the Example Addition

New Addition Square Footage 1397 S.F.

REVISED: 6/20/06

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REVISION LOG

DATE:	CHANGE DESCRIPTION	SHEETS EFFECTED

GENERAL

CODES THIS HOUSE COMPLIES OR EXCEEDS ALL THE FOLLOWING CODES:
2003 RESIDENTIAL BUILDING CODE
2003 INTERNATIONAL BUILDING CODE
2003 ENERGY CONSERVATION CODE
2004 SUPPLEMENT TO THE INTERNATIONAL CODES
VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC) 2003 ed.

BUILDING CODE ANALYSIS

CONSTRUCTION CLASSIFICATION TYPE	5B
USE GROUP:	R-3 IBC (MD, PA, NJ) OR R-5 USBC (VA)
CONSTRUCTION CLASS:	UNPROTECTED
HEIGHT & AREA LIMITATION:	3 STORY MAXIMUM HGT
GARAGE/ HOUSE CEILING/ WALL ASSEMBLY:	1/2" GYPSUM BOARD WALL OR 5/8" GYPSUM WALL BOARD IF REQUIRED - WALL & CEILING W/ 20 MINUTE GARAGE/HOUSE DOOR
INTERIOR STAIR PROTECTION:	(1) LAYER OF 1/2" GYPSUM BOARD TO ALL SURFACES IN ACCESSIBLE AREAS

DESIGN LOADS:

FLOORS	LIVE LOAD FLOORS= 40 PSF DEAD LOAD-FLOOR AREA 10 PSF	SNOW LOADS	GROUND SNOW Pg = 30PSF SNOW EXPOSURE FACTOR Ce =0.9 SNOW LOAD IMPORTANCE FACTOR Is=1 ROOF SNOW LOAD = 30 PSF
ROOFS	LIVE LOAD ROOF= 35 PSF (MIN. TOP CORD) DEAD LOAD ROOF=17 PSF (TRUSSES)	WALL BRACING	STRUCTURAL SHEATHING ON ALL EXTERIOR WALLS (METHOD 3)
DECKS	DECK LOADS = 40 PSF Live load + 10 PSF Dead Load	STAIR	STAIR LOADS = 40 PSF Live load + 10 PSF Dead Load
WIND LOAD	WIND LOAD = 16 PSF BASIC WIND SPEED = 90 M.P.H. (3 SEC. GUST/90 MPH FASTEST MILE) WIND LOAD IMPORTANCE FACTOR (I) = 1 WIND EXPOSURE = C	COMPONENT CLADDING	MAX. VALUE AT ROOF WILL BE (+13.3 - 17.0) 90MPH 3 SECOND GUST MAX. VALUE AT WALL WILL BE (+14.6 - 19.5) 90MPH 3 SECOND GUST
		WALL BRACING	STRUCTURAL SHEATHING ON ALL EXTERIOR WALLS (METHOD 3)
		SOIL BEARING PRESSURE	MIN. 2000 PSF FOR ALL FOOTINGS

DEFLECTION LIMITS:
- BEAM SUPPORTING ROOF ONLY:
LIVE LOAD=1/360, TOTAL LOAD=1/240
- BEAM SUPPORTING FLOOR LOADS:
LIVE LOAD=1/480, W/MIN. DEFLECTION OF 1/2", TOTAL LOAD=1/240
- JOIST SUPPORTING FLOOR LOADS:
LIVE LOAD=1/480, W/MIN. DEFLECTION OF 1/2", TOTAL LOAD=1/240
- BEAM SUPPORTING BRICK:
LIVE LOAD + BRICK=1/600, W/MIN. DEFLECTION OF 0.3"

