THE HEAT RECOVERY VENTILATOR. TEMPERED AND FRESH AIR WILL PASS THROUGH THE HEATING COIL AND BE DELIVERED THROUGH OUT THE HOUSE VIA DUCTWORK. UNIT EFFICIENCY SHALL BE 90% AFUE.

PROVIDE GAS APPROVED, GRAVITY DICTED, LPG / NATURAL GAS FUELED MODULATING BOILER AT LOCATION NOTED ON PLANS. MECHANICAL CONTRACTOR TO PROVIDE EQUIPMENT SPECIFICATIONS, MAKE-UP AND COMBUSTION AIR REQUIREMENTS. SYSTEM DESIGNED BY OTHERS.

PROVIDE GAS APPROVED, GRAVITY VENTED, ZERO CLEARANCE FIREPLACE AT LOCATION NOTED ON PLANS. APPLIANCE TO BE RATED AS A FURNACE FOR THERMOSTATIC CONTROL.

PROVIDE COLORADO PHASE II CERTIFIED WOOD STOVE / PREFABRICATED FIREPLACE, GRAVITY VENTED THROUGH THE ROOF AT THE LOCATION NOTED ON THE PLANS. APPLIANCE TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND LOCAL CODES.

EVERY CHIMNEY OR FLUE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR.

CHIMNEYS SHALL EXTEND AT LEAST 2' ABOVE THE ROOF AND NOT LESS THAN 2' ABOVE ANY PORTION OF THE BUILDING WITHIN 10 FEET.

FUEL FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. WATER HEATERS INSTALLED IN A BEDROOM OR BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE. INSTALLATION OF DIRECT VENT WATER HEATERS WITHIN AN ENCLOSURE IS NOT REQUIRED. (M2003.2)

WHEN THE WINTER DESIGN TEMPERATURE IS BELOW 60°F EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 DEGREES F AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.10)

PROVIDE ENERGY-STAR QUALIFIED KITCHEN RANGE HOOD FAN WITH 4 SONE RATINGS VENTED DIRECTLY TO THE EXTERIOR.

APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE FASTENED OR ANCHORED IN AN APPROVED MANNER. (M1301.2)

APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE IGNITION SOURCE IS NOT LESS THAN 18" ABOVE THE FLOOR IN GARAGES, ROOMS OR AREAS WHERE THEY ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED PART OF THE GARAGE. (M1301.3)

EXCEPTION: APPLIANCES LISTED AS "FLAMMABLE VAPOR-IGNITION RESISTANT"

APPLIANCES SHALL NOT BE INSTALLED IN A LOCATION SUBJECT TO VEHICLE DAMAGE EXCEPT WHEN PROTECTED BY APPROVED BARRIERS. (M1301.3.1)

OPTIONALLY, PROVIDE 40 GALLON QUICK RECOVERY NATURAL GAS FUELED, WATER HEATED AT LOCATION SHOWN ON PLANS DIRECT VENTED THROUGH THE WALL OR GRAVITY VENTED THRU THE ROOF. WATER HEATER SHALL BE 60% EFFICIENT (65 GALLON MINIMUM). WATER HEATER TO BE R-15 OR BETTER OR WRAFP WATER HEATER WITH R-2 MINIMUM INSULATION BLANKET.

LIQUEFIED PETROLEUM GAS BURNING APPLIANCES SHALL NOT BE INSTALLED IN A PIT, BASEMENT OR SIMILAR LOCATION WHERE HEAVIER THAN AIR GAS MIGHT COLLECT, UNLESS THE FOLLOWING CONDITIONS ARE MET:

1. A LISTED GAS DETECTOR WITH ALARM SHALL BE INSTALLED. A LISTED SOLENOID VALVE GAS VALVE SHALL BE INSTALLED ON THE GAS LINE THAT SUPPLIES ALL PROPANE APPLIANCES LOCATED UN THE BASEMENT OR PIT. UPON DETECTION OF GAS AN ALARM SHALL SOUND AND THE SOLENOID VALVE SHALL CLOSE.

2. THERE SHALL BE INSTALLED AN APPROVED EXHAUST SYSTEM FOR THE PURPOSE OF REMOVING UNBURNED GASES. THE EXHAUST SYSTEM SHALL BE INTERLOCKED TO THE GAS DETECTOR SO AS TO BE AUTOMATICALLY IN THE EVENT OF AN ALARM. THE EXHAUST SYSTEM SHALL PROVIDE A MINIMUM OF (4) AIR CHANGES PER HOUR, AND THE EXHAUST INTAKE SHALL BE LOCATED WITHIN 6 INCHES OF THE FLOOR. (R303.7 RCBD AMENDMENT)

EXCEPTIONS:

BASEMENTS SHALL NOT REQUIRE THE INSTALLATION OF AN EXHAUST/ALARM SYSTEM ON LIQUID PROPANE GAS APPLIANCES IF THE FOLLOWING EXCEPTIONS ARE MET:

1. THE BASEMENT MUST BE A FINISHED BASEMENT HAVING A MINIMUM OF ONE EXTERIOR DOOR WITH A MAXIMUM THRESHOLD HEIGHT OF 3/4" BETWEEN THE TOP OF THE FINISHED FLOOR OF THE BASEMENT AND THE TOP OF THE GRADE ON THE EXTERIOR SIDE OF THE BUILDING.

2. THE GRADE SHALL REMAIN LEVEL OR MAY SLOPE DOWNWARD FROM THE BUILDING FOR A DISTANCE OF NOT LESS THAN 10 FEET OUT FROM THE EXTERIOR DOOR/WALL AND BE A MINIMUM DITCH OF 10 FEET WIDE THE ENTIRE DISTANCE OUT FROM THE BUILDING.

UNDER-FLOOR SPACES CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO REMOVE THE LARGEST APPLIANCE, BUT NOT LESS THAN 30" X 22" IN NOR MORE THAN 20 FEET LONG, A LEVEL SERVICE SPACE AT LEAST 30" SO GAS BE PRESENT AT THE FRONT OR SERVICE SIDE OF THE APPLIANCE. (M1303.13) IF THE DEPTH OF THE PASSAGEWAY OR THE SERVICE SPACE IS LESS THAN 12 FEET, THE ADJOINING GRADE, THE WALLS OF THE PASSAGEWAY SHALL BE LINED WITH CONCRETE OR MASONRY EXTENDING 4" ABOVE ADJOINING GRADE. (M1303.14)

EQUIPMENT AND APPLIANCES SUPPORTED FROM THE GROUND SHALL BE LEVEL AND FIRMLY SUPPORTED ON A CONCRETE SLAB OR OTHER APPROVED MATERIAL EXTENDING 9" ABOVE THE ADJOINING GROUND. SUCH SUPPORT SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS. THE SUPPORT SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS AND LOCAL CODES PER MANUFACTURERS OR DOWNDRAFT RANGE THROUGH HRV. HRV TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND LOCAL CODES (M1301.3)

A LINMAREE CONTROLLED BY A SWITCH LOCATED AT THE PASSAGEWAY OPENINGS AND A RECEPTACLE OUTLET SHALL BE INSTALLED AT OR NEAR THE APPLIANCE. (M1303.13.3)

CLIMATE ZONES 3-8 A HOUSE SHALL HAVE A WHOLE HOUSE VENTILATION SYSTEM PER M1505.4. THE SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY AND/OR EXHAUST FANS OR A COMBINATION OF SUCH 4 ASSIGNED DUCTS TO CONTROL LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE SUCH A SYSTEM. OUT DOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION. THE SYSTEM SHALL BE PROVIDED WITH THE FOLLOWING CAPABILITY TO OVERSEE THE SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE PER TABLE M1505.4.3(1) OR EQUATION 15-1. THE SYSTEM IS PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT "ENABLE OPERATION FOR NOT LESS THAN 25% OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE PRESCRIBED IN TABLE M1505.4.3.1(1) IS MULTIPLIED BY THE FACTOR DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(2).

