

# NORTH FAYETTE TOWNSHIP

## RESIDENTIAL BUILDING, ADDITION, AND RENOVATION GUIDE

- This guide provides examples of the type of information that is needed as part of the construction documents and shall not constitute construction drawings for your project.
- Ledger boards cannot be attached to or through brick veneer and cannot be attached to cantilevered floor joist of the existing structure.
- Screws are not permitted to be used in metal connectors such as joist hangers and hurricane clips unless approved by the manufacturer or structural screw and shall be of the proper material when used in conjunction with treated wood.
- The minimum slope for a roof pitch for shingles is 2:1. Shingles cannot be used for a pitch less than 2:1 pitch.
- Snow and ice guard is required a minimum of 24-inches.
- Roof rafters for a cathedral ceiling need to be supported with minimum 1-inch x 4-inch collar ties at a maximum 4-feet apart.

### HEADER, FLOOR JOIST, ROOF RAFTER CHARTS; INSULATION CHART AND CLIMATIC DATA

ALL CODES AND CHARTS MAY BE VIEWED ON-LINE AT [WWW.CODES.ICCSAFE.ORG/CONTENT/IRC2018P4](http://WWW.CODES.ICCSAFE.ORG/CONTENT/IRC2018P4) FOR NO CHARGE.



Know what's below.  
Call before you dig.

TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD <sup>a</sup>	WIND DESIGN				SEISMIC DESIGN CATEGORY <sup>f</sup>	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>g</sup>
	Speed <sup>d</sup> (mph)	Topographic effects <sup>e</sup>	Special wind region <sup>i</sup>	Windborne debris zone <sup>m</sup>		Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>	
25	115	NO	NO	NO	A	SEVERE	36"	MOD/HVY	10

ICE BARRIER UNDERLAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARDS <sup>o</sup>	AIR FREEZING INDEX <sup>k</sup>	MEAN ANNUAL TEMP <sup>l</sup>
YES	FEMA	1000	48

### HEADER, RAFTER AND FLOOR JOIST CHARTS

Assuming wood grade is typical Spruce-pine-fir # 2

Floor Joist Spans – Tables R502.3.1 (1) and R502.3.1 (2)

Floor Joist Cantilevers – Tables R502.3.3 (1) and R502.3.3 (2)

Roof Rafter Spans – Table R602.7 (1)

Header Spans for Exterior Bearing Walls – Table R602.7 (1)

Header Spans for Interior Walls – Table R602.7 (2)

For Required Insulation Values

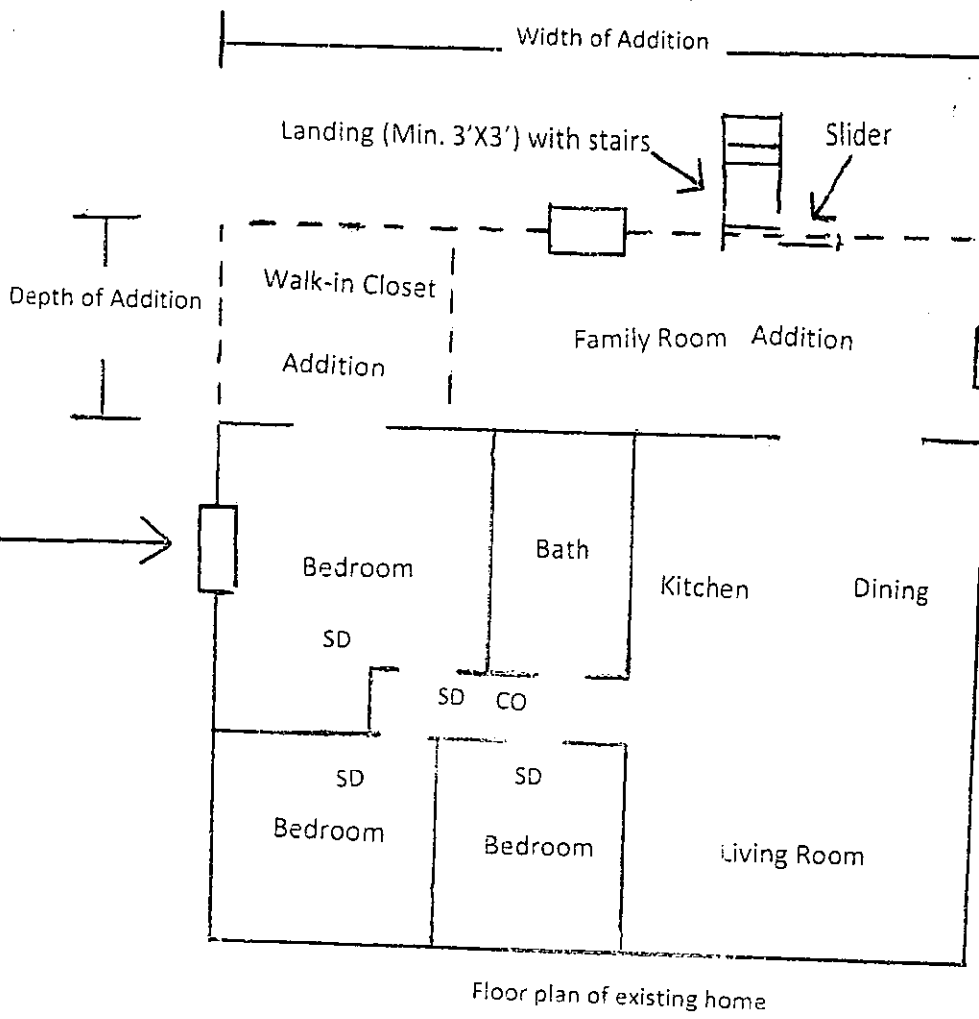
See Table N1102.1.2 (R402.1.2)