ABBREVIATIONS

A.B.	ANCHOR BOLT	F.D.	FLOOR DRAIN	OZ.	OUNCE
A.F.F.	ABOVE FINISH FLOOR	FDN.	FOUNDATION	1/R	ONE ROD
ADJ.	ADJACENT/ADJUSTABLE	FLR.	FLOOR	1/S	ONE SHELF
A.F.T.	ABOVE FINISH TREAD	FP	FIREPLACE	PC	PRECAST
ALUM.	ALUMINUM	F.R.	FIRE RATED	PBD.	PARTICLE BOARD
ANCH.	ANCHOR	FRM	FRAME	PL.	PLATE
∠	ANGLE	FT.	FOOT / FEET	PNL.	PANEL
ARCH.	ARCHITECTURAL	FTG	FOOTING	PWD.	PLYWOOD
@	AT	GA.	GAUGE	PF.	PREFABRICATED
BD.	BOARD	GALV.	GALVANIZED	PR.	PAIR
BLDG.	BUILDING	G.C.	GENERAL CONTRACTOR	PROJ.	PROJECT / PROJECTED
BM	BEAM	GEN.	GENERAL	PSI	POUNDS PER SQ. IN.
BLKG.	BLOCKING	GYP.	GYPSUM	PSF	POUNDS PER SQ.FT.
BRG.	BEARING	GL.	GLUE LAM	P.T.	PRESSURE TREATED
BRK	BRICK	HDWR.	HARDWARE	REF.	REFER TO REFERENCE
BSMT	BASEMENT	HD.WD.	HARDWOOD	REINF.	REINFORCING,REINFORCED
C.J.	CONTROL JOINT	HT.	HEIGHT	REQ'D	REQUIRED
℄	CENTER LINE	HORZ.	HORIZONTAL/HORIZONTALLY	RMS.	ROOMS
C.M.U.	CONCRETE MASONRY UNIT	HR.	HOUR	RNG	RANGE
COL.	COLUMN	HDR.	HEADER	R.O.	ROUGH OPENING
CONC.	CONCRETE	HB	HOSE BIB	R.	RISER
COND.	CONDITION	I.D.	INSIDE DIAMETER	RND	ROUND
CONT.	CONTINUOUS	INGR.	IN GROUND	SHLF	SHELF
CTSK.	COUNTERSUNK	INSUL.	INSULATION	SHT.	SHEET
C.O.	CASED OPENING	INT.	INTERIOR	SIM.	SIMILAR
CANT.	CANTILEVER	I.S.	INSIDE CORNER	STL.	STEEL
C.T.	CERAMIC TILE	JT.	JOINT	STRUCT.	STRUCTURAL
CLG.	CEILING	KSI	KIPS PER SQUARE INCH	SUSP.	SUSPENSION
D	DRYER	LT. WT.	LIGHTWEIGHT	SGD	SLIDING GLASS DOOR
d	PENNY	LT.	LIGHT	SQ.	SQUARE
DBL.	DOUBLE	LVR.	LOUVER	TB	TOWEL BAR
DIA.	DIAMETER	L.T.	LAUNDRY TUB	T & G	TONGUE AND GROVE
DIR.	DIRECTION	MAS.	MASONRY	TGS	TOP OF GRADE SLAB
DN.	DOWN	MAT.	MATERIAL	TFW	TOP OF FOUNDATION WALL
DR.	DOOR	MAX.	MAXIMUM	TYP	TYPICAL
DW	DISH WASHER	MDO	MEDIUM DENSITY OVERLAY	T	TREAD
DWG.	DRAWING	MECH.	MECHANICAL	TRPL	TRIPLE
DTL	DETAIL	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
EA.	EACH	M.O.	MASONRY OPENING	VERT.	VERTICAL
E.J.	EXPANSION JOINT	MTL.	METAL	W	WASHER
ELEC.	ELECTRICAL	N.I.C.	NOT IN CONTRACT	W/	WITH
ELEV.	ELEVATION	(NTS)	NOT TO SCALE	WD.	WOOD
EQ.	EQUAL	O.C.	ON CENTER	W.W.F.	WELDED WIRE FABRIC
EQUIP	EQUIPMENT	OPER.	OPERATOR	WO OR W/O	WALKOUT
EXP.	EXPANSION	OPNG.	OPENING	WND	WINDOW
EXT.	EXTERIOR	OPT.	OPTIONAL		
EE.	EACH END	O.S.B.	ORIENTED STRAND BOARD		
F/C	FLOOR COVERING CHANGE				