NOTE: IT IS RECOMMENDED TO NOT PROVIDE SUPPLY ONLY SYSTEM AS THEY PRESSURIZE THE HOUSE, POTENTIALLY DRIVING MOISTURE INTO WALLS. EXHAUST ONLY SYSTEMS DEPRESSURIZE THE HOUSE DRAKING POLLUTANTS ALONG I/V. FRESH AIR INTO THE HOUSE. POLLUTANTS MAY BE RADON 1 MOLD FROM CRANFLAPSE OR BASEMENTS. DUST FROM ATTIC. FUMES FROM AN ATTACHED GARAGE OR FLUE GASSES FROM FIREPLACE OR GRAVITY VENTED WATER HEATER OR FURNACES.

IT IS RECOMMENDED TO PROVIDE HEAT RECOVERY VENTILATOR OR ENERGY RECOVERY VENTILATOR AT LOCATION SHOWN ON PLANS AS THEY PROVIDE A BALANCED SYSTEM. DUCT ALL BATH AND LAUNDRY ROOM FANS THROUGH THE HRV. DO NOT CONNECT RANGE HOOD OR DOWNDRAFT RANGE THROUGH HRV. HRV TO BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND LOCAL CODES (M1301.3)

PROVIDE 40 GALLON, QUICK RECOVERY NATURAL GAS / LPG FUELED, WATER HEATER AT LOCATION SHOWN ON PLANS. GRAVITY VENTED THROUGH THE ROOF OR DIRECT VENTED THROUGH THE WALL. WATER HEATER SHALL BE 61% EFFICIENT MINIMUM. PROVIDE R-15 INSULATED TANK OR WRAFP WATER HEATER WITH R-5 MINIMUM INSULATION BLANKET.

DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF VENTS EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC VENTING SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. (M1804.2.2) OR AS APPROVED BY THE RCBD.

PROVIDE DRYER BOX 480" OR EQUAL RECESSED DRYER TRANSITION BOX HOSE CONNECTOR ALIGNED WITH DRYER VENT LOCATION.

THE MAXIMUM LENGTH OF DRYER EXHAUST DUCT SHALL BE 35' LESS 5' FOR EACH 90° ELBOW & 2'-6" FOR EACH 45° ELBOW.

16. ELECTRICAL

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO INSTALL ALL WIRING AND RELATED FIXTURES. ALL WORK SHALL COMPLY WITH THE 2020 NEC AS ADOPTED AND AMENDED BY THE STATE OF COLORADO. IRC PART VII - ELECTRICAL, CHAPTERS 93 THRU 41 OF THE 2018 IRC ARE NOT USED.

THE ELECTRICAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE FINAL DESIGN OF THE SYSTEMS AS WELL AS THE EXECUTION OF THE WORK ACCORDING TO ACCEPTED STANDARDS OF ENGINEERING, WORKMANSHIP AND REGULATORY REQUIREMENTS. ELECTRICAL CONTRACTORS TO PROVIDE ADDITIONAL DRAWINGS, SPECIFICATIONS AND ENGINEERS CERTIFICATION AS REQUIRED BY STATE OR LOCAL LAWS AND BUILDING DEPARTMENT JURISDICTION.

PROVIDE 200 AMP PEDESTAL PER D9-4.1.2 MP AT LOCATION NOTED ON THE SITE PLAN OR PER VYEA REDLINE' LOCATION PROVIDE 80 PVC ABOVE GRADE AND 504 40 PVC BELOW GRADE CONDUIT TO BE BEDDED WITH 2" MINIMUM CLEAN DIRT OR SAND AND COVERED WITH 4" OF THE SAME MATERIAL. MINIMUM BURY 5" & PROVIDE ELECTRICAL MARKING TAPE 1'2" ABOVE THE CONDUIT.

16. ELECTRICAL - continued

PROVIDE CONCRETE ENCASED ELECTRODE (IFER GROUND) PER 250.50

PROVIDE 42 CIRCUIT SERVICE PANEL (OVERCURRENT DEVICE) WITH DISCONNECT, AT THE LOCATION NOTED ON PLANS. PROVIDE 50 AMP / 12 CIRCUIT SUB-PANEL WITH DISCONNECT, AT THE LOCATION NOTED ON PLANS. THE SERVICE PANEL SHALL HAVE AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.

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

ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH SURGE-PROTECTIVE DEVICE (SPD), 230.61.

ALL 125 VOLT THROUGH 250 VOLT, SINGLE PHASE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, OUTDOORS, CRANL SPACES (INCLUDING LIGHTINGS), UNFINISHED BASEMENTS, KITCHEN COUNTER TOP SURFACES, DISHWASHER, SINK PLUMB AND WITHIN 6' OF LAUNDRY, UTILITY OR BAR SINKS, (EXCEPT DEDICATED USES) SHALL BE GROUND-FALL CIRCUIT-INTERCONNECTED PROTECTED FOR PERSONNEL. (210.8) RECEPTACLES IN GARAGES TO BE MOUNTED 42" MINIMUM ABOVE FINISHED FLOOR.

A MINIMUM OF (2) 20 AMP BRANCH CIRCUITS SHALL BE PROVIDED TO SERVE RECEPTACLES LOCATED IN THE KITCHEN/PANTRY, BREAKFAST AREA AND DINING AREAS. THE KITCHEN COUNTER TOP RECEPTACLES SHALL BE SERVED BY NOT LESS THAN (2) 20 AMP SMALL APPLIANCE BRANCH CIRCUITS.

A MINIMUM OF (1) 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SERVE RECEPTACLES LOCATED IN THE BATHROOM AND SHALL SERVE ONLY RECEPTACLE OUTLETS LOCATED IN THE LAUNDRY AREA. (E3103.3)

A MINIMUM OF (1) 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SERVE RECEPTACLES LOCATED IN THE BATHROOM AND SHALL SERVE ONLY RECEPTACLE OUTLETS LOCATED IN THE BATHROOM.

A MINIMUM OF (1) 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SERVE RECEPTACLES LOCATED IN THE GARAGE AND SHALL SERVE ONLY RECEPTACLE OUTLETS LOCATED IN THE GARAGE.

RECEPTACLES ABOVE COUNTERS IN KITCHEN AND OTHER SIMLAR AREAS SHALL BE SPACED NOT MORE THAN 4 FEET OC AND WITHN 2 FEET OF EACH END, INCLUDING ISLANDS AND PENINSULAS. PROVIDE A MINIMUM OF (1) RECEPTACLE PER COUNTER SPACE OF 12 INCHES OR GREATER.

PROVIDE AT LEAST (1) RECEPTACLE OUTLET IN NEATHER POOTH HOUSING, ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6'-8" ABOVE GRADE AT THE FRONT AND AT THE BACK OF EACH DWELLING. (E3401.1)

ALL BRANCH CIRCUITS INSTALLED IN KITCHEN, FAMILY, DINING, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARG-FAULT CIRCUIT INTERRUPTER. (E3402.1.6) BATHS AND GARAGES ARE EXEMPT FROM THIS REQUIREMENT.

LINMAREE INSTALLED IN CLOTHES CLOSETS SHALL BE LIMITED TO SURFACE MOUNTED OR RECESSED INCANDESCENT OR LED LINMAREES WITH COMPLETELY ENCLOSED LIGHT SOURCES. SURFACE MOUNTED OR RECESSED FLUORESCENT LINMAREES AND SURFACE MOUNTED FLUORESCENT OR LED LINMAREES IDENTIFIED A SUITABLE FOR INSTALLATION WITHIN THE STORAGE AREA SURFACE MOUNTED INCANDESCENT OR LED LINMAREES SHALL BE MOUNTED ON THE WALL ABOVE THE DOOR OR ON THE CEILING PROVIDED THERE IS A MINIMUM CLEARANCE OF 12 INCHES BETWEEN THE FIXTURE AND THE NEAREST POINT OF STORAGE SPACE. RECESSED INCANDESCENT LED OR FLUORESCENT LINMAREES SHALL BE INSTALLED IN THE WALL OR ON THE CEILING PROVIDED THERE IS A MINIMUM OF 6 INCHES BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE AREA. INCANDESCENT FIXTURES WITH OPEN OR PARTIALLY ENCLOSED LAMPS, PENDANT FIXTURES AND LAMP HOLDERS ARE NOT PERMITTED.

