

Minimum code requirements for Single Family Dwellings:

<ul style="list-style-type: none">• Applicable codes: 1997 UBC, UMC, UPC & 1996 NEC and local ordinances.• Provide min. 2% slope for min. 5' away from building foundations to approved drainage discharge.• Smoke detectors shall be installed in bedrooms, hallways, adjacent rooms vaulted ceilings more than 24" above bedroom hallway, upper & lower floors per UBC 310.9.1.• Hallways shall be min. 36" wide. UBC 1004.3.3.2.• Main entrance door shall be min. 36" wide. UBC 1003.3.1.3.• Exterior door landings required, as wide as doorway and min. 36". UBC 1003.3.1.7.• Stairs & handrails shall conform with UBC 1003 requirements. Rise= 8" max. Run=9" min. Headroom= 6'-8" min. Usable spaces under stairs shall be lined on inside with 5/8" Type X gypsum wallboard and the stud spaces between stringers shall be fire blocked. UBC 1006.12.• Guardrails shall be provided when stairs or landings are over 30" above grade. Openings shall not permit a 4" sphere to penetrate Guardrails shall be min. 36" high at landings and 34" high when serving as handrails. UBC 509.1, 1003.3.3.6.• Windows for natural light & ventilation shall be sized in compliance with UBC 1203.• Bedroom windows shall have openable areas of min. 5.7 s.f. with min. dimensions of 20" wide and 24" high with sill heights of not more than 44". UBC 310.4.• Safety glass shall be installed in locations subject to human impact per UBC 2406.4.• 1-Hour finish shall be provided on GARAGE side of common walls and common ceilings with the Dwelling. Walls, beams and posts that support such ceilings shall also be finished with 1-Hour approved materials. UBC 302.4, Exc. 3.• Provide impact bollards to protect water heaters & furnaces located in Garage. UMC 308.1.• Skylights shall have an ICBO research report.• 3-Coat stucco system with weep screeds required per UBC 2508.1.• Fireplace chimney shall have spark arresters, extend min. 2' above roof or wall within 10'. UBC 3102.3. Fireplace chase shall be fire-blocked where penetrating the attic. UBC 708.2.1(5).• Electric service requires minimum 100 amp panel with circuits and disconnects permanently labeled.• GFCI type outlets required in bathrooms, kitchen- serving counter tops, garage & exterior per NEC 210-8.• Convenience outlets shall be located and spaced per NEC 210-52.• Building Envelope, lighting, HVAC, and service water systems shall conform with the Energy Standards.• Fluorescent lights required in bathrooms and kitchens per the Energy code.• Insulation Minimums: Walls= R13; Roofs & Floors= R19.• All glazing at conditioned spaces shall be dual-pane.• DWV and water supply piping materials and installations shall conform with the California Plumbing Code.• Showers require min. 30" dimensions and finished to 70" above drain with waterproof wall finish. UPC 807.• Tub & shower valves to be single control pressure balancing anti-scold type. UPC 420.• Water closets require min. space 30" wide by 24" in front. UBC 2904.	<ul style="list-style-type: none">• Spark or gas fired equipment in Garage shall be elevated 18" and physically protected by bollards or equal. UMC 308.2, UPC 510.1.• Attic, under floor and roof mounted furnaces shall be installed, accessed, and provided with combustion air as required by the California Mechanical Code.• Dryer vent shall be installed as required by the UMC 308, 504.• Conventional construction shall conform with the provisions in UBC 2320.• Min. concrete compressive strength= 2000 psi.• NAILING shall conform with minimum requirements of UBC Table 23-II-B-1.• Conventional bracing panels shall be at least 4' in length per UBC 2320.11.3.• Minimum footings of 12" wide and 12" deep in 1-story and 15" wide by 18" deep in 2-story are required. 1806.2 & Table 18-I-C.• Min. 1#4 reinforcing bar required in footings where Holdowns are located.• Anchor bolt sizes 1/2" minimum (5/8" in seismic zone 4). UBC 1806.6. Anchor bolts shall have 2"x2"x3/16" plate washers. UBC 1806.6.1(2).• Sill Plates Material, UBC 1806.6, 2306.4:Treated or naturally-decay-resistant wood.• UNDERFLOOR CLEARANCES, UBC 2306.3: Min. 18" required clearance from ground to bottom of GIRDERS, 12" to bottom of FLOOR JOISTS.• UNDER FLOOR ACCESS, UBC 2306.3: Min. 18" x 24" (30"x22" if there is mechanical unit under floor- UMC 307.4).• UNDERFLOOR VENTILATION, UBC 2306.7: Code requires screened vents that provide 1 square foot area per 150 square feet of under floor area on at least two opposite walls.• INDIVIDUAL CONCRETE PIERS, UBC 2306.5: Shall project at least 8" above exposed ground• Girders Entering Masonry or Concrete Walls, UBC 2306.6: Ends of wood girders entering concrete or masonry walls should be provided with 1/2" air space on top, sides and ends unless the girder is treated wood or of natural-resistance to decay type.• Wood-to-Earth Separation, UBC 2306.8: Wood used in construction of permanent structures should be kept 6" away from earth, unless it is treated wood or wood of natural-resistance to decay.• POST-TO-BEAM/GIRDER CONNECTION, UBC 2314: All posts to beams/girders connections are required to be "POSITIVE" to resist lateral displacement.• CRIPPLE WALLS, UBC 2320.11.5: Foundation cripple walls over 4 ft. high are considered another story when sizing studs. If over 14" high, they should be braced as for 1st story. If 14" or less in height, they should be of solid blocking OR braced with structural paneling sheathing.• Attic ventilation: Per UBC 1505.3. 1/300 sq. feet of attic area; 1/2 @ ridge & 1/2 @ eaves.• Attic Access: 22"x30" min. with 30" headroom. UBC 1505.1 & UMC 307.3.
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