

La Plata County Building Department Department  
**Residential Plan Check List**

Per the La Plata County Building Code, based upon the 2003 International Residential Code

**Application #**

**Building Permit #**

**Snow Load**

**Wind Speed**

**Exposure**

This list is an integral part of your approved plans. All items contained on the list are minimum code requirements and must be complied with if your construction is to receive inspection approvals. The items that are circled are those items which were found to be especially applicable to your plans. Items are also circled to remind you of an important code requirement. Every effort has been made to note all necessary corrections during our plan review. However, it is ultimately the responsibility of the builder to perform the construction according to the minimum code requirements, regardless of whether or not the items are circled on this list. Approval of the plans does not permit the violation of any part of the La Plata County Code. We encourage questions at any time. Contact the Building Department at 970 382-6250.

**Inspection Notes**

This set of approved plans must be available to the building inspector on the site when inspections are made. Failure to have the stamped, "approved" plans on the site at the time of inspection may result in the following: No inspection being performed or approved; A re-inspection fee for the amount of \$50.00 paid to the Building Department prior to scheduling a follow up inspection; Unnecessary delays of your construction.

**Licensing Requirements**

General contractors and HVAC contractors are not required to be licensed in La Plata County. As per Colorado law, persons performing plumbing or electrical work for hire must be licensed by the State Plumbing Board, or State Electrical Board, and must be working under the supervision of persons licensed by the State.

**General Requirements**

1. Habitable spaces must be provided with aggregate glazing area for natural light equal to at least 8 % of the floor area of the space. Habitable spaces must be provided with openings for ventilation equal to at least 4 % of the floor area of the space. (IRC sec. R303.1)
2. Emergency escape and rescue openings or a door to the exterior must be provided in basements and in every sleeping room. Emergency escape and rescue openings shall provide the following: A clear opening of at least 20" in width, 24" in height, operable area of at least 5 sq. ft. for grade level windows and 5.7 sq. ft. for all others. Sill height cannot to exceed 44" above the finished floor. Window wells for emergency escape and rescue shall provide a minimum net area of 9 sq. ft. with minimum horizontal projection and width of 36". The area of the widow well shall allow the emergency escape and rescue opening to fully open. A permanently affixed ladder shall be provided in window wells that exceed 44" in depth. (IRC sec. 310)
3. Ceiling heights for habitable rooms, hallways, bathrooms, toilet rooms, laundries, and basements shall be at least 7 ft. measured from the finished floor to the lowest projection of the ceiling. Non-habitable basements may have a ceiling height of 6'-8" with clearance below beams and ducts of 6'-4". Bathroom must have a ceiling height of 6'-8" at the fixture front clearance area and over the fixture. (IRC sec. 305.1)
4. Burial depth for in-ground plumbing, gas lines, and electrical must meet the following requirements for cover protection: Water lines- placed a minimum 6 inches below local frost depth. (38" deep) (IRC sec. P2603.6) Gas lines-installed a minimum of 12" below grade (IRC sec G2415.9). An 18 gage yellow tracer wire must be installed adjacent to underground nonmetallic gas piping. (IRC sec G2415.14.3). Electrical- direct burial conductors 24" deep, non-metallic conduit 18" deep. (IRC Table E3703.1)

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## **Foundation, Basement & Underfloor Area Requirements**

5. Frost depth to the bottom of the foundation footings must be as prescribed on the plans. If not noted, the frost depth to the bottom of the footings must be a minimum of 32 inches below finished grade. (IRC Table R301.2(l))
6. A perimeter drain system is required around all foundations that enclose usable spaces below grade which discharges to an approved drainage system. Foundations which retain earth and enclose interior spaces below grade must be dampproofed. (IRC sec. R405.1 & R406.1)
7. Foundation plates and sills must be bolted to the foundation wall as prescribed on the plans. If not noted they must be bolted with not less than 1/2" diameter steel bolts embedded at least 7" and spaced not more than 4 ft. apart. A minimum of 2 bolts are required for each piece with one bolt located within 8" of each end of each plate. (IRC sec. R403.1.6)
8. The drilling, reinforcement and placement of drilled piers (caissons) must be performed by a qualified, Colorado licensed engineer. A typed, stamped inspection report must be provided to the Building Department prior to the rough inspections. (IRC sec. R109.1.5)
9. Garage floor surfaces must be approved noncombustible materials. Floors must be sloped to facilitate the movement of liquids. (IRC sec. R309.3)
10. Insulated concrete forms (ICF) wall systems must be designed by a Colorado-licensed engineer or be designed per IRC sec R611 to include reinforcement, lintels, sill and ledger anchorage. Foam insulation may not be exposed to the interior of the building. (IRC sec. R611)

