

SPECIAL USE REPORT

► FILE #:	9-C-20-SU	AGENDA ITEM #:	35
POSTPONEMENT(S):	9/10/2020	AGENDA DATE:	10/8/2020
► APPLICANT:	STEVEN W. ABBOTT, JR.		
OWNER(S):	SAPOLA GP		

TAX ID NUMBER:	109 D L 006	<u>View map on KGIS</u>
JURISDICTION:	City Council District 1	
STREET ADDRESS:	2317 Peachtree St.	
► LOCATION:	North side of Peachtree St., east of Fisher Pl.	
► APPX. SIZE OF TRACT:	11037 square feet	
SECTOR PLAN:	South City	
GROWTH POLICY PLAN:	N/A	
ACCESSIBILITY:	Peachtree Street is a local road with an 18-ft pavement width inside a 28-ft right-of-way.	
UTILITIES:	Water Source: Knoxville Utilities Board Sewer Source: Knoxville Utilities Board	
WATERSHED:	Baker Creek	

► ZONING:	RN-2 (Single-Family Residential Neighborhood)
► EXISTING LAND USE:	SFR (Single Family Residential)
► PROPOSED USE:	Two-family dwelling (duplex)
	n/a
HISTORY OF ZONING:	None noted for this property
SURROUNDING LAND USE AND ZONING:	North: Single family residential (across the railroad right-of-way) - RN-1 (Single Family Residential) South: Single family residential - RN-2 (Single Family Residential) East: Single family residential - RN-2 (Single Family Residential) West: Single family residential - RN-2 (Single Family Residential)
NEIGHBORHOOD CONTEXT:	Peachtree Street consists of small-lot single-family detached houses. Lots along Peachtree Street range in area from 0.17 to 0.73 acres (7,400 to 31,800 square feet). Both RN-1 and RN-2 zoning are prevalent in the area.

STAFF RECOMMENDATION:

- **APPROVE the request for a two-family dwelling on the proposed lot, subject to 3 conditions.**
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
 3. Meeting the Principal Use Standards for two-family dwellings [Article 9, Section 9.3.(J)] of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RN-2 District, and the other criteria for approval of a special use.

COMMENTS:

The applicant is proposing a two-family (duplex) dwelling on a newly vacant lot in the Peachtree neighborhood, an established neighborhood containing existing single-family houses. The lot has an area of 11,037 square feet.

The driveway off of Peachtree Street provides access to both units and is a combination of asphalt on the main driveway and washed smooth stone leading off the main driveway into the individual garages. The maximum amount of impervious surface allowed on a lot in the RN-2 District is 40%. The duplex structure and the asphalt drive comprise 3,984 square feet of impervious surface, which is 36% of the site. The portion of the driveway consisting of washed stone keeps the impervious surfaces compliant with the requirement, as it would have exceeded the impervious area otherwise.

The structure meets the criteria for a special use approval for a duplex structure as found in Article 9, Section 9.3 (J). The structure would be one-story with each dwelling unit oriented back-to-back so that one entrance faces the street and the other faces the rear of the property. Both "front" facades feature a covered porch beneath a front gable roof upheld by three columns. The windows on the front façade comprise over 15% of the façade, which is the transparency standard for a duplex as a use on review. The garage comprises 30% of the structure's width and is located at least 5 feet from the front wall of the primary structure.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposal will have little impact on schools.
2. All utilities are in place to serve this site.
3. The configuration of the dwellings mimics the pattern of single-family housing along the street since the front of the structure looks like a single-family home. Proposed materials are used elsewhere on the street and are therefore in-character with the neighborhood. The width of the proposed structure is compatible with the other structures on its block; however, it is deeper than most houses. The house is set back farther from the right-of-way than the adjacent structures but is similar to other houses on the blockface. The front setbacks of existing structures range from approximately 30 to 50 feet.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE ZONING ORDINANCE