CONSTRUCTION INFORMATION

LIGHT AND VENTILATION CALCULATIONS
REF. R303 OF 2003 IRC
GLAZING AREA NOT LESS THAN 8% IN HABITABLE ROOMS PER 2003 IRC

ROOM NAME	FLR. SF.	GLASS SF.	%
MASTER SUITE	230	48	20.87
KITCHEN/NOOK	264	32	12.12
REC. ROOM	167	30	17.97
FOYER/SITTING	165	30	18.18
LIVING/DINING	342	46	13.45
BEDROOM #2	142	15	10.56
BEDROOM #3	142	15	10.56

ADDITION GROSS SQUARE FOOTAGES

NEW FIRST FLOOR	456
NEW SECOND FLOOR	485
NEW BASEMENT	456
NEW TOTAL OF ADDITION	1397
EXISTING FIRST FLOOR	770
EXISTING SECOND FLOOR	607
TOTAL HOUSE	2774

ATTIC VENTILATION CALCULATIONS
REF. R806.2 OF 2003 IRC

1151 S.F. / 300 = 3.84 S.F. REQUIRED
RIDGE VENT = 46 L.F. X .085 FREE AREA/L.F. = 3.91 S.F.
SOFFIT VENT = 60 L.F. X .045 FREE AREA/L.F. = 2.70 S.F.
TOTAL = 6.61 S.F.

SPECIFICATIONS

ALL WORK SHALL COMPLY W/ 2003 IRC OR LOCAL CODES.

REVISED: 6/20/06

[redacted]
1. Work performed shall comply with the following:
A. These general notes unless otherwise noted on plans or specifications.
B. 2003 IRC Building Code , or latest edition.
C. All applicable local and state codes, ordinances and regulations.
D. In areas where the drawings do not address methodology, the contractor shall be bound to perform in strict compliance with manufacturer's specifications and/or recommendations.
2. On-site verification of all dimensions and conditions shall be the responsibility of the general contractor and his subcontractors. Noted dimensions take precedence over scale.
3. The general notes and typical details apply throughout the job unless otherwise noted or shown.
4. Discrepancies: The contractor shall compare and coordinate all drawings; when in the opinion of the contractor, a discrepancy exists he shall promptly report it to the Drafter for proper adjustment before proceeding with the work.
5. Omissions: In the event certain features of the construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
6. All work is to be performed in a professional manner and in accordance with standard practice and consistent with manufacturer's and supplier's recommended installation procedures.
7. Dimensions shall be read or calculated and never scaled. All dimensions are to the rough unless noted otherwise. All drawings are at 1" = 4'-0" (1/4" = 1'-0") unless noted otherwise.
8. Before submitting proposals, bidders shall carefully examine the drawings, inspect the site and acquaint themselves with all governing ordinances, laws, etc. and otherwise familiarize themselves with all matters which may affect performance of the work. The act of submitting a proposal shall be considered a meaning that the bidder has so familiarized himself and therefore no concession will be granted because of any claim of misunderstanding or lack of information.

[redacted]
1. The concrete properties shall be as follows:

[redacted]	Min. Comp strength [redacted]	Min. aggregate [redacted]	[redacted]
Footings	3000	1/2 - 1	4" (+/- 1")
Slab on grade	3000(INT) 3500(EXT)GARAGE[7]	1/2 - 1	4" (+/- 1/2")
Walls	3000	1/2 - 1	4" (+/- 1/2")

2. Concrete work shall conform to all requirements of ACI-318-02 and ACI 301-72, specifications for structural concrete for buildings.
3. All reinforcement, anchor bolts, pipe sleeves and other inserts shall be positively secured in place before concrete is placed.
4. Provide 95% std. proctor soil backfill compaction at 6" layers at all slabs and footings. Backfill to be of approved material.
5. Reference foundation notes for reinforcement requirements.
6. Tool edge of control joints and at slab to wall joints.
7. All exterior slab-on-grade concrete shall contain not less than 5% or more than 7% air entrainment.

