DEMOLITION NOTES HAZ MAT NOTES



REGULATORY REQUIREMENTS

SCALE: 1" = 30'

GENERAL NOTES RCRBD

RECORD SET

GENERAL NOTES





GENERAL RESIDENTIAL BUILDING CODE REQUIREMENTS

All referenced Sections are from the 2009 International Residential Code (IRC) unless noted otherwise.

1. <u>Sec R302.5</u>	Openings between a private garage and residence shall be equipped with solid wood doors not less than 1-3/8" in thickness, solid or honeycomb core steel doors not
	less than 1-3/8" in thickness, or 20-minute fire-rated doors. Openings from a garage directly into a room used for sleeping purposes shall not be permitted.
2. <u>Sec R302.5</u>	The garage shall be separated from the residence and its attic area by fire-resistant construction per Section R309.2.
3. <u>Sec R302.7</u>	Enclosed accessible space under stairs shall have walls, under stair surface, and any soffits protected on the enclosed side with 1/2" gypsum board.
4. <u>Sec R303</u>	All habitable rooms are required to have glazed openings having an aggregate area equal to not less than 8% of the floor area and operable exterior openings having an
	area equal to 4% or more of the floor area being ventilated.
5. Sec R303.3 and R303.4: In the absend	ce of an operable window, laundry rooms, toilet rooms and bathrooms are to be mechanically ventilated. The ventilation equipment shall be installed per Section M1507.
	Exhaust ducts shall comply with Chapter 15 and 16 and be located per Section R303.4.
6. <u>Sec R308</u>	Each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturers or installers label, designating the type and
	thickness of glass and the safety glazing standard with which it complies.
7. <u>Sec R310</u>	All sleeping rooms and basements with habitable space shall have at least one operable emergency escape and rescue opening.
8. <u>Sec R311.6</u>	Hallway minimum required width is 36".
9. <u>Sec R311.7.1</u>	Stair minimum required clear width is 36".
10. <u>Sec R311.7.2</u>	Minimum vertical headroom for stairs shall be 6'-8" from the nosing line.
11. Sec R311.7.3 and R311.7.4.2: Wind	er treads shall have a minimum tread depth of 10" measured at a point 12" from the side where treads are narrower. Winder treads shall have a minimum tread depth of
	6" at any point. Within any flight of stairs, the greatest winder tread depth at the 12" walk line shall not exceed the smallest by more than 3/8".
12. <u>Sec R311.7.4</u>	Maximum riser height is 7-3/4" and minimum tread depth is 10".
13. Sec R311.7.7	Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height shall be 34 to 38" above the nosing of the steps
	per Sec R311.7.7.1.
14. Sec R311.8	Ramps, where present, shall meet the requirements of Section R311.8 and ICC/ANSI A117.1-2003.
15. Sec R312	Provide minimum 36" high quardrails at all locations where step is greater than 30" vertically to floor or grade at any point within 36" horizontally to the edge of the open
	side. Required quardrails shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4" or more in diameter per Sec R312.3.
16. Sec B314	Provide smoke detectors in all sleeping rooms, in the immediate vicinity outside each sleeping area and in each additional story, including basements.
17. Sec B316	Insulation materials including facings such as vanor barriers shall comply with the requirements of Section B316. Cellulose loose-fill insulation shall comply with and
	be clearly labeled per CPSC 16 CER Parts 1209 and 1404. All other insulation materials including facings such as vapor barriers or breather papers installed within
	floor-ceiling assemblies roof-ceiling assemblies walls crawl spaces or attics shall have a flame-spread index of not more than 75 and a smoke-developed index of not
	more than 450 when tested in accordance with ASTM F 84 or 11 723 Form plastic materials and insulation shall comply with Section B316. Batt insulation shall have
	no added formaldehyde. Rigid foam insulation shall be HCFC free. Quality of insulation installation to be inspected prior to vanor barrier annication
18 Sec B319	Contractor shall provide premises identification in the form of approved numbers or addresses as indicated in Section B319
19 Sec B401 4	Where or Applicant shall submit a foundation and soils innot signification to the Building Official where required per Section R401.4
20 Sec B408 1 and 408 2. Provide vent	ilation for under-floor spaces per Sections B408.1 and B408.2
21 Sec B408 4	Provide access to all under-floor spaces. Access openings through the floor shall be 18"x24" min openings through a perimeter wall shall be 16"x24" min
22 Sec B602 8 and B502 12: Fire block	in shall be installed ner Section R602.8 and draft stons shall be provided per Section R502.12
23 Sec B703	Fyterior walls shall provide the building with a weather-resistive exterior wall envelope ner Section 8703. Include flashing as described in Sec 8703.8. Provide a water-
