

- Minimum width of hallway shall be not less than 3 feet.

**MEANS OF EGRESS**

shall be 24 inches. The minimum net clear opening width shall be 20 inches. a minimum net clear opening of 5.7 square feet. The minimum net clear opening height operation of the emergency escape. All emergency escape and rescue openings shall have The net clear opening dimensions required by this section shall be obtained by the normal rescue opening. They shall have a sill height of not more than 44 inches above the floor. R310. Every sleeping room shall have at least one operable emergency escape and

**EMERGENCY ESCAPE AND RESCUE OPENINGS**

R309. All parking areas located beneath habitable rooms shall be separated by not less than 5/8 inch Type X gypsum board or equivalent.

**GARAGES/PARKING AREAS**

All windows must comply with Chapter 11 of the 2003 IRC requiring that the Fenestration U-factor maximum is 0.75 and the Fenestration SHGC (Solar Heat Gain Coefficient) maximum is 0.40. All windows must comply with section R308.4 as per tempered glass requirements in all hazardous locations. Please identify locations where tempered glass is needed. All windows must comply with section R301.2.1.2 of the 2003 International Residential Code regarding wind borne debris, which states: Wood structural panels (plywood) with a minimum thickness of 7/16 inch and a maximum span of 8 feet shall be permitted for opening protection. Panels shall be precut to cover the glazed openings with attachment hardware provided. Attachments shall be provided in accordance with Table R301.2.1.2.

**GLAZING**

Residence must be designed to withstand a 130 mph wind with connectors and fasteners. Residence must be designed as per ASCE -7; WFCM; SSTD-10.

Please submit specifications/evidence of compliance to the following:

This is to advise that we have reviewed the drawings and specifications for the subject proposed construction and have determined that the following requirements as per the 2003 International Residential Code are needed:

Dear Applicant:

Permit # S06-2245

**Plan Review Comments – V Zones**

**SITE ADDRESS**

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, not including crawl spaces and uninhabitable attics. In dwelling or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all the alarms in the individual unit.

**SMOKE ALARMS**

Smoke alarms shall be installed in the following locations:

Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads. Openings are limited to a 4 inch sphere (with exceptions).

**GUARDS**

- A required exit door shall be a side hinged door not less than 36 inches in width and 80 inches in height.
- Landings are required on each side of exterior doors as per article R311.4.3. A minimum of 1/2" sheetrock is required for enclosed usable under stair protection.
- The maximum stair riser height shall be 7 3/4 inches.
- The minimum stair tread depth shall be 10 inches.
- A floor or landing is required at the top and bottom of an interior flight of stairs.
- A flight of stairs shall not have a vertical rise greater than 12 feet between floor levels or landings.
- The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
- The width of each landing shall not be less than the stairway served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel.
- Handrails shall be provided on at least one side of each continuous run of stair treads or flight with four or more risers.
- Handrail height shall be not less than 34 inches and not more than 38 inches.
- Handrails shall be continuous for the full length of the flight of stairs.

Numbers or addresses shall be provided in such a position to be plainly visible from the street fronting the property.

### FLOOD RESISTANT CONSTRUCTION

Buildings and structures constructed in flood hazard areas shall be designed and constructed to resist flotation, collapse or permanent lateral movement due to structural loads and stresses.

#### Floors:

- Lateral support at floor joist ends as per 502.7

#### Walls:

- Girder/floor to bottom plate connection details
- Bottom plate to stud connection details
- Stud to top double plate connection details
- Pack/jack stud to header to top plate connection details
- Wall/floor/wall connection details
- Top plate to knee wall/gable wall connection details
- Gable wall bracing details
- Wall sheathing and nailing details
- Exterior cladding and fastening details and specifications
- Column connection details (top and bottom)
- Identify shear wall and corner hold down locations
- Top plate to rafter connection details

### FEMA V ZONE REGULATIONS

- Parking pad/floors or breakaway wall enclosure details as per FEMA Technical Bulletins 5-93 and 9-99. PRE EXISTING SLAB.. ENGINEER MUST DESIGN SO THAT THIS WILL NOT BE A OBSTRUCTION UNDER BFE.
- Breakaway wall design details as per FEMA Technical Bulletin 9-99... DETAILS NEEDED>>>>> BRICK DETAILS
- All electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or located as to prevent water from entering or accumulating within the components during conditions of flooding.\*\*\*\* elevated platforms must also include working space as defined by IRC