## **Framing & Wood Requirements**

11. The rough inspection is to be made after the rough framing, rough electric, rough plumbing, and rough heat and vent is completed. The building should be fully enclosed with sheathing including the exterior walls and roof. The exterior walls and roof sheathing are subject to a nailing inspection. (IRC sec. R109.1.4)
12. Lumber, plywood, fiberboard, structural logs, and glued laminated timber must be identified by a grade mark or certificate of inspection issued by an approved agency. (IRC sec. R502.1 & R602.1 & R802.1)
13. Wood in contact with the ground that supports structures for human occupancy must be pressure treated wood. (IRC sec. R319.1.1)
14. The following locations require the use of pressure treated lumber or decay-resistant heartwood of redwood, black locust, or cedar: a. Wood joists closer than 18 " and wood girders closer than 12" to crawlspace grade. b. Wood framing members that rest on concrete or masonry foundation walls less than 8 inches above the ground. c. Sills and sleepers on a concrete or masonry slab that is in direct contact with the earth. d. Wood girders entering concrete or masonry walls with a clearance less than 1/2" e. Wood siding, sheathing, and wall framing less than 6" above the ground. f. Wood members supporting moisture-permeable floors or roofs that are exposed to the weather g. Wood members or furring strips attached directly to concrete or masonry walls below grade. Posts and columns supporting permanent structure which are embedded in concrete in contact with earth or weather must be treated wood. (IRC sec. R319)
15. Under floor areas shall be ventilated mechanically or cross ventilated by openings not less that 1 sq. ft. per 150 sq. ft. (area may be reduced to 1 sq. ft. per 1500 sq. ft. with the placement of an approved vapor retarder on the crawlspace grade.) One ventilation opening must be within 3 ft. of each corner. (IRC sec. R408.1 & R408.2)
16. Accessible under floor areas shall be provided with a minimum 18"X 24" access opening through the floor or 16"X24" opening through the wall. When the access is through a below-grade wall an areaway of not less than 16" x 24" must be provided. Where equipment is located beneath the floor the access opening must be within 20 feet of the equipment and allow the removal of the largest piece of equipment. (IRC sec. R408.3 & M1305.1.4)