PROVIDE (1) 20 AMP CIRCUIT FOR FUTURE USE IN THE ATTIC AND IN THE CRANL SPACE. TERMINATE THE CIRCUIT WITH A KEYLESS PORCELAIN FIXTURE.

PROVIDE DEDICATED 15 AMP CIRCUIT FOR REFRIGERATORS AND FREEZERS.

SEE DESIGN DRAWINGS BY OTHERS FOR ELECTRIC BASEBOARD SIZES AND LOCATIONS.

PROVIDE 40 GALLON QUICK RECOVERY ELECTRIC WATER HEATER AT LOCATION SHOWN ON PLANS. MINIMUM EFFICIENCY OF ELECTRIC WATER HEATER 8.0 (65 GALLON) WRAFP WATER HEATER WITH R1 (MIN) INSULATION BLANKET.

SWIMMING POOLS AND SPAS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS AND IRC CHAPTER 42. A DISCONNECT SHALL BE LOCATED WITHIN SIGHT OF THE EQUIPMENT, BETWEEN 5' MIN & 2' MAX FROM THE WATERS EDGE.

INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS & TREAD TO 1 FOOT CANDLE POWER. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL WHEN THE STAIRWAY HAS 6 OR MORE RISERS. (R303.7)

EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDINGS OF THE STAIRWAY. (R303.8)

SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314 AND THE NEC.

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 2934. (R314.1.1)

SMOKE ALARMS SHALL BE PROVIDED IN DWELLING UNITS. (R314.2.1)

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. (R314.2.2)

EXCEPTIONS:

1. WORK INVOLVING THE EXTERIOR SURFACES OF DWELLINGS, SUCH AS THE REPLACEMENT OF ROOFING OR SIDING, OR THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS, OR THE ADDITION OF A PORCH OR DECK, ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.

2. INSTALLATION, ALTERATION OR REPAIRS OF PLUMBING OR MECHANICAL SYSTEMS ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: (R314.3)

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 CRANL SPACES AND UNINHABITABLE ATTICS IN DWELLINGS OR SHEDS.

4. IN EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT INCLUDING CRANL SPACES AND UNINHABITABLE ATTICS IN DWELLINGS OR SHEDS.

5. IN EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT INCLUDING CRANL SPACES AND UNINHABITABLE ATTICS IN DWELLINGS OR SHEDS.

6. IN EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT INCLUDING CRANL SPACES AND UNINHABITABLE ATTICS IN DWELLINGS OR SHEDS.

7. IN EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT INCLUDING CRANL SPACES AND UNINHABITABLE ATTICS IN DWELLINGS OR SHEDS.

8. IN EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT INCLUDING CRANL SPACES AND UNINHABITABLE ATTICS IN DWELLINGS OR SHEDS.

9. IN EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT INCLUDING CRANL SPACES AND UNINHABITABLE ATTICS IN DWELLINGS OR SHEDS.

10. IN EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT INCLUDING CRANL SPACES AND UNINHABITABLE ATTICS IN DWELLINGS OR SHEDS.

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12. IN EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT INCLUDING CRANL SPACES AND UNINHABITABLE ATTICS IN DWELLINGS OR SHEDS.

13. IN EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT INCLUDING CRANL SPACES AND UNINHABITABLE ATTICS IN DWELLINGS OR SHEDS.

14. IN EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT INCLUDING CRANL SPACES AND UNINHABITABLE ATTICS IN DWELLINGS OR SHEDS.

15. IN EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT INCLUDING CRANL SPACES AND UNINHABITABLE ATTICS IN DWELLINGS OR SHEDS.

16. IN EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT INCLUDING CRANL SPACES AND UNINHABITABLE ATTICS IN DWELLINGS OR SHEDS.

17. IN EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT INCLUDING CRANL SPACES AND UNINHABITABLE ATTICS IN DWELLINGS OR SHEDS.

18. IN EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT INCLUDING CRANL SPACES AND UNINHABITABLE ATTICS IN DWELLINGS OR SHEDS.

19. IN EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT INCLUDING CRANL SPACES AND UNINHABITABLE ATTICS IN DWELLINGS OR SHEDS.

20. IN EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT INCLUDING CRANL SPACES AND UNINHABITABLE ATTICS IN DWELLINGS OR SHEDS.

21. IN EACH LEVEL OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT INCLUDING CRANL SPACES AND UNINHABITABLE ATTICS IN DWELLINGS OR SHEDS.