20. <u>000 m 00</u>	resistant harrier behind the exterior veneer as required by Sec B703.2
24 Sec 8703 5	Wood shakes and shingles for exterior walls shall conform to the requirements of Section B703.5
25. Sec B802.10	Truss design drawings, prepared in conformance with Section R802.10.1, shall be provided to the building official and approved prior to installation. Horizontal
20. 0001002.10	reas design drawings, prepared in combinance with decision decision and provided to the building official and approved profile instantiation. For zonal deflection of sciences to be maximum of 1/2 ⁿ . Provide slip is int
26 Sec 8806	Denotion or several actions to an elevent attice and refler encrease of not less than 1/150 of the area vantilated (1/300 with vanor barrier on warm side of insulation).
20. <u>Sec R807</u>	In other access opening of 221 v 2011 min, with 2011 min, else hadroom at some point above the access opening of 221 v 2011 min, with 2011 min access opening of 221 v 2011 min, with 2011 min access opening of 2011 v 2011 min, with 2011 min access opening of 2011 v 2011 min with 2011 min access opening of 2011 v 2011 min with 2011 min access opening of 2011 v 2011 min with 2011 min access opening of 2011 v 2011 min with 2011 min access opening of 2011 v 2011 min with 2011 min access opening of 2011 v 2011 min with 2011 min access opening of 2011 v 2011 min with 2011 min access opening of 2011 v 2011 min with 2011 min access opening of 2011 v 2011 min access opening of 2011 v 2011 min with 2011 min access opening of 2011 v 2011 min with 2011 min access opening of 2011 v 2011 min access opening of 2011 v 2011 min access opening of 2011 v 2011 min access opening
28 Soc P005 2.7.1	An alle decess opening of 22 x 30 min, win 30 min, clear reduction a some point above ine access opening snam be provided to each alle a dea.
20. <u>366 (1905.2.7.1</u>	Provide minimum biturnetie, diade the and water sinetic of equal at an incorrection operating from edge of eave to a point 24 (min.) methor of exterior wanting.
20 Sec P1001 11	Woodwards and the combined in 1900.2.0.2 for aspiral similars. There is see its of the original with original for the back faces of the second within 2011 and the back faces of the second sec
29. <u>366 N1001.11</u>	would work of ourset combustible materials shall not be placed within 2 monthly in the source of material source of materials and the material source of materials and the material source of the sour
20 See D1002 19	has boild in epides, and an composite matchas within 12 of the interface opening sharmon project more than 1/o per each remove distance norms such by the interface opening.
30. <u>366 h1003.10</u>	Any portion of a masoning chimney located in the methol of a bunding of whilm the interior wan of a bunding sharinave a minimum all space clearance to combustibles
21 Cas D1002 0	of 2". Exterior chimmeys shall have a minimum all space clearance to compositores of 1.
31. <u>Sec R1003.9</u>	An masonry chimneys shall extend 2 leet higher than any portion of a building within 10, but shall not be less than 3 leet above the highest point where the chimney
00.0 01004	passes through the root.
32. <u>Sec R1004</u>	All factory-built fireplaces shall be listed and labeled and shall be installed in accordance with the listing per Section R1004. Factory-built fireplaces shall be tested in
00.0.0.04005	accordance with UL127. Hearth extensions shall be installed in accordance with the fireplace listing per Section R1004.2.
33. <u>Sec R1005</u>	Chimneys for use with factory-built fireplaces shall comply with requirements of UL 103 and Section R1005.
34. <u>Sec M1305</u>	iviecnanical and electrical appliances (turnaces, etc.) shall be accessible for inspection, service, repair and replacement without removing permanent construction.
05.0	Provide access and clearances per Section M1305.
35. <u>Sec M1307.3</u>	Appliances having an ignition source shall be elevated such that the source of ignition is not less than 18" above the floor in garages.
36. <u>Sec M1501 and M1502</u> : Dryer exhau	ist systems shall be independent of all other systems, shall convey the moisture to the outdoors and shall terminate on the outside of the building. Installation shall be per
	Section M1501 and M1502.
37. <u>Chapter 14</u>	Heating and cooling equipment appliances shall be installed per manufacturers instructions and the requirements of Chapter 14.
38. <u>Chapter 17 and 18</u> : Provide for comb	bustion air per Chapter 17. Flues and vents shall be installed per Chapter 18.
39.	Adhesives and sealants used on the interior of the building (defined as the inside of the weatherproofing system and applied on-site) shall comply with the requirements