17. Roof trusses or rafters must be tied to exterior walls with approved hurricane anchors. Rafters must be blocked to prevent rotation. Trusses must be braced to prevent rotation and to provide lateral stability in accordance with the construction documents and the individual truss design drawings. (IRC sec. R502.11.2, R802.10.3 & R802.11)
18. Trusses must be designed and fabricated in accordance with ANSI/TPI 1 or a design provided by a qualified, licensed engineer. Trusses must be legibly marked within 2 ft. of the center to identify the manufacturer, the design load, and the spacing. Truss engineering and layout must be provided at the site at the rough framing inspection. (IRC sec. R502.11 & R802.10.2)
19. Rafters must be framed to a minimum 1" nominal ridge board that is not less than the depth of the cut end of the rafter or to each other using a gusset plate. Ridge, hip, and valley rafters shall have a width not less than the cut width of the common, hip, and valley rafters. Hip and valley rafter shall be supported at the ridge by a brace to a bearing partition or be designed. (IRC sec. R802.3)
20. Enclosed attic and rafter spaces must have cross ventilation for each space through screened openings. Total net free ventilating area shall be at least 1 to 150 of the area of the space. The ventilation may be reduced to 1 sq. ft. per 300 sq. ft. if 50-80% of the ventilating area is located in the upper portion of the space or if a vapor barrier as provided per IRC sec. R318. At least 1" space is required between the roof sheathing and the insulation. (IRC sec. R806)
21. Attic access must be provided for attics that exceed 30 sq. ft. and that have a vertical height of 30" or greater. The access must be located in a hall or readily accessible location with a minimum 22" x 30" access opening. The access must provide a minimum of 30" headroom (IRC sec. R807.1)
22. Roofing shall be installed per IRC Chapter 9, and per manufacturers listing. An ice barrier is required per (IRC R905.2.7.1, R905.4.3, R905.5.3, R905.7.3 & R905.83)
23. Roofs decks and enclosed roofed areas must be provided with roof drains installed at the low point of each roof. Where roof drains are installed, overflow drains or scuppers are required. (IRC sec. R903.4 & R903.4.1)
24. Columns must be restrained to prevent lateral displacement with a positive connection provided to insure against uplift. (IRC sec. R301.2.1 & R407.3)
25. Fire blocking shall be installed to cut off all concealed draft openings in the following locations:
- A. In concealed spaces of stud walls & partitions, including furred spaces, at the ceiling and floor levels and at 10 ft. horizontal intervals
  - B. At interconnections between concealed vertical & horizontal spaces such as those occurring at soffits, drop ceilings, and cove ceilings.
  - C. In openings around vents, pipes, ducts, chimneys, fireplaces, and similar openings that afford a passage for fire at ceiling & floor levels.
  - D. In concealed spaces between stair stringers at the top and bottom of the run, and between studs in line with the run of the stairs when the walls are unfinished. (IRC sec. R602.8)
26. Openings between a private garage and a room used for sleeping are not permitted. (IRC sec. R309.1)
27. Stairways serving residences must be at least 36" in width. Handrails shall not project more than 4-1/2". The maximum rise may not exceed 7-3/4". The minimum tread depth may not be less than 10 inches. Minimum headroom is 6'-8". For stairways with solid risers a nosing of 9/16"-1-1/4" shall be provided. When open rise are used the opening between the treads shall not allow the passage of a 4" sphere. Landings must be provided at the top and bottom of the stairway that is the width of the stairway measuring at least 36" in the direction of travel. (IRC sec. R311.5)
28. Winding stairways require a 10" tread depth at a point 12" from where the tread is the narrowest. In no case shall the tread run be less than 6" at any point. (IRC sec. R311.5.3.2)
29. Structural insulated panels (SIPs) must be installed per their listing. Provide a panel layout schedule at the rough inspection. Panels supporting other than uniform loads must be inspected by a Colorado licensed engineer and his written report provided to the Building Department. (IRC sec. R 104.4, R109.1.5)

## **Electrical Requirements**

**Note:** The State Electrical Board enforces the requirements of the National Electrical Code. For more information, to purchase permits or schedule inspections please visit the Colorado State Electrical Board's web site at [www.dora.state.co.us/electrical](http://www.dora.state.co.us/electrical).