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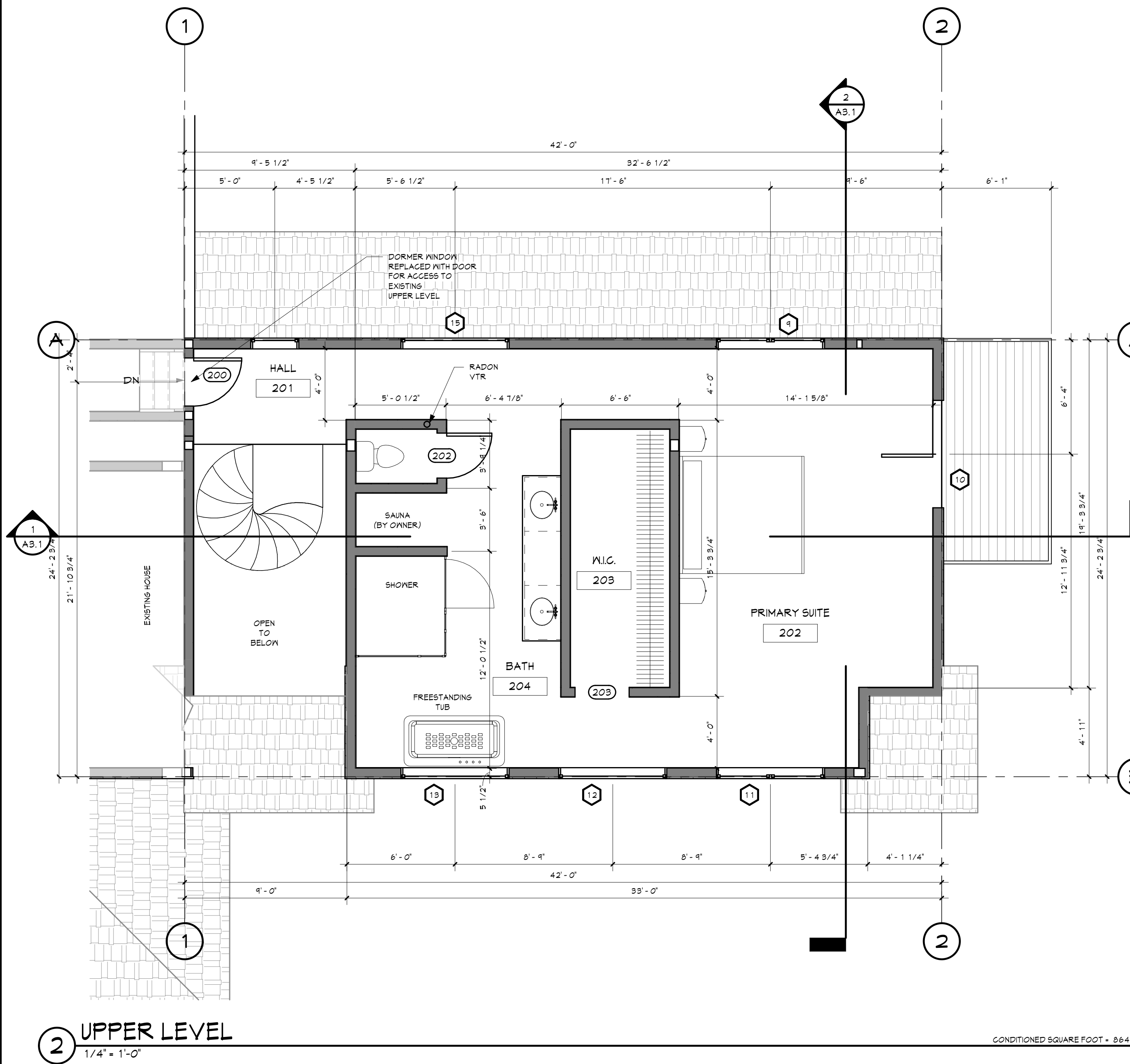
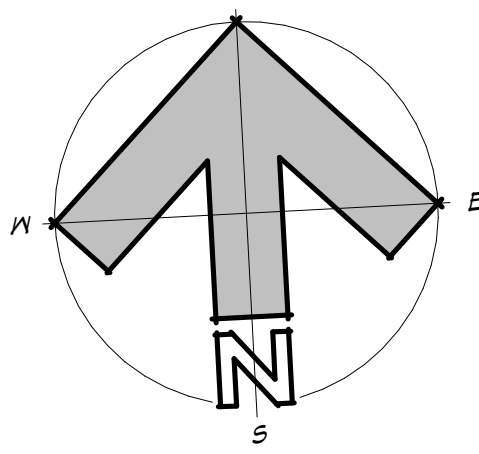
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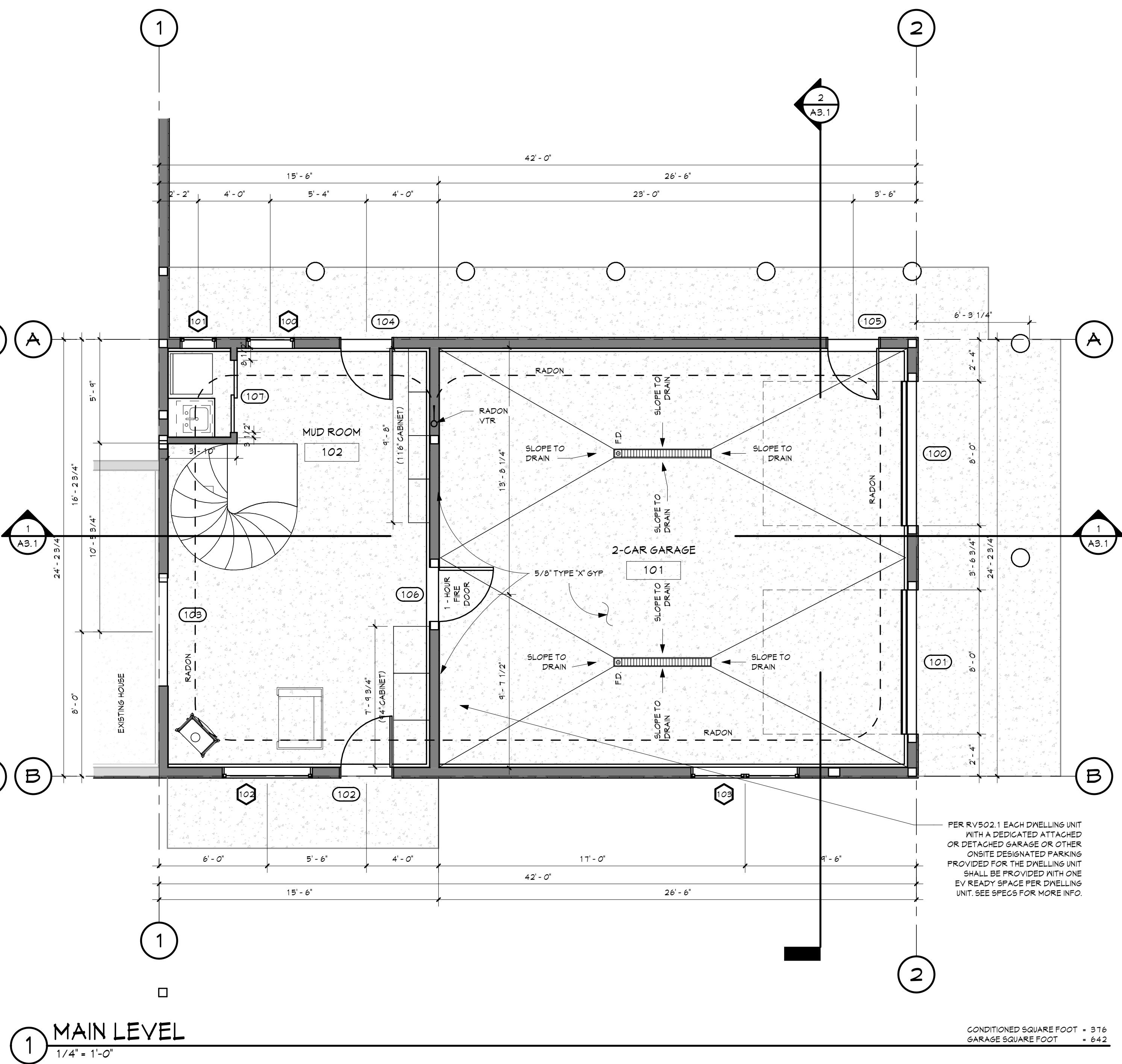
86. IN EACH LEVEL OF THE DWELLING

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2 UPPER LEVEL
1/4" = 1'-0"

CONDITIONED SQUARE FOOT = 864



1 MAIN LEVEL
1/4" = 1'-0"

CONDITIONED SQUARE FOOT = 976
GARAGE SQUARE FOOT = 642



Reviewed for
Code
Compliance
03/28/2025

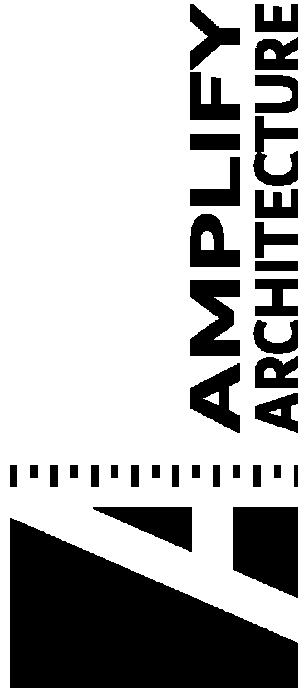
FLOOR PLANS FOR
the BOURQUE ADDITION
30385 BLACKTAIL LANE
ROUTT COUNTY, COLORADO