Adhesives and sealants used on the interior of the building (defined as the inside of the weatherproofing system and applied on-site) shall comply with the requirements of the South Coast Air Quality Management District Rule #1168.





Paints and Coatings used on the interior of the building (defined as the inside of the weather-prooofing system and applied on-site) shall comply with the following

criteria: - Architectural paints, coatings and primers shall not exceed the VOC content limits established in Green Seal Standard GS-11, Paints, First Edition.

Flats: 50 g/L Non-Flats: 150 g/L

- Anti-corrosive and anti-rust paints applies to interior ferrous metal substrates shall not exceed the VOC content limit of 250 g/L established in Green Seal Standard GC-03, Anti-Corrosive Paints,

Second Edition. - Clear wood finishes, floor coatings, stains, sealers, and shellacs shall not exceed the VOC content limits established in South Coast Air Quality Management District Rule 1113.

Clear wood finishes: varnish 350 g/L; lacquer 550 g/L Floor coatings: 100 g/L Sealers: waterproofing sealers 250 g/L; sanding sealers 275 g/L; all other sealers 200g/L

Shellac: clear 730 g/L; pigmented 550 g/L Stains: 250 g/L

40.

41. LPG appliances may be installed in a pit or basement provided the following conditions are met: * There shall be installed an approved gas detection device that is interlocked to an approved solenoid valve located so as to shut off the supply of gas to the building in the event of an alarm.

* There shall be installed an approved exhaust system for the purpose of removing unburned gases (size system to provide 5 air changes per hour). The exhaust system shall be interlocked so as to operate automatically in the event of an alarm. (Local adoption).

42. Contractor shall provide soffits to cover all exposed ductwork, piping and utility chases.
43. Plumbing vent piping shall be run to roof ridge location as high as possible or to roof / wall intersection below overhang as required and permitted.

44. Range hoods, bath fans and other mechanical exhausts shall be run to sidewalls or exterior soffits rather than roof where possible and permitted. In cases where exhaust must be accomplished through

the roof, run ductwork to highest point at ridge or to roof/wall intersection below overhang. Piping and cap shall be located away from all roof shedding where possible. Provide roof cap similar to Nutone 845 with weather seal and roof crickets where necessary and as approved by architect.

45. All non-foundation concrete to contain a minimum of 35% fly ash.46. Concrete curing process shall not use any propane or additional energy unless conditions require.

47. All low voltage garage door control wiring shall be concealed in walls.





3 A5

7 A11





1 A36





2 MAIN FLOOR DEMOLITION PLAN SCALE: 1/4" = 1'-0"

M LIVING KITCHEN DINING ┎═╾╧╴═╴═Ҁ DOWN LINEN BATH MASTER CLOSET BEDROOM 1 MASTER BEDROOM 2 REMOVE CLOSET WALL AND ASSOCIATED ELEMENTS MASTER BATH \checkmark 2 A11 $\bigcirc \bigcirc$

3 A5

7 A11



REMOVE AND RECYCLE (2) EXISTING WINDOWS, AND ENTRY DOOR, THIS WALL. CUT WALL TO ACCEPT NEW OPENING PER PROPOSED PLANS





 ROOF DEMOLITION PLAN

 SCALE: 1/4" = 1'-0"



EXISTING ROOFING MATERIAL TO BE REMOVED AND RECYCLED. EXISTING STRUCTURE AND SHEATHING TO REMAIN IN-SITU. ╴┯┑╕┯╴┝╼╎┯╴╎╼┑┯╌╎┯╴┝╼╎┯╴┝╼╎┯╴┝╼╎┯╴┝╸ 2 A11 1 A11 EXISTING ROOFING MATERIAL TO BE REMOVED AND RECYCLED. EXISTING STRUCTURE AND SHEATHING TO REMAIN IN-SITU. 3 A5 7 A11