30. Smoke alarms powered by the building's wiring with battery backup shall be installed in each sleeping room, outside each sleeping room in the immediate vicinity of the bedrooms, and on each additional story including basements. Smoke alarms shall be interconnected so that actuation of one alarm will activate all alarms in the dwelling unit. (IRC sec. R313)
31. A switch controlled light fixture or receptacle must be installed in: every habitable room, bathroom, hallway, stairway, utility room, attached garage, detached garage w/ electric power, storage space, and exterior door grade level door locations. Attics and under floor spaces containing equipment or used for storage must be provided with a switch operated light. (IRC sec. E3803)
32. Ground fault protection shall be provided on 15 & 20 amp receptacles in the following locations: kitchen counters, bathrooms, garages, unfinished grade level accessory buildings, at exterior locations, crawlspaces, unfinished basements, within 6ft. of wet bar sinks, boat houses, and hydro massage and spa locations. (IRC sec. E3802)
33. Receptacle outlets are required in every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, rec room, hallway 6 ft. or more in length and similar dwelling areas spaced so that no point along the wall line exceeds 6 ft. from an outlet. At least 1 receptacle shall be installed in a bathroom within 36" of each basin. Counters 12" in width or wider shall have receptacles placed within 20" above the counter top and spaced so no point exceeds 24" from an outlet. Island counters and peninsular counters with a length at least 24" must be equipped with at least one outlet. A least one receptacle outlet must be installed in each laundry, basement, attached garage. Outdoor outlets must be installed at the front and back of each dwelling within 6'-6" above grade. Attics or crawlspaces containing equipment must be provided with at least one receptacle outlet within 25 ft. of the equipment. (IRC sec. E3801)
34. Two 20-amp rated branch circuits shall be provided to serve receptacles in the kitchen, pantry, breakfast area, and dining area. At least one 20-amp branch circuit must be provided to a laundry. At least one 20-amp branch circuit shall be provided to supply bathroom receptacles and laundry. (IRC sec. E3603.2, E3801.3 & E3801.8)
35. Clothes closet lighting must be incandescent fixtures with completely enclosed lamp or surface mounted or recessed fluorescent fixtures. Enclosed bulb incandescent fixture must be located a minimum 12" to the nearest point of storage space; a recessed incandescent fixture must be located a minimum of 6" to the nearest point of storage; a surface-mounted fluorescent fixture must be located a minimum of 6" to the nearest point of storage; a recessed fluorescent fixture must be located a minimum of 6" from the nearest point of storage. (IRC sec. E3903.11)
36. Electrical fixtures installed in wet or damp locations must be installed so that water cannot enter or accumulate in wiring compartments or other electrical parts. Fixtures installed in damp locations must be labeled "suitable for damp locations" or "suitable for wet locations". Fixtures installed in wet locations must be labeled "suitable for wet locations". Switches or circuit breakers located in wet locations or outdoors must be enclosed in a weatherproof enclosure. Outdoor receptacles must have a weatherproof enclosure and cover. Cord-connected fixtures, hanging fixtures, track lighting, pendants, and ceiling fans shall not be located within 3 ft. horizontally and 8 ft. vertically from the tub or shower rim. (IRC sec. E3903.8, E3901.7, E3902.8, E3902.9 & E3903.10)
37. Swimming pools, fountains, hot tubs, spas, and hydro-massage "Jacuzzi" tubs and similar installations shall comply with all provisions of the IRC for the approval of equipment, lighting, and bonding. The outlet supplying power and other outlets with 5 ft. of the unit must be GFCI protected. Motors and equipment must be accessible. without damaging the building structure or building finish. (IRC sec. E4104, E4108 & E4109)
38. Arc-fault circuit interrupters must be installed on all 125 volt 15 & 20 amp branch circuit outlets in bedrooms. (IRC sec. E3802.11)

39. Working space must be provided for energized equipment for servicing and maintenance. Minimum dimensions of not less than 36" in depth and 30" in width in front of the equipment. Working space shall extend to at least 6'-6" above the floor. (IRC sec. E3305.2)

### **Grounding Requirements**

40. The service equipment must be grounded in accordance with Article 250 of the NEC, which in general, states the neutral must be bonded to the service enclosure and the grounding electrode system as defined in NEC Article 250.50.

41. **250.50 Electrode System Grounding.** All grounding electrodes as defined in 250.52(A)(1) through (6) that are present at each building or structure served shall be bonded together to form the grounding electrode system. The grounding electrodes permitted in 250.52 are (1) Metal Underground Water Pipe (2) Metal Frame of the Building or Structure (3) Concrete-Encased Electrode (4) Ground Ring (5) Rod and Pipe Electrodes (6) Plate Electrodes.

**NOTE: THE 2005 NEC NOW REQUIRES A CONCRETE-ENCASED ELECTRODE TO BE INSTALLED ON ALL NEW INSTALLATIONS. THIS MUST BE INSTALLED WHEN THE FOOTINGS ARE INSTALLED.**

42. **250.52(A)(3) Concrete-Encased Electrode.** An electrode encased by at least 2 inches of concrete, located within and near the bottom of a concrete foundation or footing that is in direct contact with the earth, consisting of at least 20 feet of one or more bare or zinc galvanized or other electrically conductive coated steel reinforcing bars or rods of not less than ½ inch diameter, or consisting of at least 20 feet of bare copper conductor not smaller than 4 AWG. Reinforcing bars shall be permitted to be bonded together by the usual steel tie wires or other effective means.