1. The proposed two-family dwelling is consistent with the standards for special uses in general:
 - The proposed development is consistent with the adopted plans and policies of the General Plan and One Year Plan.
 - The use is in harmony with the general purpose and intent of the Zoning Ordinance.
 - The use is compatible with the character of the neighborhood where it is proposed.
 - The use will not significantly injure the value of adjacent property.
 - The use will not draw additional traffic through residential areas.
2. The proposal meets the criteria for a duplex as a special use:
 - On lots less than one acre in lot area, a dwelling must have a primary entrance from a façade facing the street. The front entry must be a dominant feature on the front elevation of a home and an integral part of the structure, using features such as porches, raised steps and stoops, and/or roof overhangs.
 - Windows, entrances, porches, or other architectural features are required on all street-facing facades to avoid the appearance of blank walls.
 - A 15% minimum transparency requirement applies to all street-facing façades and is calculated on the basis of the entire area of the façade.
 - Front-loaded attached garages are limited to 60% of the width of the front building façade line or 24 feet, whichever is greater. Garage width is measured as the width of a garage door; in the case of garages designed with multiple garage doors, the distance is measured between the edge of the outmost doors.
 - Front-loaded attached garages must be set back a minimum of five feet from the front building façade line. This building façade line does not include architectural features, such as bay windows or porches.
3. The proposal meets all relevant requirements of the RN-2 zoning district including dimensional standards and uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The use conforms with the One Year Plan and the South City Sector Plan, which designates the land use classification for this property as LDR (Low Density Residential). LDR land class allows up to 6 du/ac within the City of Knoxville. Two-family structures are a special use in the RN-2 zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

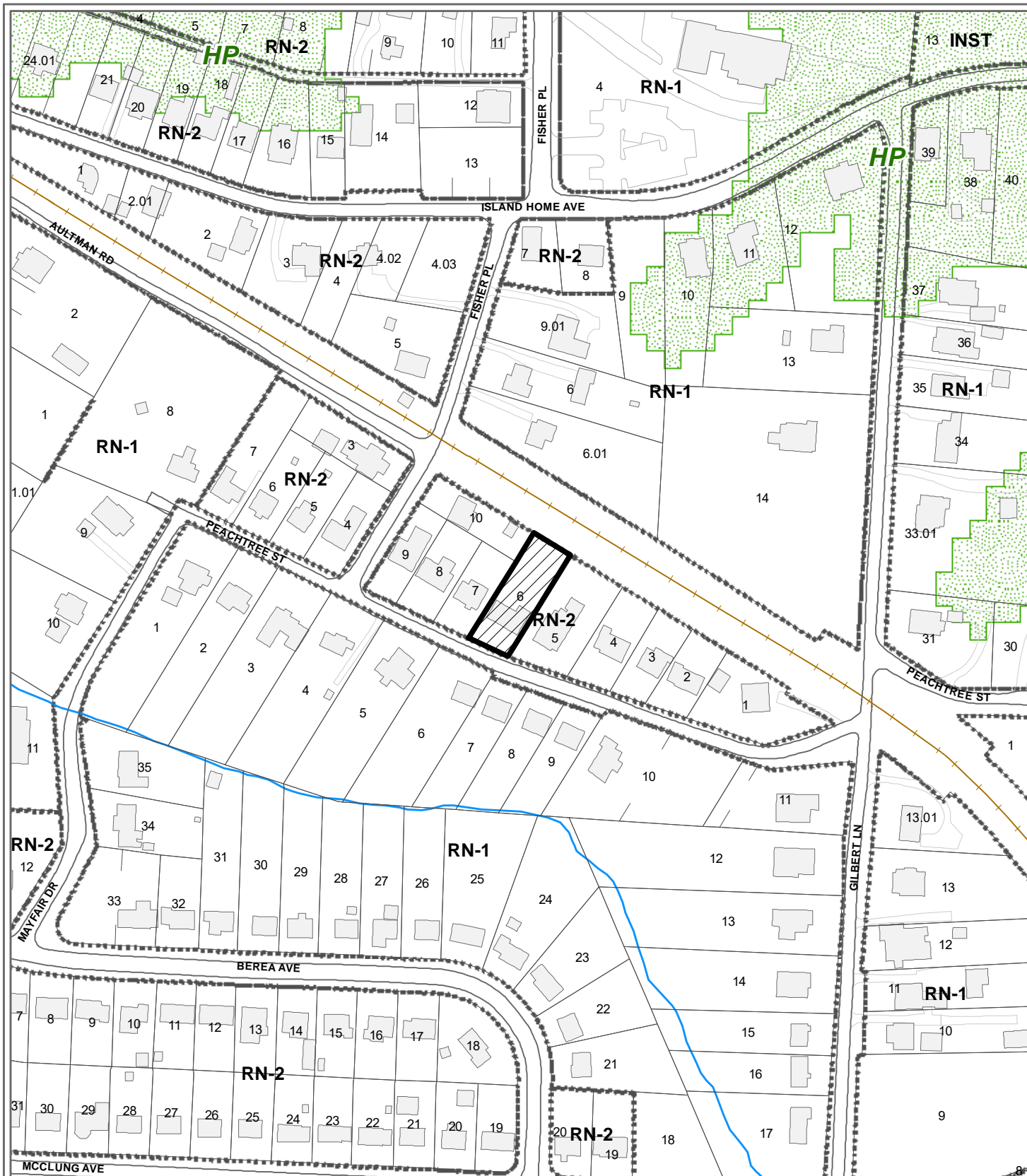
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Dogwood Elementary, South Doyle Middle, and South Doyle High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