1 (A5) (A11)











ROOM	ID	WIDTH	HEIGHT	OPERATION	NOTES/R
BASEMENT/FOU	NDATIONS,				
	W01	3'-0"	5'-8"	Casement/confirm with owner	
	W02 3'-0" 5'-0"			Casement/confirm with owner	
	W03 3'-0" 5'-0" Casement/confirm with owner				
MAIN FLOOR,					
	W04	3'-0"	2'-0"	PICTURE / FIXED	
	W05	6'-0"	2'-0"	PICTURE / FIXED	
	W06	3'-0"	2'-0"	PICTURE / FIXED	
	W07	6'-0"	3'-0"	PICTURE / FIXED	
	W09	3'-0"	2'-0"	PICTURE / FIXED	
	W10	5'-0"	4'-0"	PICTURE / FIXED	

































GENERAL STRUCTURAL NOTES

1. GENERAL

A. Verify all openings through floors, roof and walls with mechanical and electrical contractors. Verification of locations sizes, lintels, and required connections are the responsibility of the Contractor B. Provide all embedded items in structure as noted on the drawings and as may be required, including rebar, welded wire fabric, anchor bolts, weld plates and connectors. C. The contractor is responsible for cross-referencing all plans to assure that no omissions or discrepancies exist that will adversely affect construction or the integrity of the finished product.

FOUNDATION NOTES

1. LIVE LOADS USED IN DESIGN

85 PSF A. Roof 40 PSF + 10 PSF partitions B. Floors

C. Wind 90 MPH Exp. B

(residential:) D. Seismic Zone 1

(commercial:) D. Earthquake Design Data: 1. Seismic Importance Factor, /, Occupancy Category

2 Mapped Spectral Response Accelerations, Ss and S

3. Site Class 4. Spectral Response Coefficients, Sds and Sd1

5. Seismic Design Category

- 6. Basic Seismic-force-resisting System(s) 7. Design Base Shear
- 8. Seismic Response Coefficient(s), Cs
- 9. Response modification Factor(s), R

10. Analysis Procedure Used E. Equivalent fluid pressure 45 pcf for imported

2. SOILS: soil bearing pressure to be 3500 PSF. and a minimum dead load of 1100 PSF.

55 pcf for on-site

2. SOILS:

Refer to soils report Number 17-10774 by NWCC, dated JUNE 23,2017, for information regarding soil bearing pressure. Contractor shall be responsible for complete compliance with sub-soil investigation and foundation recommendations to the same extent as if herein written out in full. Copies available at the office of the Architect. In the absence of a soil report, fill to be compacted to 100% standard proctor below footings, 95% below slabs and paving, and 90% for foundation backfill. Place fill in uniform 8" lifts at optimum moisture content with proper compaction equipment. Remove topsoil, organic material, and any questionable material below slabs, pads or footers.