Job # 24.006
File 24006A11
Date 04SEP24
Drawn KPO
Checked KPO
Rel'd NFG
Rev'd

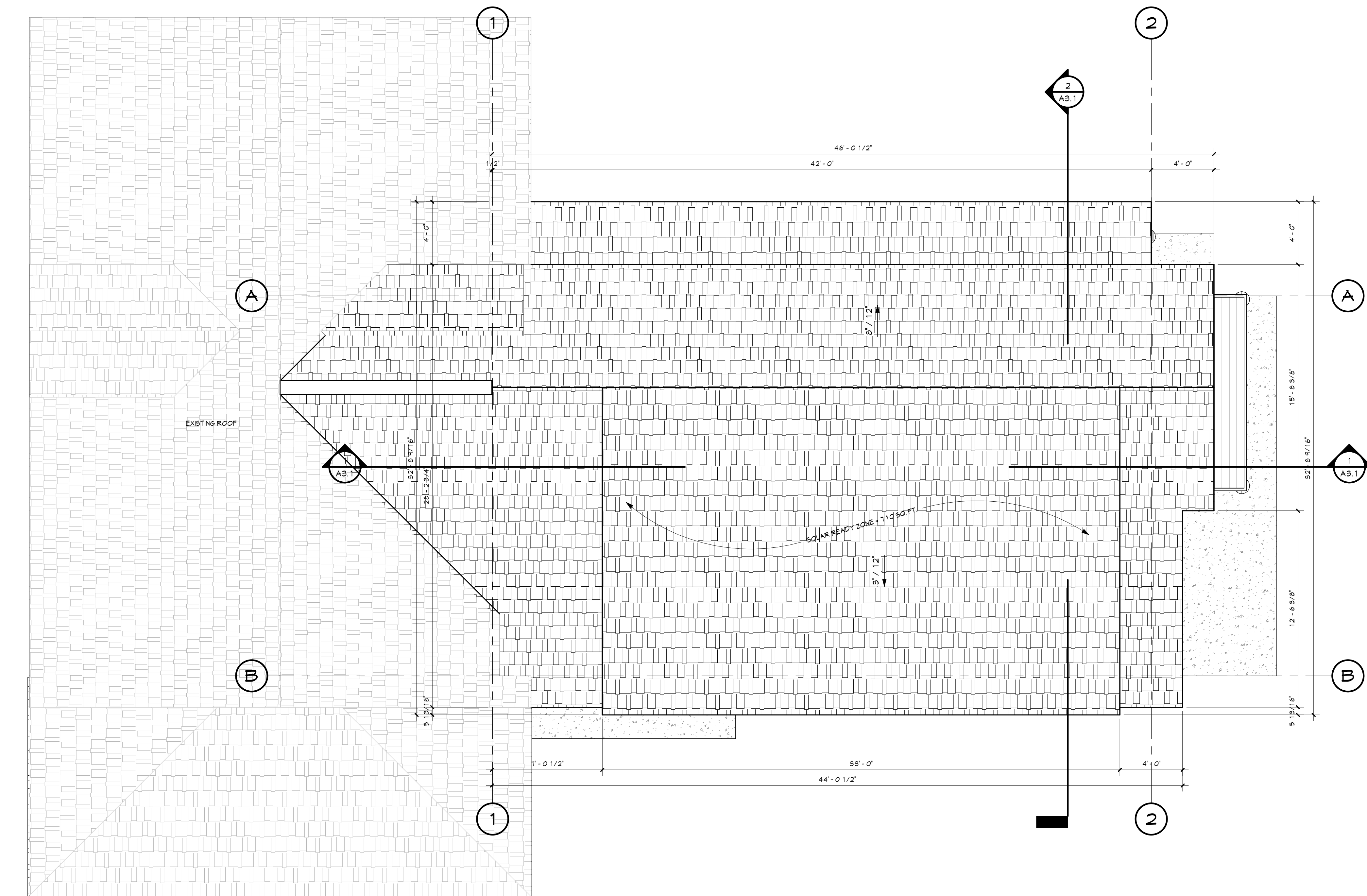
Sheet Number

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SHEET 4 OF 8



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



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Compliance**

03/28/2025

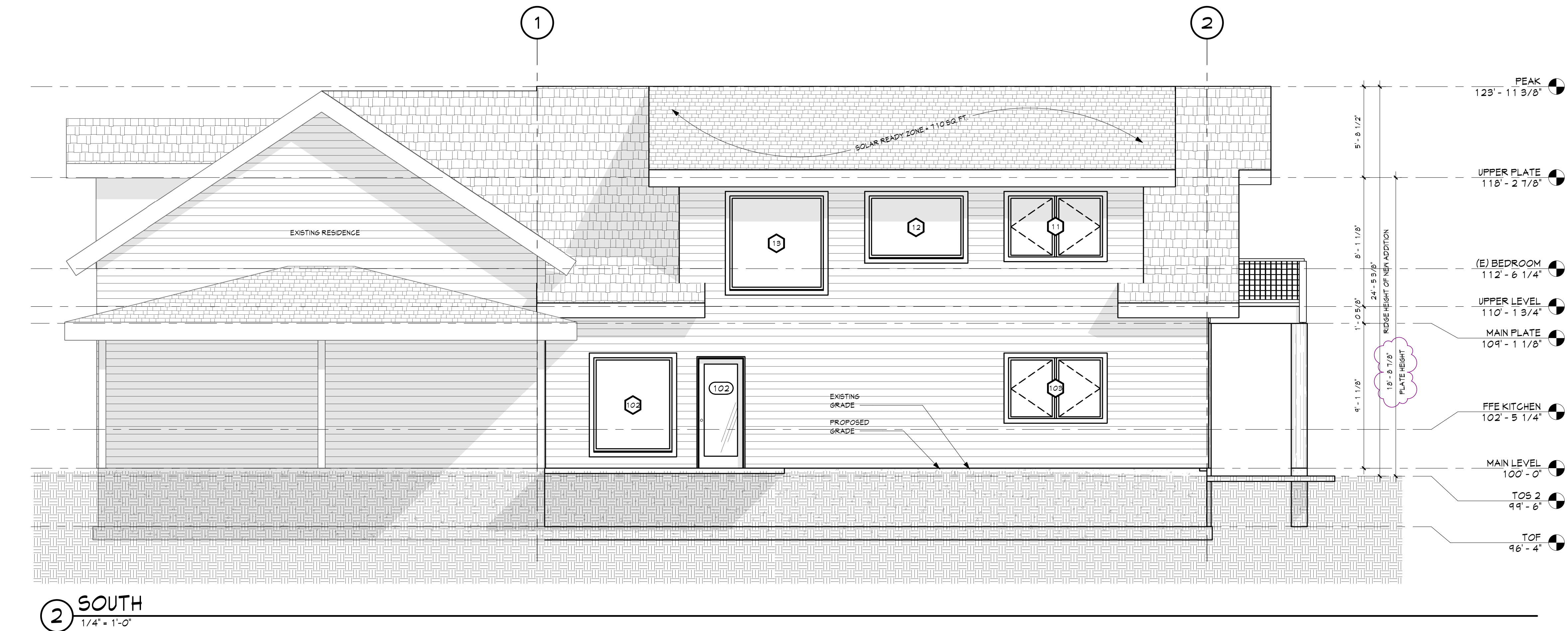
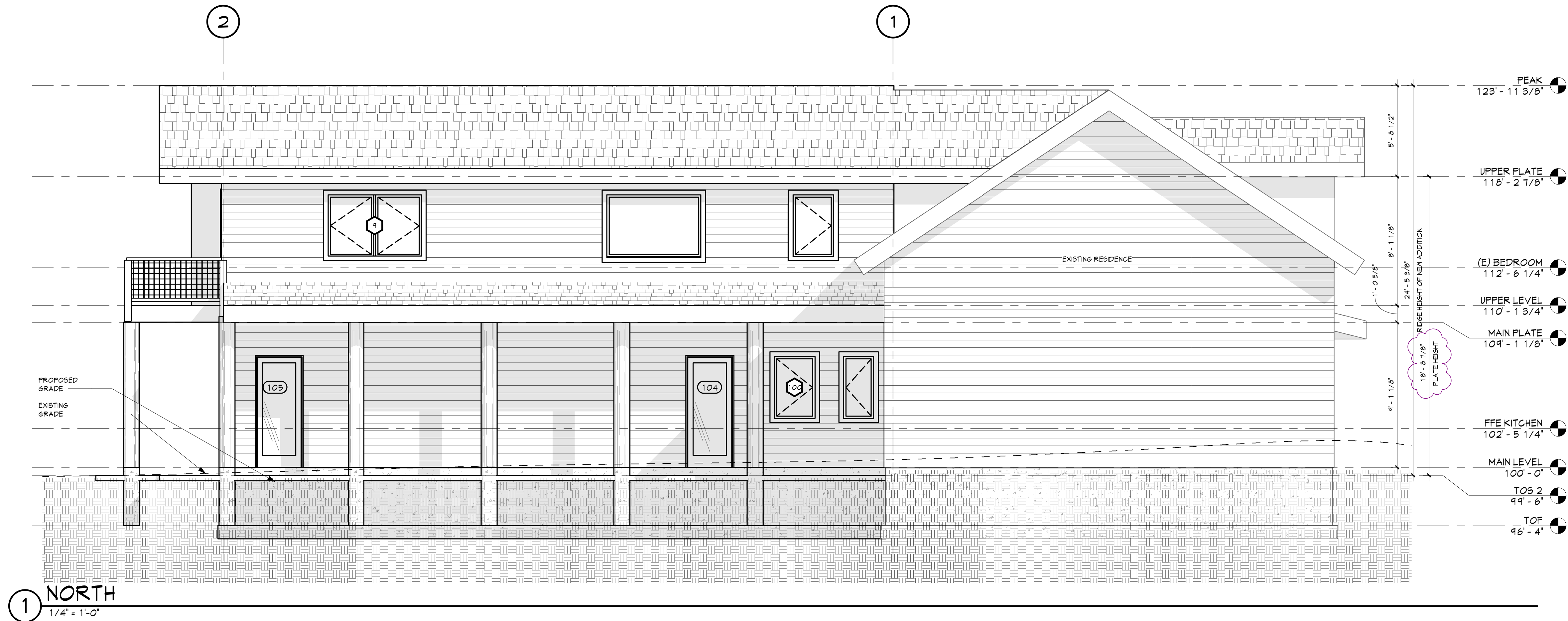
ROOF PLANS FOR
the BOURQUE ADDITION
30305 BLACKTAIL LANE
ROUTT COUNTY, COLORADO