[redacted]
1. Reinforcing steel shall be intermediate grade new billet deformed bars conforming to ASTM A 615. Welded wire fabric shall conform to ASTM A-185.
2. Detailing, fabricating and placing of reinforcement shall be in accordance with ACI-315 "Manual of Standard Practice for Detailing Reinforced Concrete Structures." Furnish support bars and all required accessories in accordance with CRSI standards.
3. All reinforcing bars which intercept perpendicular elements shall terminate in hooks, placed two (2) inches clear from outer face of element.
4. The contractor shall notify the building official or approved entity at least forty-eight (48) hours prior to each concrete pour. No concrete shall be placed until all reinforcing has been installed by the contractor and inspected by the building official.
5. Protective cover for reinforcing steel shall be as follows:
A. Footings – 3"
B. Beams and columns – 2"
C. Slab – 3/4"
D. Walls – 1" at interior face; 2" at exterior face.
E. Wire mesh to be placed at mid-depth of slab.
Reference ACI 318-02 for more information.

[redacted]
1. Footing depths are shown on the sections unless otherwise noted, footings shall bear a minimum of 12" into original undisturbed soil and a minimum of 24" below finished grade Where required, step footings to ratio of 2 horizontal to 1 vertical.
2. Where conditions develop requiring changes in excavations, such changes shall be made as directed by the Geotechnical Engineer.
3. All footing excavations shall be inspected by the building official prior to the placing of any concrete. The building official shall be given notice for this observation.
4. Soil investigation and report: All earth work, compaction and supervision shall be done per recommendations of soil investigation report. If no report given, concrete slab and footing calculations are based on local code design for on allowable soil bearing pressure. Contractor to verify before construction. If the site test borings indicate lesser values, notify Engineer so that necessary structural modifications can be made.
5. All footings shall extend a min. required depth below grade, ref. paragraph #1 above.
6. Use brick pattern forms on all exposed conc. fdn. walls.

[redacted]
1. Solid masonry walls to have "Dur-o-wall" (or approved equal) truss ties at 16" o.c. vertically above grade and 8" o.c. vertically below grade.
2. Brick veneer walls to have non-corrosive metal ties at 16" o.c. vertically and horizontally, and weep holes 24" o.c. at base flashing.
3. Provide at least 8" of solid masonry under concentrated loading conditions.
4. Mortar to conform to ASTM C270, Type N.

[redacted]
1. Structural steel shall conform to the requirements of the 9th edition of A.I.S.C. Manual of Steel Construction. Structural steel shall conform to A572 Grade 50. Steel for pipe columns shall be of equivalent capacity and weldability to ASTM A-501. All welding shall be in accordance to the American Welding Society Code and be performed by welders qualified in accordance with AWS procedures. Electrodes shall conform to ASTM A-5.20 E70 series.
2. Provide base plate for all structural steel beams bearing on concrete or masonry. Provide standard angle anchors and inserts, ties, clips, anchors, straps, hangers, bolts, and other hardware and fastening devices as may be required.
3. All columns shall be have a load capcity of 32.0 Kips and shall be manufactured by Marshall Stamping Company (Extend-O-Column) in accordance with ASTM A513 with a min. yield point of 33 KSI and a min. ultimate strength of 45 KSI; and Schedule 40 carbon steel pipe to be 0.216-inch thick and manufactured in accordance with ASTM A500 Grade B, with a min. yield point of 45 KSI per Legacy Report 94-54. Install per manufacturers specifications u.n.o. Screw jack should be encased in concrete or tack welded after installation. Each column should be designed with the capacity to withstand compression loads as noted on plan.
4. All steel reinforcement: FY=60 KSI
5. Steel columns shall have a shop coat of rust inhibitive paint.