3. CONCRETE

A. All concrete shall conform to ACI 318 and 309.

- B. All concrete for foundation walls and footings shall develop 3000-psi compressive strength in 28 days. All concrete for slabs on grade shall develop 4000-psi compressive strength in 28 days. All concrete shall be made with a minimum of 5 sacks of cement per cubic yard. Concrete for slabs shall have a minimum cement factor of 51/2 sacks per cubic yard of ϕ oncrete. Exposed concrete shall have 5% + entrapped air content, and shall be placed with 4" maximum slump.
- C. All walls are 8" thick unless otherwise noted on plans. D. Unless otherwise noted, all footings shall be 1'-4" wide x 10" thick under 8" walls and 1'-8" wide x 10" thick under 10" walls.
- E. Form footings to exact widths noted. Provide void forms under all foundation walls where "void" is dimensioned on plans.
- F. T.O.F. denotes top of footing elevation.
- G. T.O.W. denotes top of concrete wall. H. T.O.S. denotes top of slab.
- I. Po not backfill against any foundation or retaining wall until supporting floor systems are in place and securely anchored, or adequate wall support is provided. Backfill to be granular free draining material. Before placing finish topsoil, we recommend capping backfill with a Mirafi fabric under 12" of water impermeable material (e.g. clay). Refer to soils report. J. Inspect soils during excavation and before construction of any part of the foundation to verify assumed bearing pressure values.
- K. Provide 1/2" diameter x 10" long anchor bolts at 32" o.c. to connect framing to top of wall and where not otherwise shown. Galvanized bolts required for pressure treated plates. Anchor bolts and/or expansion anchors for sill plates and ledgers shall extend the distance required to bolt wood members shown without countersinking. Expansion anchors shall be Ankr-tite "Wej-It", Hilti "Kwik Bolt", or an approved equal.
- L. Cast in place concrete shall be poured continuously so as to prevent cold joints. Slabs, beams, and walls shall not have joints in a horizontal plane. Any stop in concrete work will be made with vertical bulkheads, keys and dowels, unless otherwise shown. Construction joints shall be as detailed, or as approved by the Architect. In the absence, provide tooled construction joints in slabs with no dimension greater than 15 feet and no area greater than 150 S.F. M. All piers, walls, footings, etc. to bear on unweathered underlying undisturbed natural soils while maintaining the minimum 4'-0" frost depth. Concrete shall not be placed on frozen,
- muddy, or saturated soil and shall be protected from freezing for 7 days. N. Provide an approved hardener and sealer to the surface of all slabs.
- 0. Provide minimum 2" rigid insulation (R-10-13 min) over foundation waterproofing and concrete wall unless shown otherwise. Foundation insulation and waterproofing to be installed in accordance with the soils report, IBC/IRC and local codes, and accepted construction practice.
- P. Drain all exterior footings with 4" diameter rigid drain tile to daylight in a 12" X 12" washed rock envelope at lowest levels of excavation and cover with mirafi filter fabric. Provide clean-outs and cover daylighted ends with wire screening. Slope minimum 1/8" per foot. Exercise caution that drain tile is not damaged while compacting fills. Test drain tile before and after backfilling. Refer to soils report.
- Q. Provide bond breaker or expansion joint material at perpendicular concrete interfaces for proper slippage. R. Provide beam pockets as necessary for the proper bearing of all beams.
- S. Slab surfaces to be left free from trowel marks, uniform in appearance, and with a surface plane tolerance not exceeding 1/8" in 10'-0" when tested with a 10' straightedge.
- T. Finish all concrete wall tops to within 1/8" of specified elevations. U. Provide a 1/2" expansion joint material at all slab to wall, footing, or column interfaces to allow for proper slip jointing.
- V. Provide a 6 mil poly barrier under all interior slabs for moisture protection and as a bond breaker.

4. REINFORCING STEEL

- A. All reinforcing bars shall be ASTM A615 Grade 40 unless specifically noted on plans.
- B. All welded wire fabric to be ASTM A185. C. Assure proper protection of reinforcement steel per ASTM, ACI and IBC.
- At a minimum:
- Concrete cast against and permanently exposed to earth 3" Concrete exposed to weather 1 1/2"
- 1 1/2" Other
- D. All reinforcing shall lap 36 bar diameters (1'-0" min.) unless otherwise noted. E. When the contractor requires construction joints other than those shown on the drawings, the reinforcing shall run continuously through the joint and adequate shear transfer
- reinforcing shall be added. F. Welded wire fabric shall lap so that the crosswires lap one space plus 2". Welded wire fabric shall be placed on top of all bars, sleeves, conduits, etc.
- G. Provide minimum 6x6-W1.4xW1.4 WWF or polyfiber reinforcement in all slabs per manufacturer's instructions.
- H. Provide minimum (2) #5 bars parallel to and extending 24" beyond each side of openings 1'-0" and larger in slabs and walls unless otherwise noted. I. Make all bars continuous around corners or provides corner bars of equal size and spacing.
- J. Provide all accessories necessary to support reinforcing at the positions indicated. Detail bars in accordance with the latest edition of the ACI Detailing manual and ACI Building Code Requirements.