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File 240006A12
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Checked KPO
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Rev'd

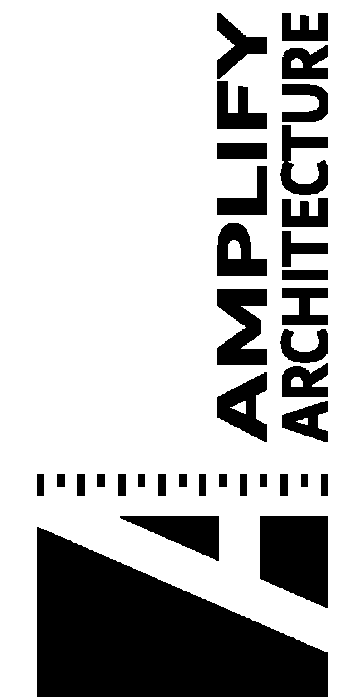
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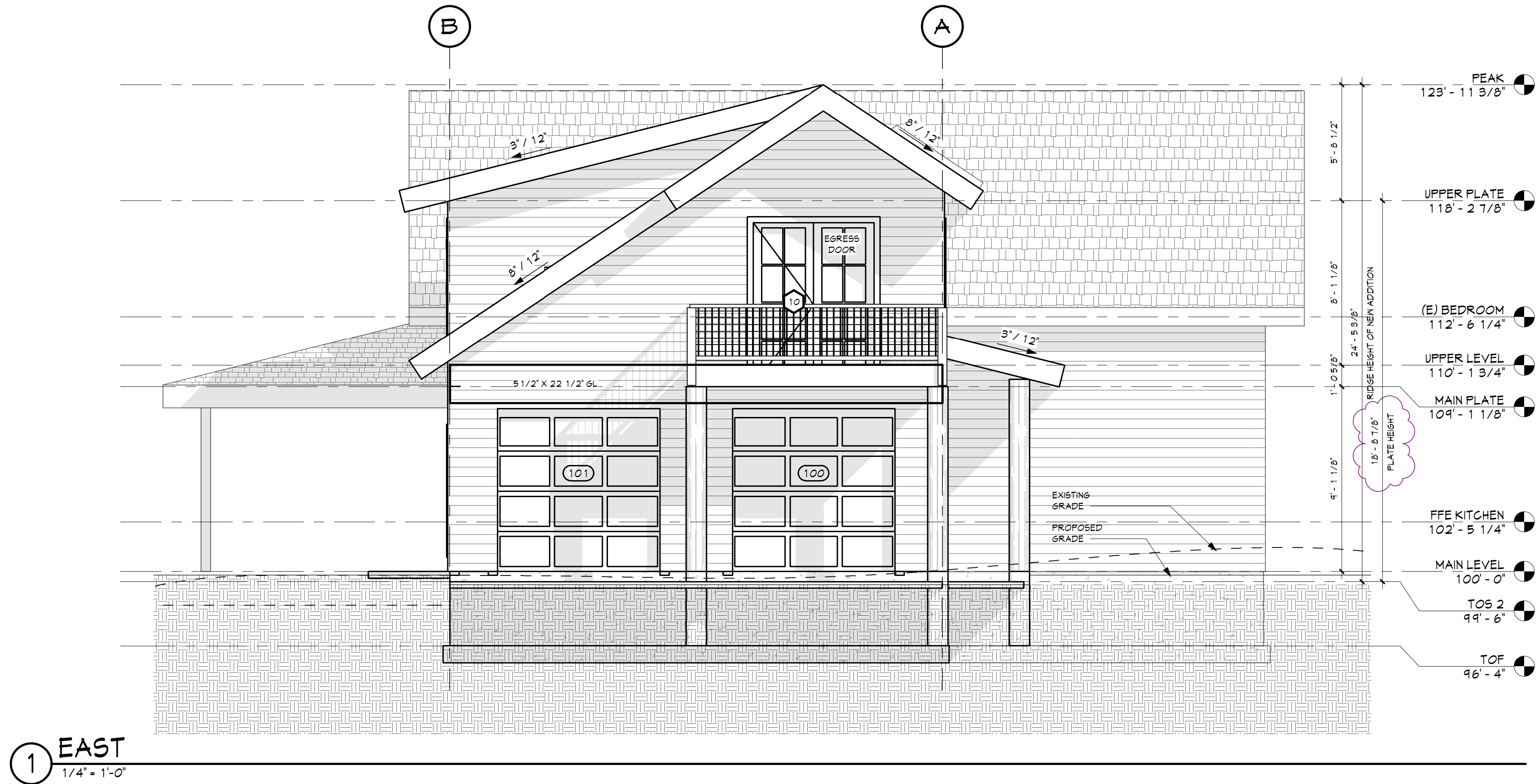
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Code
Compliance
03/28/2025

ELEVATIONS FOR
the BOURQUE ADDITION
30385 BLACKTAIL LANE
ROUTT COUNTY, COLORADO

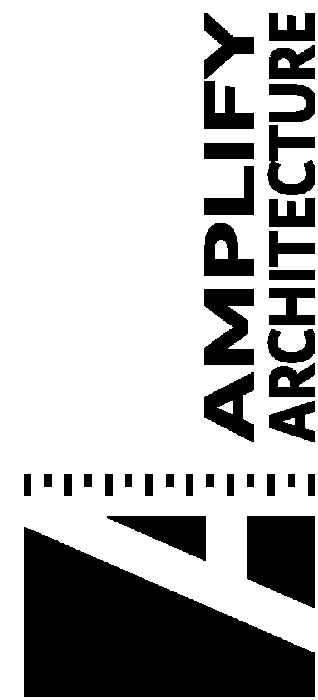
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Rev'd 24MAY19

Sheet Number
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SHEET 6 OF 8

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ELEVATIONS FOR
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30385 BLACKTAIL LANE
ROUTT COUNTY, COLORADO