[redacted]
1. All joists, rafters, and headers shall be, unless otherwise noted, Hem – Fir #2 with the following minimum allowable stresses and modulus of elasticity:
A. Extreme fiber stress: Fb=850 PSI
B. Horizontal shear: Fv=70 PSI
C. Compression perpendicular to grain: Fc=405 PSI
D. Modulus of elasticity: E=1,300,000 PSI
2. Hem – fir may be substituted, substituted species shall meet or exceed requirements noted above.
3. Moisture content: All lumber 6" and deeper shall have a moisture content not greater than 19% =, air dried lumber is desired but not necessary. Lumber may be kiln dried, however drying process must be slow and regulated to cause a minimum amount of checking, comparable with air dried stock.
4. All exterior lumber and lumber in contact with masonry or concrete shall be pressure preservative treated in accordance with AWPA standards.

[redacted]
1. All bolts in wood framing shall be ASTM A325 machine bolts with standard malleable iron washers or steel plate washers.
2. Steel plate washer sizes shall be as follows:
A. 1/2" and 5/8" Diam. bolts – 2-1/4" sq. x 5/16".
B. 3/4" Diam. bolts – 2-5/8" sq. x 5/16".
3. Each bolt hole in wood shall be drilled 1/16" larger than diameter of bolt.
4. For sill bolts, see typical details.

[redacted]
1. Shall be square headed and of structural grade steel.
2. Washers shall be placed under the head of lag bolts bearing on wood

[redacted]
1. No structural member shall be omitted; notched, cut, blocking out or relocated without prior approval by the Engineer. Do not alter sizes of members noted without approval of Engineer.

[redacted]
1. There shall be not less than one line of bridging in every eight feet of span in floor, attic and roof framing. The bridging shall consist of not less than one by six inch lumber double nailed at each end or of equivalent metal bracing of equal rigidity. Block solid at all bearing supports where adequate lateral support is not otherwise provided.

[redacted]
1. Reference section R703.7.3 of IRC for lintel schedule unless otherwise noted on plans.

[redacted]
1. All plywood shall be pine or eq. and shall be manufactured and graded in accordance with "Product Standard P-1-66" for soft plywood construction and industrial.
2. Each plywood sheet shall bear the "APA" grade trademark.
3. All end joints shall be staggered and shall butt along the center lines of framing members.
4. The face grain of the plywood shall be laid at right angles to the joists and trusses and parallel to the studs.
5. Nails shall be placed 3/8" minimum from the edge of the sheets. The minimum nail penetration into framing members shall be 1-1/2" for 8d nails and 1-3/8" for 10d nails.
6. All floors shall be glued/screwed with #12 wd. screws at 6" o.c. on direct edges and at 10" o.c. at intermediate.

[redacted]
Unless otherwise noted, brace exterior corners of building with 1/2" structural Sheathing, APA 24/16 plywood or 7/16" OSB. All bracing shall comply w/ 2003 IRC and conform to details provided on WB-1 & WB-2. Entire structure shall be sheathed per method #3 with 7/16" OSB plywood.

[redacted]
1. All nailing shall comply with 2003 IRC, latest edition and all state and local building codes.

[redacted]
1. Fire stopping shall be provided to cutoff all concealed draft openings (both vertical and horizontal) in the following locations:
a. In all stud walls and partitions including furred spaces at floor and ceiling levels and not more than 10'-0" apart.
b. Between stair stringers at top and bottom and between studs in line with stair run.
2. Firestops, when of wood, shall be 2" nominal thickness and may be made of gypsum board, cement asbestos, mineral wool or other noncombustible material.
3. Spaces between chimneys and wood framing shall be filled with loose noncombustible material (2" minimum thickness).

[redacted]
1. All rafters and joists framing from opposite sides shall lap at least six (6) inches and be spiked together.
2. When framing end to end joists shall be secured together by metal straps.
3. Align studs under all joists and block between floors @ all bearing walls.
4. Align studs under all roof trusses.
5. Provide additional studs at point load location to match number of studs above – extend to fdn.

[redacted]
1. Lap top plates at corners and intersections.
2. All top plates to be double 2 x 4 (SPF). Stagger splice 48" and locate over wall studs.
3. All interior non-bearing walls to be 2 x 4 (SPF STUD GRADE) @ 24" o.c.