SCALE: 1/4" = 1'-0"

FRAMING / VAPOR / OTHER



DFPA Grade-Trademarked "C-D Exterior" conforming to American Plywood Association Standard PS 1-83, unless otherwise noted below or on the Drawings. See Drawings for thickn

- A. "Trus Joists" shall be joists using plywood web with micro/lam flange or pinned tubular steel web with kiln dried wood as noted on framing plans, and as manufactured by Trus Joist (a Weyerhaeuser Business), Boise Idaho. Materials and methods used in the erection and bracing of "Trus Joist" members shall comply with recommendations presented in the "Tr Joist Design Manual". Alternate systems to be approved by Architect. Provide approved Microlam LVL or Timberstrand LSL rim system. Shop drawings to be provided by
- B. "BCI-joists" shall be joists using plywood web with micro-lam or solid wood flange or pinned tubular steel web with kiln-dried wood as noted on framing plans, and as manufacture by Boise Cascade Corp. Materials and methods used in the erection and bracing of "BCI-Joists" members shall comply with recommendations of the manufacturer and the U.B.C.

- B. Design calculations, truss layout and shop drawings shall be submitted and approved prior to fabrication. Ceiling live load of 10 PSF shall be applied to bottom chords. C. Member layout and sizes shall be at the discretion of the truss designer, except that no member shall be less than 2x4 and the minimum chord size will be met.

A. The Contractor is to insure that the building is to be constructed as airtight as possible, and that all penetrations and vapor barriers within the exterior walls and roof cavities are

- C. Install vapor barrier in widest sheets to avoid splices and overlap. At ceilings, overlap wall vapor barrier where joints must occur; lap and ensure that poly joints occur at a framing
- F. After doors and windows are set in openings, fill the rough opening joint between the trimmer stud and frame with non-expanding polyurethane foam sealant, or equivalent. G. To seal the ceiling vapor barrier to an interior partition, spray 3M Super 77 Poly Spray Adhesive to interior portion wall top plate (edges) and overlap vapor barrier down a minimum

- A. Exterior wall sheathing where required shall be 1/2" CDX Plywood or exterior grade OSB. "Tyvek" air infiltration barrier to be installed behind all siding. B. Bolts shall conform to ASTM A307. Lag bolts shall be fabricated from ASTM A307 steel to the standard dimensions outlined in the AITC Manual. Provide washers for all bolts
- C. Box nails, staples, and power driven nails may be substituted for common nails only upon approval of the Architect. Submit samples and manufacturer's supportive data for approv



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EDWARD L. BI	ECKER, V.P.	ARCHITECT	
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IECC 2009 NOTES CLIMATE AND GEOGRAPHIC DESIGN

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA*

SUBJECT TO DAMAGE FROM			WINTER ICE BARRIER	FLOOD		
 WEATHERING	FROST LINE DEPTH	TERMITE	DESIGN TEMP.	UNDERLAYMENT REQUIRED	HAZARDS	
SEVERE	48" (1220mm)	NONE - SLIGHT	-15° F / -26° C	YES	FIRM FEBRUARY 4. 2005	

* ADOPTED BY CITY OF STEAMBOAT SPRINGS AND ROUTT COUNTY, COLORADO

1. Residential occupancies up to 4 stories in height to meet the requirements of Chapter 4 2. Commercial occupancies to meet the requirements of Chapter 5

3. All occupancies 4 stories and above in height to meet Chapter 5

4. Building of mixed occupancy up to 4 stories shall meet the requirements of the respective chapter for occupancy per Section 101.4.6 with the exception of building insulation and fenestration requirements. The Routt County Regional Building Department allows the use of Table 402.1.1 and Section 402.4 air leakage, for mixed occupancy buildings up to 4 stories in height.

IECC 2009 NOTES RESIDENTIAL

IECC 2009 NOTES (Prescriptive Method)