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**9-C-20-SU
SPECIAL USE**



Two-family dwelling (duplex) in RN-2 (Single-Family Residential Neighborhood)

Original Print Date: 8/13/2020
 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Abbott, Jr., Steven W.

Map No: 109
 Jurisdiction: City





Request to Postpone • Table • Withdraw

Name of Applicant: Steven W. Abbot Jr

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 9-C-20-SU

Date Scheduled for Planning Review: 9/10/2020

Date Request Filed: 9/9/2020

Request Accepted by: Michelle Portier

REQUEST

☒ Postpone

Please postpone the above application(s) until:

October 8, 2020

DATE OF FUTURE PUBLIC MEETING

☐ Table

Please table the above application(s).

☐ Withdraw

Please withdraw the above application(s).

State reason for request:

Revisions required per City Engineering Dept.

Eligible for Fee Refund? ☐ Yes ☒ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Steven W. Abbott Jr

PLEASE PRINT

Name: Steven W. Abbott Jr.

Address: 1109 E. Woodshire Dr

City: Knoxville State: TN Zip: 37922

Telephone: 865.671.1149

Fax: _____

E-mail: survmap@tds.net

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

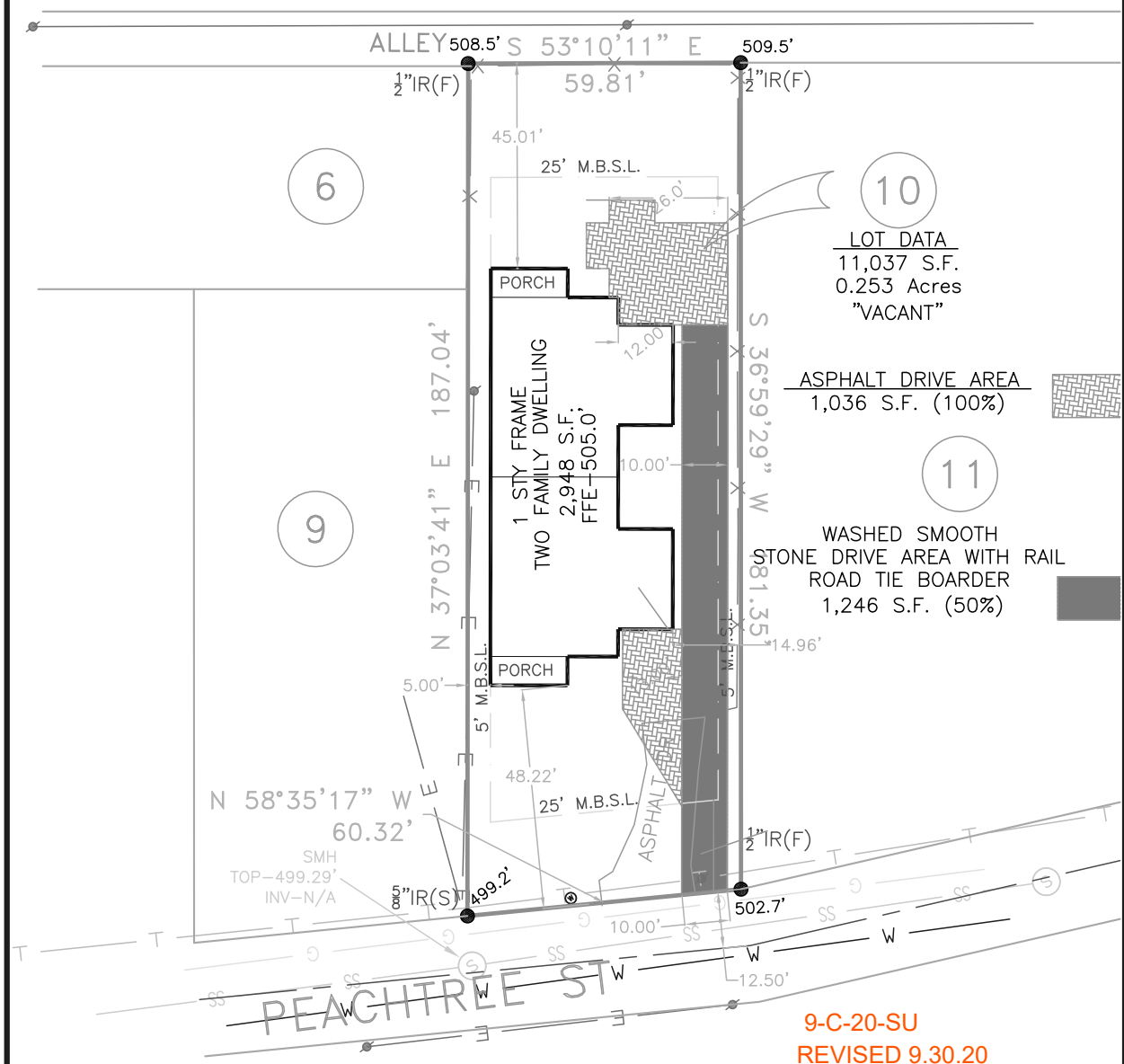
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