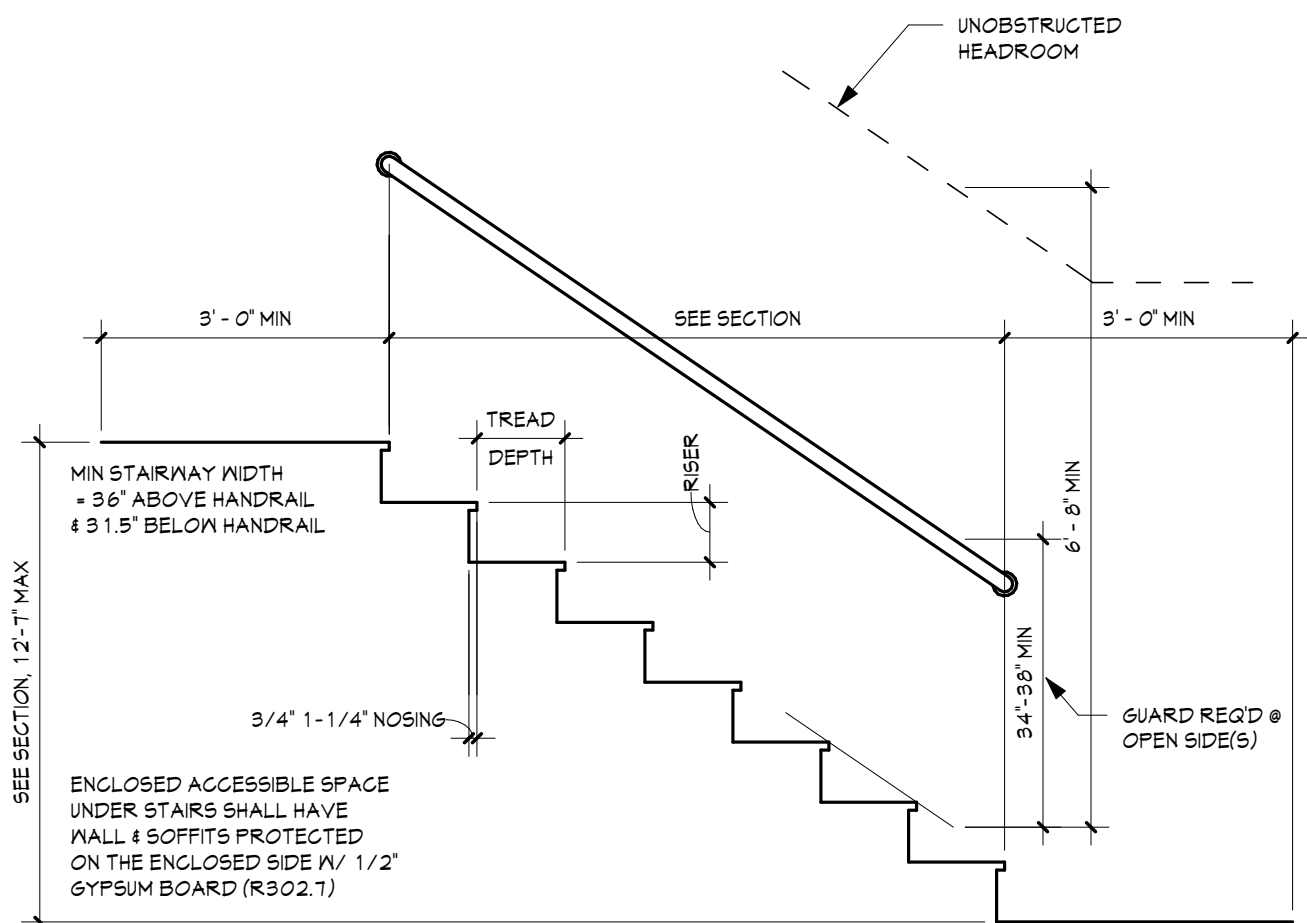
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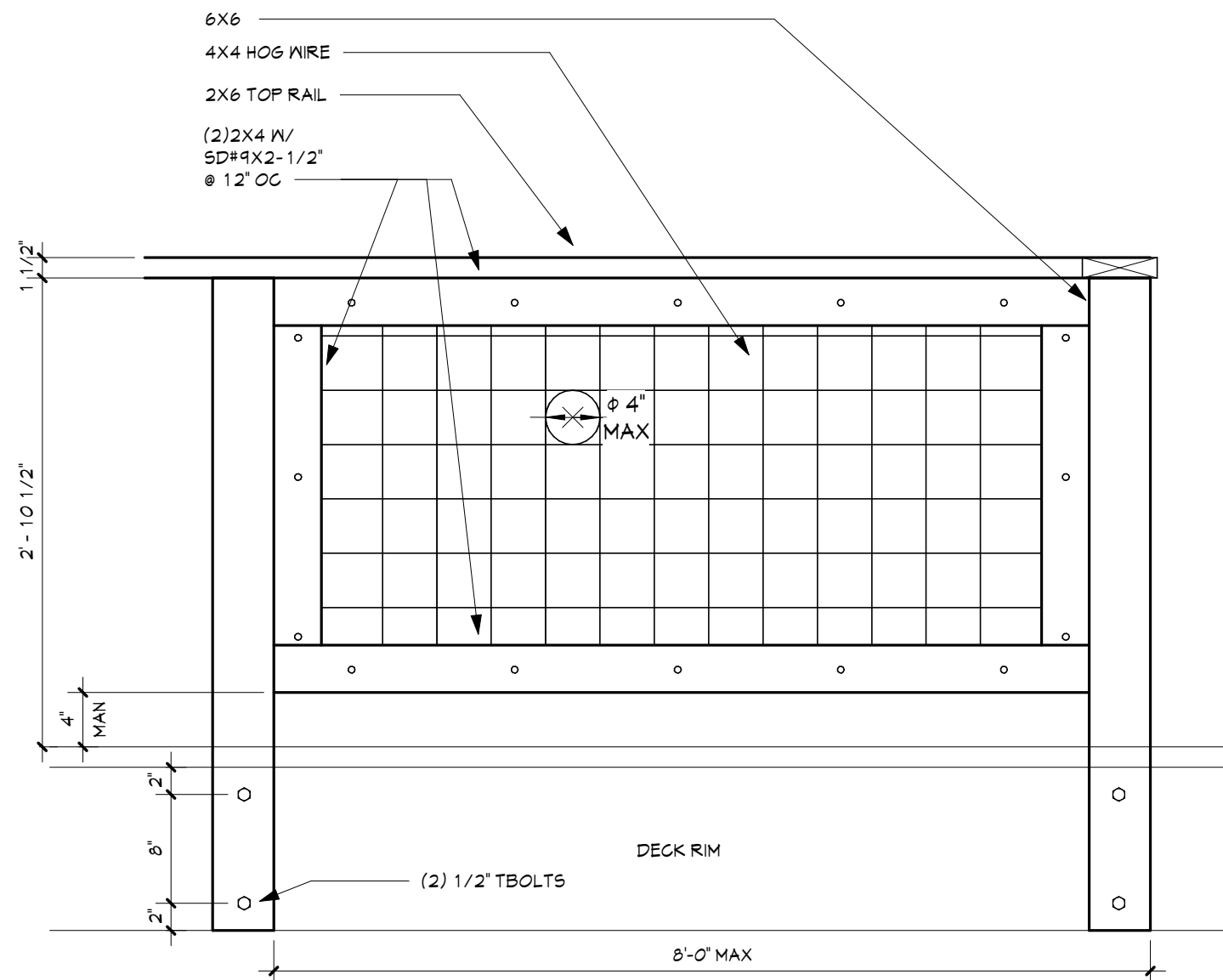
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SHEET 7 OF 8

