FLOOR PLAN NOTES (2018 IRC)

1. Attic access shall be minimum 22" x 30" rough frame opening (Section R807), shown on the floor plan of the specific house. If mechanical equipment is located within the attic, the attic access opening shall be pull-down stairs. Water heaters may not be located within the attic if their only access is ceiling framed openings.

2. Emergency escape and rescue openings have been designed for sleeping rooms and basements for specific house floor plans (Section R310). Sill height shall not exceed 44" minimum clear opening height shall be 24" minimum clear opening width shall be 20" minimum net clear opening for grade floor openings shall be 5.0 sf and minimum net clear openings for other openings shall be 5.7 sf.

3. If a window sill is less than 24" above inside finished floor, and greater than 72" above outside finished grade, the window shall be provided with a window fall preventer device (Section R312.20)

4. Clothes dryer exhaust ducts shall vent to the outside of the building (Section M1502.3). Exhaust ducts shall terminate at least 3' from openings into buildings, such as windows and doors. Exhaust ducts shall have maximum 35' length from dryer location to the outside, reduced for bends (Section M1502.4.4.1). Clothes dryer vents are shown on the specific house floor plans.

5. Combustion vents shall be sized to comply with manufacturer's recommendations for specific appliance (Section M1701.1). Combustion vents shall have minimum 1" clearance from unprotected combustible material unless otherwise noted by the manufacturer's recommendations (Section M1306).

6. Bathroom vent fans have been shown on the specific house floor plan and shall be vented directly to the outside (not the attic) (Section M1507.2). Chimney design and construction is discussed in Chapters 10 and 18.

7. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted (Section R302.5.1). The door between residence and garage shall be solid wood door, solid or honeycomb core steel door, or 20-minute fire-rated door with closer. The ceiling of the garage shall be 5/8" type "X" gypsum wallboard when a habitable room is placed over the garage (Table R302.6).

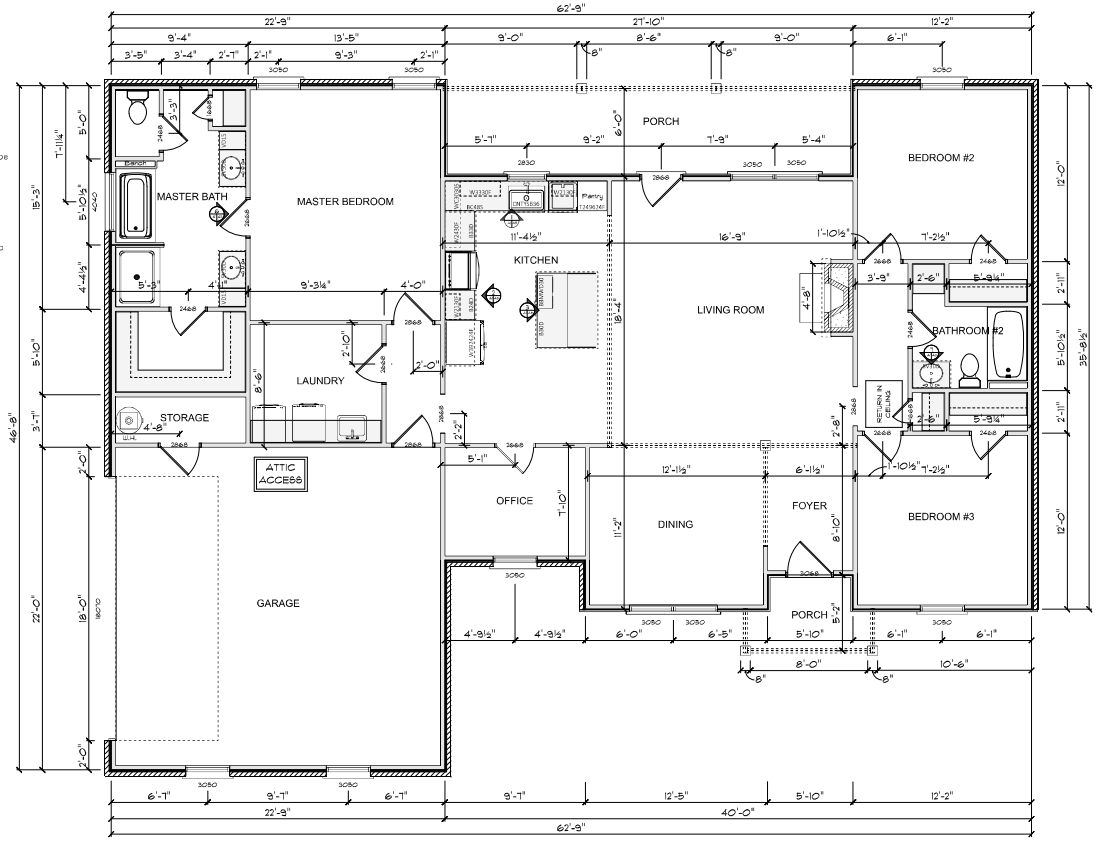
8. Fireblocking shall be proveded (Section R302.11). Draftstopping shall be provided (Section R302.12). Combustible insulation clearances shall be maintained (Section R302.13).

9. Tempered glass shall be provided in hazardous locations (Section 308.4). Tempered glass shall be provided in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24" arc of the door in a closed position.

10. Flashing at roof eaves, fascia, chimneys, windows, doors, vinyl siding/ brick intersections, projecting trim, porches/decks at exterior walls, changes of roof slope/direction and wall/roof intersections shall be provided (Sections R703.8 and R903.2).

11. Water heaters shall be installed per manufacturer's recommendations (Section M2005 and Chapter 28).

12. Vinyl soffit material shall be fully backed with plywood or OSB, or is thall be attached to 2x wood at minimum 8" o.c. each way.



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

AREA SCHEDULE	
LIVING SQFT	1800 sq ft.
GARAGE	554 sq ft.
COVERED PORCHES	202 sq ft.
TOTAL UNDER ROOF	2556 sq ft.

PAGE: A1 FLOOR PLAN
APPROVED:
CHECKED BY:
SECTION LETTER A
PAGE NUMBERS 1 | 1
SCALE: 1/4" = 1'-0"
DRAWN BY: Russell Leonard
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