DATE: 06/25/2020

SITE PLAN

DRAWING NUMBER 305620

FOR **LIBERTY CAPITAL LLC**
ADDRESS 2317 PEACHTREE ST
DISTRICT 9th COUNTY KNOX
LOT NO. 10 PEACHTREE ADD. S/D
WARD 26th CITY BLOCK 26452 DRAWN BY SWA
MAP CAB. PB 14, PG 223
TAX MAP 109-D GROUP L PARCEL 006.00
WARRANTY DEED BK. 202007010000214
MORTGAGE CO.
TITLE CO.

SCALE 1" = 30'
CITY KNOXVILLE STATE TN ZIP 37920

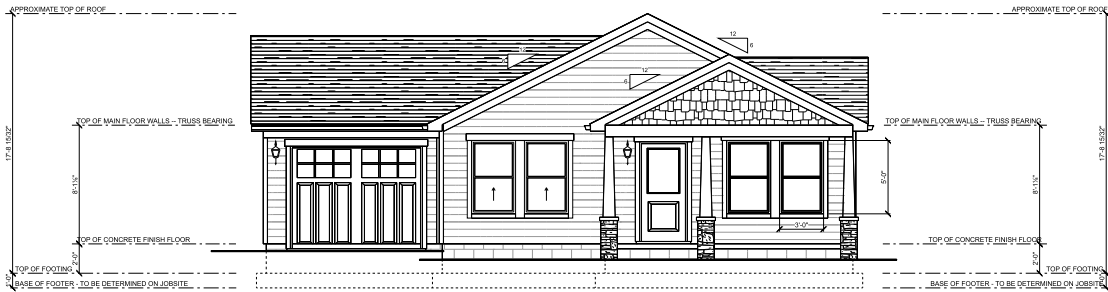
ABBOTT LAND SURVEYING LLC
STEVEN W. ABBOTT JR., RLS
1109 E. WOODSHIRE DRIVE
KNOXVILLE, TN 37922
OFFICE: (865) 671-1149
EMAIL: survmap@tds.net



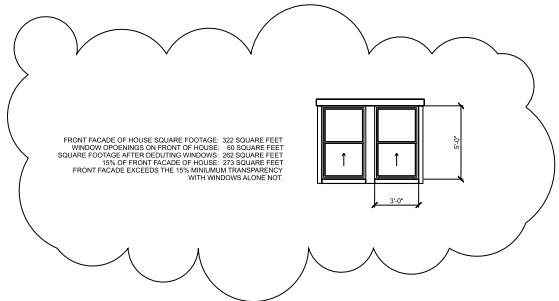
THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN. THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126; AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

GENERAL NOTES

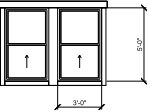
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND STANDARDS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO NEW HOME PLANS AND DESIGN, ERIC LOHMAN FOR JUSTIFICATION AND/OR CORRECTIONS BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTING TO BE BELOW FRONT LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE STRUCTURE. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPLETENESS OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF FINISH FLOOR FINISHES AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. IF FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE INSPECTED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A MAJOR VARIANCE IN LOCAL CODE, SOIL BEARING CAPACITY, WIND SPEED, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL LOADS AND PRESSURES SHALL BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE FOUNDATION OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOADS.