43. In the main service equipment, the neutral and equipment grounding conductors are bonded together; in sub-panels, neutral is isolated from ground.

### **Plumbing Requirements**

44. Piping materials must be approved for their use and bear the identification of the manufacturer. Piping must be protected against physical damage. Before being concealed piping must be inspected and tested. (IRC sec. P2503, P2603 & P2608.1)

45. Toilets and bidets must be located in a space at least 15 " from its center to any adjacent wall. Water closets, bidets, and lavatories must have a clear space of at least 21" in front of the fixture. (IRC Figure R307.2 & IRC sec. P2705.1)

46. Backflow prevention must be provided to prevent contamination of potable water. This will include but is not limited to: hose connections, irrigation systems, boilers, solar systems, fire sprinklers, and dishwashers (IRC sec. P2902 & Table P2902.2.1 & P2717)

47. Underground piping shall be installed in trenches so that piping rests on solid bearing. Piping cannot bear on rocks. Pipes passing through concrete shall be voided. Trenches parallel to footing shall not extend below the 45-degree plane of the edge of the footing. Water piping must be buried a minimum of 6" below frost depth (38"). Water service pipe may be installed in the same trench as the building sewer provided the sewer pipe material is listed for underground use within the building or the water service pipe is separated from the sewer by a minimum distance of 5 feet horizontally and elevated at least 12" above and to one side of the sewer line. (IRC sec. P2603, P2603.6, P2604 & P2904.4.1)

48. Openings into a drainage or vent system, except for those to which fixtures are properly connected, shall be permanently plugged or capped in an approved manner using approved fittings. (IRC sec. P2904 & P3002)

### **Heating and Ventilation Requirements**

49. Heating facilities must be provided in habitable rooms capable of maintaining 68 degrees at 3 ft. above the floor and 2 ft. from exterior walls. (IRC sec. R303.8).
50. Dryer vents must be rigid metallic, shall terminate outside the building, be equipped with a back draft damper, and sized per the manufacturer. Total combined length shall not exceed 25 ft. (unless approved under the manufacturer's listing). The dryer vent length shall be reduced 5 ft. for every 90 degree elbow, and 2-1/2 ft. for each 45 degree elbow. Flexible transition ducts are limited to 8 ft. and shall not be concealed within construction. (IRC sec. M1501)
51. Bathroom exhaust fans which exhaust directly to the exterior must be provided in bathrooms where exterior openings of at least 3 sq. ft. are not provided. The mechanical ventilation must be capable of providing a minimum ventilation rate of 20 cfm continuous ventilation or 50 cfm intermittent ventilation. (IRC sec. R303.3, M1506.3 & Table 1506.3)
52. B vents, L vents, and factory-built chimneys must be provided with a clearance to combustibles as per the manufacturer's listing. Where vents pass through insulated areas, they must be provided with an insulation shield. A clearance of 9" is required between single wall vent connectors and combustibles. Gas vents must terminate above the roof in accordance with the IRC or per the manufacturers listing. Decorative shrouds shall not be installed at terminations unless listed and installed per the manufacture. (IRC sec. G2426, Table G2427.7.7, G2427.6.5 & G2427.6.5.1)
53. Gas burning appliances may not be installed in or obtain combustion air from: a sleeping room, bathroom, toilet room, or storage closet unless it is a direct vent appliance or installed in a dedicated enclosure which is provided with combustion air and a self-closing, solid, weather-stripped door. (IRC sec. G2406.2)
54. Gas-burning appliances shall be installed in accordance with the conditions of their listing. Manufacturer's installation instructions must be available at the time of the inspection. (IRC sec. G2408.1)
55. Combustion air is required for all liquid fuel, solid fuel and gas appliances. (IRC Chapt. 17 & IRC sec. G2407)
56. Gas appliances located in a garage and hazardous locations shall be elevated so that the source of ignition is at least 18" above the floor. Rooms and spaces that communicate directly with the garage and are not part of the living space shall be considered as part of the garage. Appliances located in garages must be installed at least 6 feet above the floor. or protected from motor vehicle impact. (IRC sec. G2408.2 & G2408.3)
57. Listed equipment installed to conform to the manufacturers listing. The manufacturer's installation instructions must be on site at the time of the inspection. (IRC sec. G2408.1, M 1307.1 & M1401.1)
58. Gas logs installed in solid fuel burning fireplaces shall be installed per the manufacturers installation instructions, and testing agency listing. Gas log fireplaces installed in bedrooms must be direct vent or provided with an approved source of outside combustion air. Solid-fuel burning appliances must have an approved gas log set installed at the final inspection, or conform to the requirements for emissions testing, certification and labeling found under Title 30, Article 28, Sections 402-405 of the Colorado Revised Statutes. (IRC sec. G2434, G2435)