We are located in Climate Zone 5A

SAMPLE DRAWING FOR ILLUSTRATION PURPOSES ONLY

**WINDOWS**

(When closer than 24" to open side of door; greater than 9sq' panels when closer than 18" to the floor; within 60" horizontally or vertically from a shower or tub; and when less than 30" in height within 60" of a stair landing.



Provide existing and proposed floor plan for all floors that will be part of the addition (i.e. basement, 1<sup>st</sup> floor etc.)

SD = Smoke Detector. Needed in every bedroom, outside of every bedroom and 1 on every floor. New work needs to be interconnected and hard-wired with battery back-up (the interconnection only can be wireless). Existing areas may be supplied with battery operated detectors. (Indicate where applicable.)

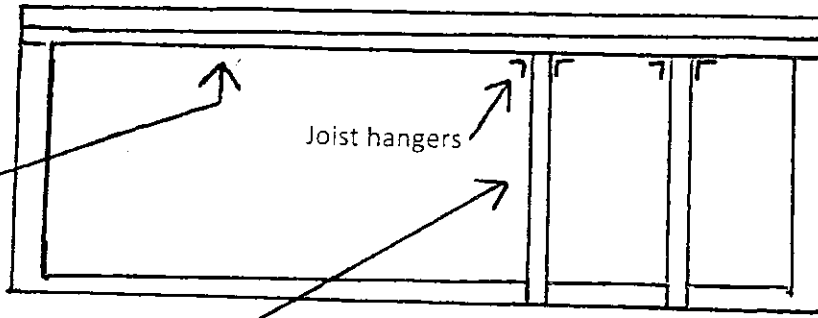
CO = Carbon Monoxide detector. Needed outside every bedroom and inside bedrooms when a fuel-fired appliance is located within the bedroom or adjoining bathroom/sitting room. Detectors must also be hardwired with battery back-up.

**BEDROOM AND/OR BASEMENT EGRESS;** Every new bedroom window will need to meet the following criteria: Minimum 5.7 sq' opening area (5sq' for grade floor window); Minimum 20" opening width; minimum 24" opening height; maximum 44" sill height. (Indicate when applicable) \*Existing bedroom and basement egress windows/doors may not be removed or covered by the addition unless a door or complying window remains.\*

Garage door must be 20 minute rated or solid wood and self-close

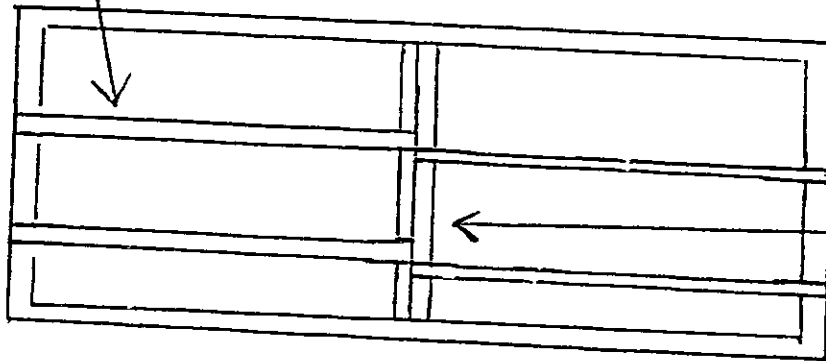
TYPICAL FRAMING OPTIONS

Floor Joist parallel with house joist



FLOOR JOIST; Indicate size, span and spacing (Refer to chart for size requirements);

Floor Joist opposite house joist.



Indicate treated beams if closer to than 12" to ground and/or treated floor joist if closer than 18" to ground.

Indicate floor joist support at both sides (i.e. existing foundation; ledger board; beams; new foundation wall.)

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