ALLEY - FRONT ELEVATION



FRONT FACADE OF HOUSE SQUARE FOOTAGE: 322 SQUARE FEET
WINDOW OPENINGS ON FRONT OF HOUSE: 60 SQUARE FEET
SQUARE FOOTAGE AFTER DEDUCTING WINDOWS: 262 SQUARE FEET
15% OF FRONT FACADE OF HOUSE: 47.7 SQUARE FEET
FRONT FACADE EXCEEDS THE 15% MINIMUM TRANSPARENCY
WITH WINDOWS ALONE NOT.



STREET - FRONT ELEVATION

NOTICE: You are advised to consult local building regulations prior to construction related to these plans and other documents related to this plan. It is the responsibility of the buyer, owner, and/or contractor to apply to the proper authorities for code acceptance in all matters (electrical, plumbing, firecode, etc.). Dream Home Design as well as Eric Lohman shall not be responsible code acceptance. All dimensions are subject to change according to the local building code and site requirements. The contractor shall assume all responsibility for all dimensions and conditions on this job site.

Copyright Laws: Reproduction of the illustration and working drawings of these home plans, either in whole or in part, including any form and/or preparation of derivative works thereof, for any reason without prior written permission is strictly prohibited. The purchase of a set of home plans in no way transfers any copyright or other ownership interest in it to the buyer except for a limited license to use that set of home plans for the construction of one, and only one, dwelling unit. The purchase of an additional set(s) of that home plan at a reduced price from the original set or as part of a multiple set package does not convey to the buyer a license to construct more than one dwelling. This is also the case with reproductions, resale, CAD files or any variations. Similarly, the purchase of reproducible vellum carries the same copyright protection as material shown. It is generally allowed to make up to a maximum of 10 copies for the construction of a single dwelling only to use any plans more than once, and to avoid any copyright licenses infringement, it is necessary to contact the plan designer to receive a release and a license for any extended usage. Dream Home Design will make special provisions for a plot usage within developments when previous arrangements have been made directly with Dream Home Design. Whereas a purchase of a reproducible is granted license to make copies, it should be noted that as copyright material, making photocopies from blueprints is illegal. Copyright and licensing of home plans for construction exist to protect all parties. It respects and supports the intellectual property of the original architect or designer. Copyright law has been reinforced over the past few years. Willful infringement could cause settlements for statutory damages with fines plus attorney fees, damages and loss of profits.

File # 9-C-20-SU

DREAM HOME DESIGNS			
SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE		DESIGNED BY: ERIC LOHMAN	
DATE: JUNE 20, 2020		REVISED: JULY 25, 2020	
A NEW DUPLEX FOR POOVIN PILLAY			
2317 PEACHTREE STREET - KNOXVILLE, TENNESSEE			
FRONT / REAR ELEVATIONS			DRAWING NUMBER: TN-2020-0010

- GENERAL NOTES
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RIGHT ELEVATION

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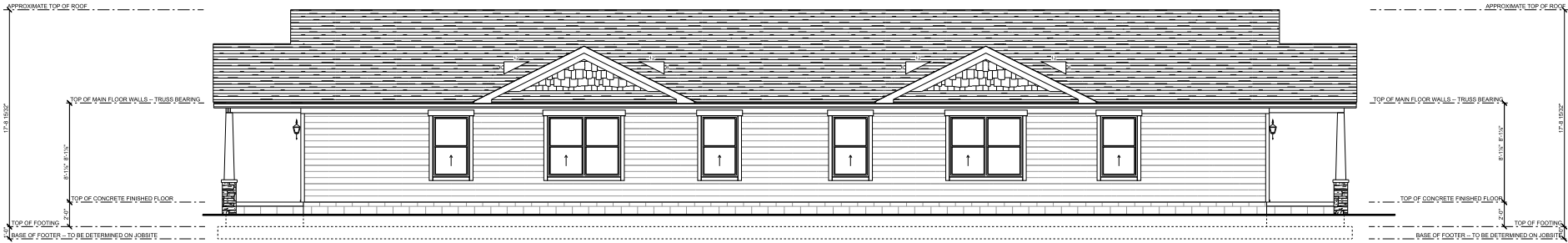
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LEFT ELEVATION