### **Insulation Requirements**

59. Insulation shall be installed per Chapter 11 of the IRC. Insulation facings paper may not be exposed to rooms, attic's or crawl spaces. (IRC sec. 316)
60. Foam plastic must have a flame spread rating of not more than 75 and a smoke development rating of not more than 450. Foam insulation must be separated from the interior of the building by a 1/2 " gypsum board or a thermal barrier having an index of 15. Within an attic or crawlspace, foam may be protected by: 1/2" mineral fiber insulation; 1/4" wood structural panel, 3/8" particleboard, 1/4" hardboard, or 3/8" gypsum board; corrosion resistant sheet metal not less than .016 thick. (IRC sec. R314.1.2)
61. Combustible insulation shall be separated a minimum of 3" from recessed lighting fixtures, fan motors, and heat producing devices. Insulation shields must be provided where vents pass thorough insulated areas and must terminate at least 2" above the insulation materials. (IRC sec. R808.1 & G2426.4)

## Glazing & Window Requirements

62. Safety glazing shall be installed in the following hazardous locations and must be permanently labeled as meeting the requirements for safety glazing: glazing panels in doors; glazing enclosing spas, bathtubs or showers; glazing panels adjacent and within 24" of the edge of a door; glazing panels greater than 9 sq. ft. within 18" of the floor; glazing used for railings; glazing used for barriers for swimming pools and spas; and glazing enclosing stairways, ramps and landings. (IRC sec. 308.4)
63. Skylights must be provided with safety glazing. Protective screens are required except:
- Glazing panels 16 sq. ft. or less located less than 12 ft. above the walking surface.
  - Glazing panels greater than 16 sq. ft. sloped 30 degrees or less from vertical not more than 10 ft. above the walking surface. Glazing thickness for a & b above must be no thicker than 3/16" Skylights installed on roofs with slopes less than 3 units vertical to 12 units horizontal must be mounted on a curb 4" above the roof. (IRC see R308.6)

## Wallboard Requirements

64. Enclosed accessible space under stairways must be protected on the walls, soffits, and under stair surface protected on the enclosed side by 1/2 " gypsum board. (IRC sec. R311.2.2)
65. a. The garage shall be separated from the residence and its attic by not less than 1/2" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" gypsum board or equivalent. (IRC sec. R309.2)
- b. Openings between a garage and residence shall be equipped with a 1-3/8" thick wood or steel door, or a 20 minute fire rated door. Openings are prohibited between garages and rooms used for sleeping. (IRC sec. R3 09. 1)
66. Gypsum board used as a base for adhesive-applied ceramic tile or other nonabsorbent finish must conform to ASTM C 630 or C 11278 for water-resistant gypsum backer board. Water-resistant backer board installed on ceilings must be installed with screw spacing not exceeding 12" on center for 1/2" thick material and 16" on center for 5/8 " thick material. All edges must be sealed. Water-resistant gypsum board shall not be installed over a vapor retarder in a shower or tub compartment, in areas of high humidity, or where exposed to water. (IRC sec. R702.4.2)
67. Gypsum board applied to ceilings is subject to the following limitations:
- 3/8" thick material: Framing 16" on center with gypsum applied perpendicular to the framing; ( 3/8 " material may not be used if it supports insulation or has a water-based textured finish applied; 1/2 " thick material: Framing 16" on center material may be applied either direction; framing 24" on center the material must be applied perpendicular to the framing. Textured ceilings must be applied perpendicular to framing at 16" and is not permitted with framing spaced 24" on center. 5/8 " thick material: Framing 16" on center the material may be applied in either direction; framing 24" on center material must be applied perpendicular to the framing. (IRC Table R702.3.5)