[redacted]
Wood trusses shall be designed in accordance with N.Fo.P.A. standards. Calculations, joint strength information (allowable load per square inch or per nail, allowable edge distance, allowable end distances) load test data and other information as necessary shall be submitted to local authorities for approval prior to fabrication. Each truss shall be secured at bearing as required by truss manufacture and able to withstand lateral and uplift load indicated on truss shop drawings. Truss design shall be certified by a Professional Engineer registered in the governing jurisdiction.

Truss diagrams show design intent only. Truss manufacturer to verify all spans, dimensions, pitches, etc. and submit shop drawings to Builder prior to fabrication.

Wood roof trusses to be installed per manufacturer's instructions.

Wood roof trusses to be braced in accordance with 2003 IRC

[redacted]
1. Floor trusses: pre-engineered trusses. Floor truss manufacturer to supply shop drawings and erection drawings and must be sealed by a professional engineer registered in the governing jurisdiction. Floor truss mfg. to supply connection and bearing details, bridging and bracing details nominal dimensions, truss configurations, lumber grade and species and magnitudes of force in all members .
2. Band Board: 2 x 4 continuous U.N.O.
3. Floor Trusses shall accommodate HVAC duct layout as indicated and conventional framing as indicated.
4. Floor Trusses shall be designed to limit deflection to L/480 live load or for a dead load of 16 PSF which ever is greater except in rooms consisting of different lengths of which the deflection of the shortest span shall govern.

[redacted]
1. "I" Joists: pre-engineered joists. Floor joist manufacturer to supply shop drawings and erection drawings and must be sealed by a Professional Engineer registered in the governing jurisdiction. Floor joist manufacturer to supply connection and bearing details, bridging and bracing details, nominal dimensions and joist layout configurations.
2. Band Board: 1 1/4" timberstrand or equal.
3. Floor joists shall be designed to limit deflection to L/480 live load except in rooms consisting of different length spans of which the deflection of the shortest span shall govern.
4. Provide solid webb fibers on all joists parallel to exterior walls.
5. Provide solid band board at all end conditions and 2 x 4 cripples @ all interior bearing conditions.

[redacted]
All LVL's shall comply or exceed the following criteria:
Fb = 2900 psi
Fv = 280 psi
$E=2.0 \times 10^6$
Gluelams = 24FV3 SP/SP
MicroLams = 2.0E
Nailing / bolting of LVL's
Up to 11 1/4" member – use (2) rows of A325 1/2" bolts @ 12" o.c. staggered.
and (3) rows of 16d nails @ 9" O.C. staggered on each side.
11 1/2" Up to 18" member – use (3) rows of A325 1/2" bolts @ 12" o.c. staggered.
and (3) rows of 1/4" dia. "Timber Lok's" @ 9" o.c. staggered.
Member shall be glued before bolting in all cases.

[redacted]
1. Shingles shall be as noted on Product Specifications. Install over 1 layer of 15# asphalt saturated felt underlayment.

[redacted]
1. All flashing to be of the approved corrosion-resistive type and shall be provided where exterior porches, decks or stairs attach to a wall or floor assembly or wood-framed construction. Flash and caulk wood beams and other projections through exterior walls or roof surfaces.
2. All flashing, counter flashing, and coping when of metal shall be of not less than no. 26 U.S. gauge approved corrosions – resistant metal.
3. Provide metal flashing above all windows, doors & capitals.

[redacted]
Gypsum Wallboard
1. All gypsum wallboard shall be installed in accordance with the provisions of the 2003 IRC, latest edition, state and local codes.
2. Gypsum wallboard shall not be installed until weather protection for the installation is provided.
3. All edges and ends of gypsum wallboard shall occur on the framing members except those edges which are perpendicular to the framing members. All edges of gypsum wallboard shall be in moderate contact except in concealed spaces where fire resisting construction is not required.
4. The sizes and spacing of fasteners shall comply with 2003 IRC, latest edition, all state and local codes.
5. Provide moisture resistant drywall at tubs and showers.