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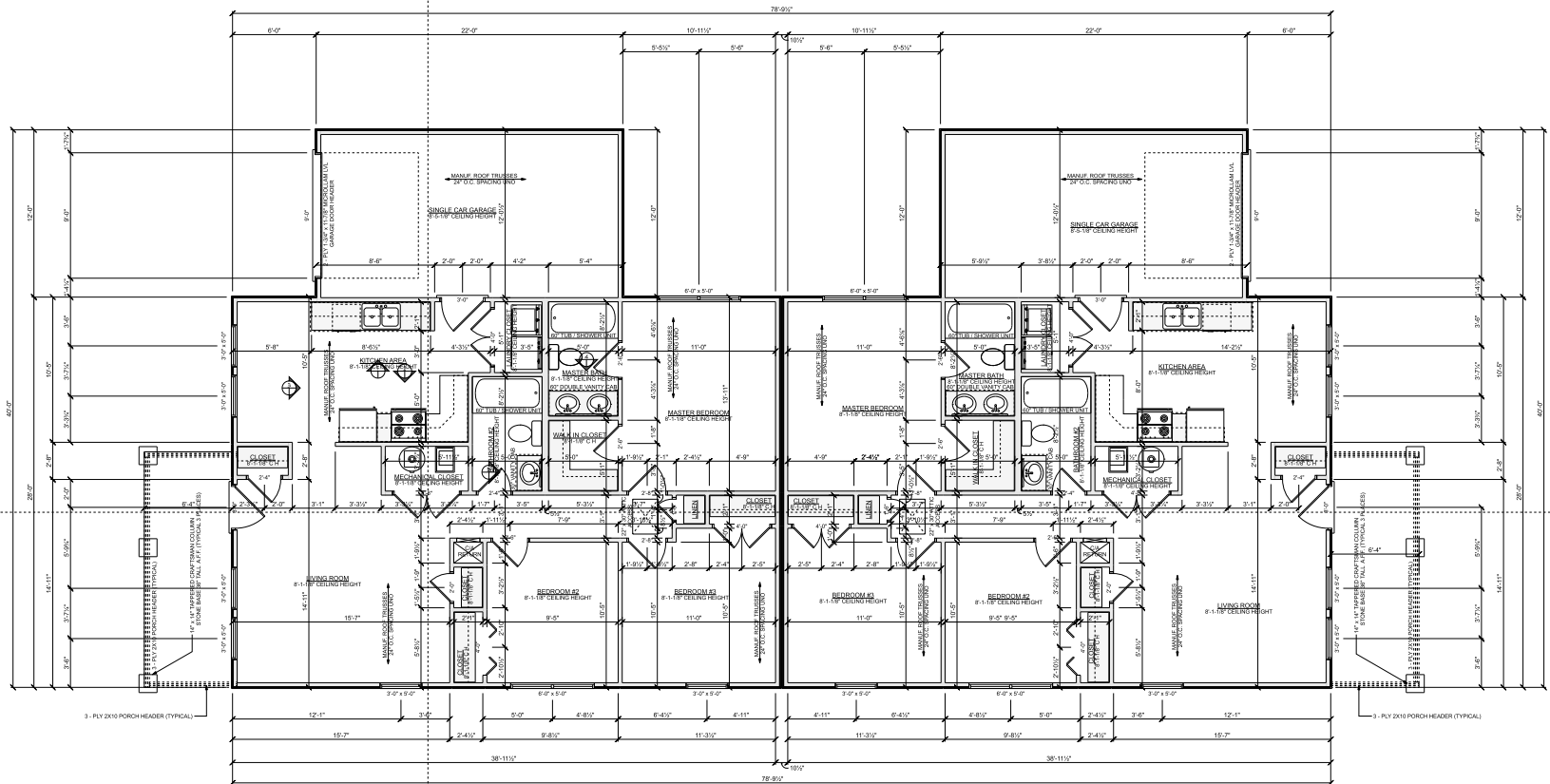
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ALLEY SIDE UNIT