## Final Inspection Requirements

68. Drainage must be provided around dwellings to by a controlled method of water dispersal from roofs to collect and discharge roof drainage at least 5 ft. from the foundation. Gutters, downspouts, downspout extensions shall be deemed adequate to meet these requirements. Lots must be graded to drain surface water away from the foundation. Grading away from the foundation must fall 6" in the first 10 ft. Surface drainage must be diverted to a storm sewer or point of collection so as not to create a hazard. (IRC sec. R 401.3 & R801.3)
69. Addresses and numbers shall be provided for all new buildings in a position so as to be plainly visible and legible from the street or road fronting the property. (IRC sec. R321.1)
70. One side-hinged exit door not less that 3 ft. in width and 6'-8" inches in height is required to provide access from habitable spaces to the exterior. Exit doors must be operable from the inside without the use of a key or special knowledge or effort. Double cylinder deadbolts or similar locking devices cannot be approved. There shall be a floor or landing the width of the exit door and 36" in the direction of travel. The floor level on each side of the exit door shall be no lower than 1.-1/2 " below the threshold of the door. (IRC sec. R311)
71. All exterior doors must be provided with a floor or landing on each side of the door, except that a stairway with 2 or fewer risers may be installed on exterior side of exterior doors that are not required exit doors. The landing must be no lower than 7-3/4" below the top of the threshold of the door provided the door does not swing over the landing. (IRC sec. R311)

72. Guards (guardrails) must be provided for porches, screened porches, balconies, and raised floor surfaces more than 30" above the floor or grade below. Guards must have a minimum height of 36". Open sides of stairways exceeding 30" in height above the floor shall be provided with guards of not less than 34" in height. Clearance between intermediate members cannot exceed 4". (IRC sec. R312)

73. Handrails shall be provided on at least one side of stairways with 4 or more risers and ramps with a slope exceeding 1" in 12". Handrails shall be mounted 34"-38" above the nosing of the treads. Handrails must be continuous for the entire length of the stairs and provided with a minimum space of 1-1/2" between the wall to the handrail. Ends shall be returned or terminate in newel posts or safety terminals. Handrail grip size shall be: 1-1/4"-2" for circular handrails, a perimeter dimension of 4"-6-1/4", or if the perimeter dimension is great than 6-1/4" shall have a finger recess on both sides. (IRC sec. R3 11.5.6)

74. Bathtub and shower spaces shall have a finished nonabsorbent surface extending at least 6 ft. above the floor. Shower compartments shall have floors and walls finished with a non-absorbent surface extending to a height of at least 70" above the floor. Showers must have a minimum 900 sq. in interior area and a dimension in each direction of 30". Shower valves must be pressure balance/thermostatic mixing valves. Shower receptors shall have a curb threshold not less than 1 inch below the sides and back of the receptor. The curb shall measure 2"-9" above the top of the drain. (IRC sec. R307, P270 8 & P2709)

75. Smoke alarms shall be provided as for new dwellings for existing portions of buildings when interior alterations, repairs, or additions requiring a permit occur, or when one or more sleeping rooms are added. Smoke alarms in existing areas are not required to be interconnected and hard wired where the alterations do not require the removal of interior wall or ceiling finishes and no attic, crawlspace, or basement access is available to provide access for hard wiring and interconnection. (IRC sec R313)

76. EIF'S exterior finish system installers must be certified and a copy of the National Evaluation Service's required installation report provided to the Building Department prior to the final inspection.

77. Site Plan Review conditions and requirements must be inspected and approved prior to final inspection approval of the building permit.

### **Additional Comments**