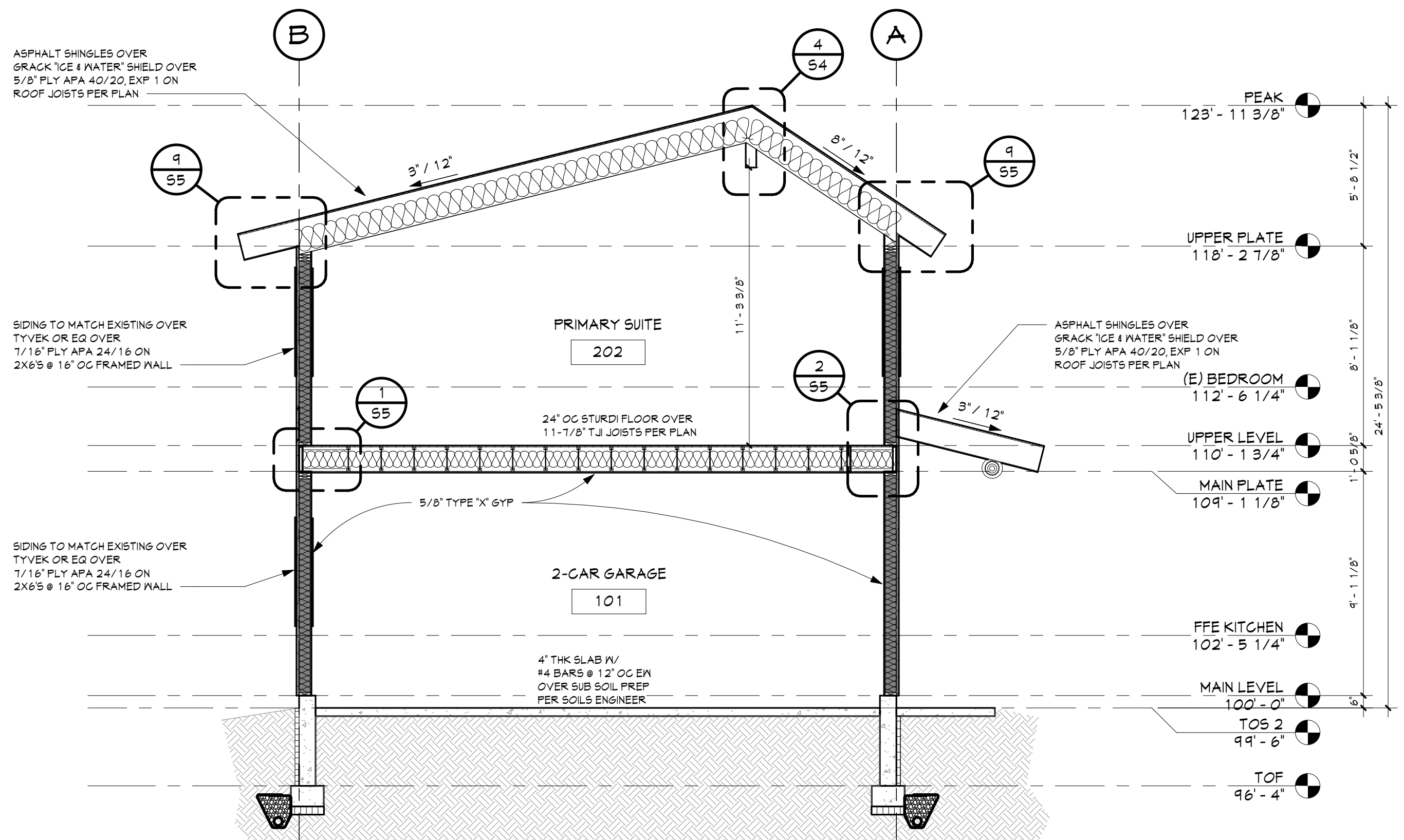
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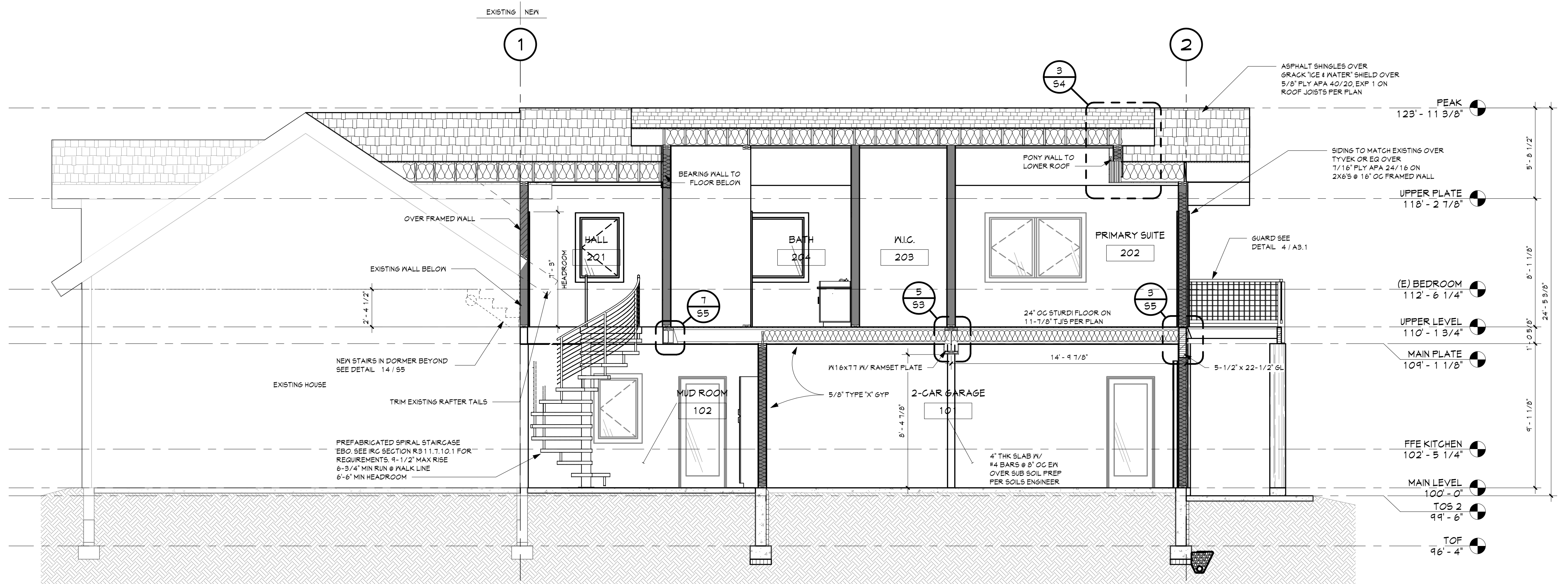
3 2021 IRC STAIR/HANDRAIL DETAIL
1/2" = 1'-0"



4 HOG WIRE GUARD
1" = 1'-0"

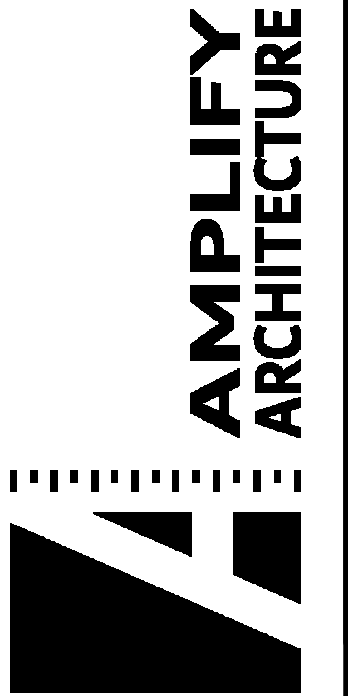


2 CROSS SECTION
1/4" = 1'-0"



1 LONG SECTION
1/4" = 1'-0"

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SECTIONS FOR
the BOURQUE ADDITION
30385 BLACKTAIL LANE
ROUTT COUNTY, COLORADO

Job # 24.006
File 24006A31
Date 04SEP24
Drawn KPO
Checked KPO
Reid NFG
Rev'd

Sheet Number
A3.1
SHEET 8 OF 8