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**The Building Division is currently operating under the following codes:**

2012 International Building Code	2012 International Property Maintenance Code
2012 International Mechanical Code	2012 International Energy Conservation Code
2012 International Plumbing Code	2012 International Fire Code
2012 International Residential Code	2012 International Fuel Gas Code
2014 National Electrical Code	
NFPA 99 Standards for Health Care Facilities	
Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition	
2009 ANSI A117.1 Accessible and Usable Facilities	

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**Attic Access:** 22" X 30"

**Crawl Space Access:** 18" X 24"

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<b>Drywall:</b>	Screws: 12" on ceilings	Nails: 7" on ceilings
	16" on walls framed 16" on center	8" on walls
	12" on walls framed 24" on center	

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**Frost Level:** 36" below grade

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**Snow Load:** 30 Lbs. Sq. Ft., 30 Lbs. Drift

**Wind Load:** 105 MPH 3-second wind gust

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**Exposure:** C

**Seismic Zone:** B

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<b>Insulation:</b>	R-20 walls	Window: .32
	R-49 ceilings	
	R-19 crawlspaces	

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**Minimum Space Heating System –**

**Replacements:** Gas Furnaces 80% AFUE (sized Manual S)    Gas Boilers 80% AFUE

**New Construction:**                      Gas Furnaces 80% AFUE    Gas Boilers 80% AFUE

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**Ducts:**                      Non-Conditioned Space R-6    Outside Building R-8

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**Water Heaters:** High & Low combustion air ducting is required at a rate of 1 sq. in. per 2000 BTUs

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**Arc Fault:**                      ARC Fault required on all outlets per 2014 NEC

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**Attic/Crawl Space Venting:** 1 Sq. Ft. of vent per 150 Sq. Ft of space vented

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**Vapor Barrier:** Required under all slabs under habitable space

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**Roofing:** Ice and Water shield two (2) feet in from exterior wall (eaves); 6 nails per shingle required; 2 layers allowed, must tear off all layers if doing any tear-off. **See Policy BD-10-002 for additional requirements.**

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**Flat Work:** Minimum 4" depth for all residential work

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**Foundation Standards:** Engineered design and inspection required by engineer of record.

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**Windows:** All new windows shall meet egress except windows in existing basement bedrooms. (5.7 Sq. Ft. of openable space). Window height from floor to openable area on window max height is 44". **All existing windows shall comply with Policy BD-10-003.**