[redacted]
1. All work shall be in full accordance with all codes, rules, and regulations of the governing agencies per 2003 IRC or latest codes.
2. Prefabricated fireplaces and chimneys shall conform to the 2003 IRC, their listing and shall be installed per the manufacturer's instructions.

[redacted]
Workmanship
1. All work shall be in full accordance with all codes, rules and regulations of governing agencies and shall comply with 2003 IRC and the requirements of the serving power and telephone companies.

[redacted]
1. All equipment installed outdoors and exposed to weather shall be weather-proof.
2. Receptacles in kitchen and bathrooms shall be installed above work top unless otherwise noted on drawings.
3. Smoke detectors to be installed outside of each sleeping area and on each floor per 2003 IRC, latest edition.

[redacted]
1. All windows shall have insulating glass, or single glass with storm windows or equal.
2. Sizes indicated on plans are nominal only. Builder to consult with window manufacturer to determine exact sizes, rough openings, etc.
3. Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. R310
4. Where windows are provided as a means of egress or rescue they shall have a sill height of not more than 44 inches above the floor. R310
5. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. R310

[redacted]
The following shall be considered specific hazardous locations for the purposes of glazing:
1. Glazing in swinging doors except jalousies.
2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
3. Glazing in storm doors.
4. Glazing in all unframed swinging doors.
5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
6. Glazing, in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
7. Glazing in an individual fixed or operable panel, other than those locations described in items 5 and 6 above, that meets all of the following conditions:
a. Exposed area of an individual pane greater than 9 sq. ft.
b. Bottom edge less than 18 inches above the floor.
c. Top edge greater than 36 inches above the floor.
d. One or more walking surfaces within 36 inches horizontally of the glazing.
8. All glazing in railings regardless of an area or height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels.
9. Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface.
10. Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread.

Exceptions: The following products, materials and uses are exempt from the above hazardous locations:
1. Openings in doors through which a 3-inch sphere is unable to pass.
2. Decorative glass in above items 1, 6 or 7.
3. Glazing in above item 6, when there is an intervening wall or other permanent barrier between the door and the glazing.
4. Glazing in above item 6, in walls perpendicular to the plane of the door in a closed position or where access through the door is to a closet or storage area 3 feet or less in depth.
5. Glazing in above items 7 and 10, when a protective bar is installed on the accessible side(s) of the glazing 36 inches + 2 inches above the floor. The bar shall be capable of withstanding a horizontal load of 50 lbs. per linear ft. without contacting the glass and be a minimum of 1-1/2 inches in height.
6. Outboard panes in insulating glass units and other multiple glazed panels in above item 7 when the bottom edge of the glass is 25 ft or more above grade, a roof, walking surface, or other horizontal (within 45 degrees of horizontal) surface adjacent to the glass exterior.
7. Louvered windows and jalousies complying with the requirements of R308.2.
8. Mirrors and other glass panels mounted or hung on a surface that provides a continuous backing support.
9. Safety glazing in above items 10 and 11 is not required where:
a. The side of a stairway, landing or ramp has a guardrail or handrail, including balusters or in-fill panels, complying with the provisions of Sections 1012 and 1607.7 of the IBC.
b. The plane of the glass is greater than 18 inches from the railing.

[redacted]
Enclosed attic truss species and enclosed roof rafters shall have cross ventilation for each separate space with screened ventilating openings protected against the entrance of moisture and rain in accordance with the 2003 IRC, latest edition and all state and local codes.

[redacted]
All contractors must use the following ICC Codes for compliance:
2003 International Residential Code
2003 International Plumbing Code
2003 International Mechanical Code
2003 International Fuel Gas Code
2003 International Energy Conservation Code
2002 National Electrical Code
If building in the State of Virginia:
Virginia Statewide Building Code (USBC) 2003 ed.

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REVISIONS
DRAFTER:
DATE:
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the Example Addition
COVER SHEET

DRAFTER : VDI
DATE: 3/17/08
FILE NAME:
CLIENT:
NOTES:

SHEET
1.00