	ILN 4
ZONE 7, DRY	
INSULATION & FENES Fenestration U-Fact Ceiling R-Value: Walls (Wood Frame Walls (Basement) F Floor R-Value: Slab-on-Grade (For Heated Slab-on-Gra Foundation Walls (Unventilated Cra * Sla ** U	STRATION REQUIREMENTS (Table 402.1.1): tor: 0.35 min. (0.60 for Skylights) R-49 min. ed) R-Value: R-21 min. R-Value: R-15 min. continuous, R-19 min. Cavity Wall R-38 min. over unconditioned space undation): R-10 min 4 'Depth (R-15 min. at heated slab)* ade R-5 continuous below piping in addition to Slab-on-Grade(Foundation) per IRC Section M2103.2.1 awl Space): R-10 min.** ab-on-Grade insulation can be in conjunction with IECC - Code and Commentary Figure 402.2.8 SLAB INSULATION METHODS Inventilated crawl space insulation can be in conjunction with IECC - Code and Commentary Figure 402.2.9 CRAWL SPACE INSULATION METHODS
GENERAL NOTES - RI 1. <u>Sec 402.4.1</u>	ESIDENTIAL - CHAPTER 4: All joints, seams and penetrations to be sealed against air leakage in accordance with IECC 2009 sec 402.4.1. The building thermal envelope shall be durably sealed to limit infiltration for: 1. All joints, seams and penetrations. 2. Site-built windows, doors and skylights.
	3. Upenings between window and door assemblies and their respective jambs and framing.
	 Complete ceilings or chases adjacent to the thermal envelope. Knee walls.
	7. Walls and ceilings separating a garage from conditioned spaces.
	8. Behind tubs and showers on exterior walls.
	9. Common walls between dwelling units.
	10. Attic access openings.
	11. Kim joist junction.
	12. Utilet Souldes of Hillinduoli. Provide weather stripping at all exterior dears, and weather tight seal at all openings between window & dear assemblies & their respective jambs & framing
2. <u>Sec 402.4.2</u>	Air barrier and insulation shall be demonstrated to comply with Chapter 4 by 3rd party blower testing or visual inspection under table 402.4.2
3. <u>Sec 402.4.3</u>	Fireplaces shall have gasketed doors
4. <u>Sec 402.4.4</u>	foot per IECC 2009 Sec 402.4.4
5. <u>Sec 402.4.5</u>	Recessed lighting in the building thermal envelope shall be ic-rated and labeled per Sec. 402.4.5 with no more than 2.0 cfm air movement from conditioned space to the ceiling cavity. Fixtures shall be sealed between the housing and interior wall / ceiling covering with a gasket or caulk.
0. <u>Sec 403.1</u> 7 Sec 403.2 1	Supply and return ducts in attics shall be insulated to a minimum of $R_{-}8$ all other ducts shall be insulated to a minimum of $R_{-}6$
8. <u>Sec 403.2.2</u>	All ducts, air handlers, filter boxes, and building cavities used as ducts shall be sealed. Joints and seams shall comply with Section M1601.4.1 of the International Residential Code.
	Note: Duct joints shall be made substantially air tight. The definition for substantially air tight is maximum duct leakage of 10% for ducts within the building envelope and 5% for ducts outside the building envelope.
9. <u>Sec 403.2.3</u>	Building framing cavities shall not be used as supply ducts.
10. <u>Sec 403.3</u>	Mechanical system piping capable of carrying fluids > 105° F or $<55°$ F shall be insulated to R-3 minimum.
12 Sec 403.4	Circulating not water piping shan be insulated to K-2 minimum and system to include automatic on/on switch.
13 Sec 403.6	Heating and cooling equipment shall be sized by mechanical contractor in accordance with 2009 IRC Section M1401.3 and submitted too building department
10. 000 100.0	prior to issuance of permit.
14. Sec 403.7	Systems serving multiple dwelling units shall comply with 2009 IECC Sections 503 and 504 in lieu of Section 403
15. Sec 403.8	Snow melt systems shall have automatic shut off when pavement temperature is >50° F, no precipitation is falling and / or outdoor temperature is >40° F.
16. <u>Sec 404.1</u>	A minimum of 50% of lamps permanently installed must be high efficacy.
17. <u>Sec 401.3</u>	A permanent certificate shall be posted on or in the electrical distribution 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 completed by the builder or registered design professional. The certificate shall list the predominant r-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned spaces; U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired un-vented room heater, electric furnace, or baseboard electric heater is installed in the residence, the certificate shall list "gas-fired"
	un-vented room heater", "electric furnace" or "baseboard electric heater", as appropriate. An efficiency shall not be listed for gas-fired un-vented room heaters,



1 SECTION THRU EXISTING HOUSE S3 SCALE: 1/4" = 1'-0"







P.O. BOX 770420 STEAMBOAT SPRINGS, COLORADO 80477 (970) 879-5766 - FAX ed@mtnarch.com - Email



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SECTION/DETAILS

1710 JOB NO. DRAWN elb CHECKED DATE 06.27.17 REVISIONS: NO. | DATE DRAWING NUMBER S3 DRAWINGS

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