STREET SIDE UNIT

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File # 9-C-20-SU

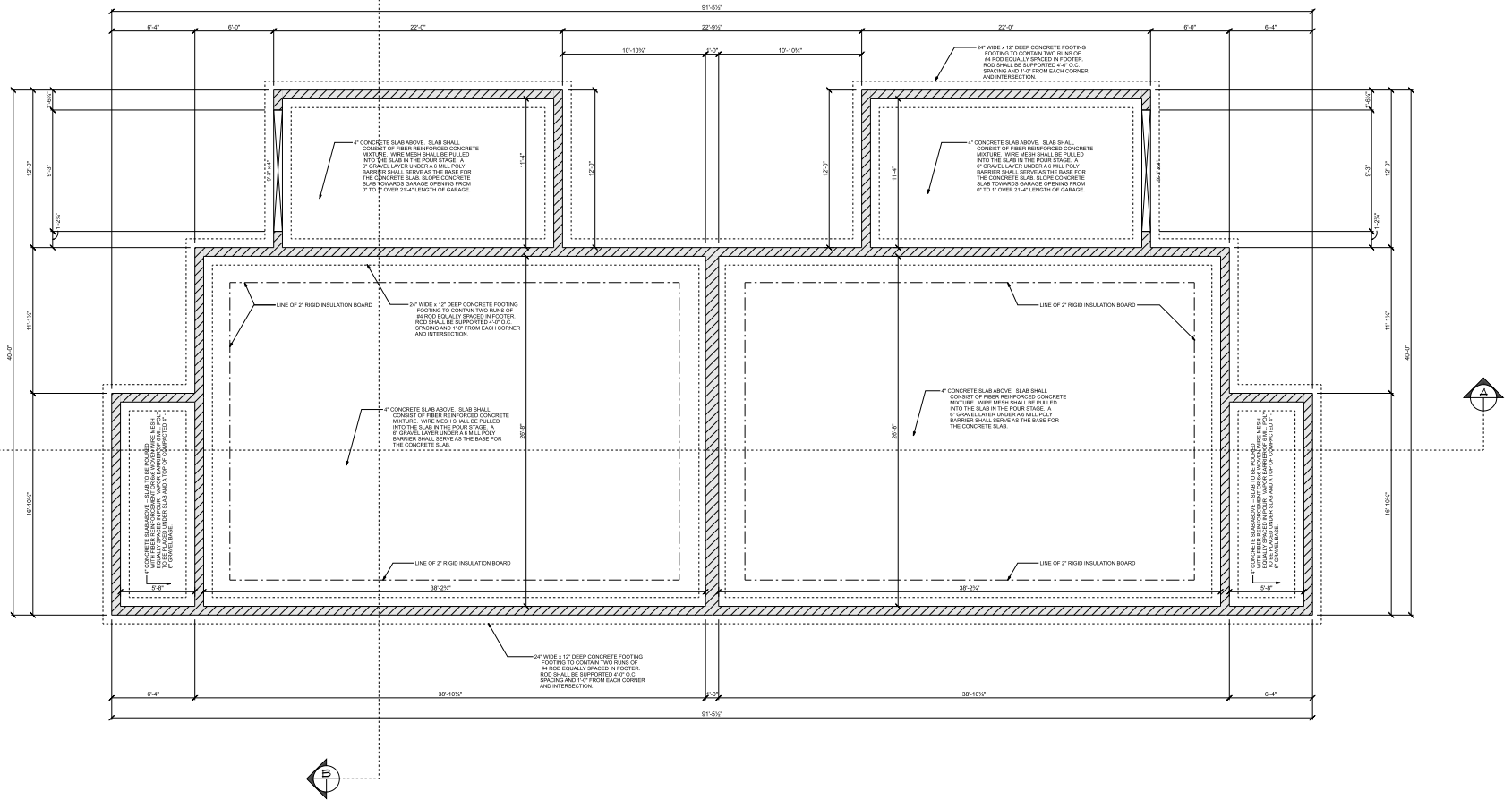
DREAM HOME DESIGNS

AREA SCHEDULE		
NAME	COLOR	AREA
STREET UNIT HEATED AREA		1090.8 sq ft
STREET UNIT GARAGE AREA		264.0 sq ft
STREET UNIT FRONT PORCH AREA		107.0 sq ft
ALLEY UNIT HEATED AREA		1090.8 sq ft
ALLEY UNIT GARAGE AREA		264.0 sq ft
ALLEY UNIT FRONT PORCH AREA		107.0 sq ft

SCALE: 1/4" = 1'-0" UNLESS NOTED OTHERWISE	DESIGN BY: ERIC LOHMAN
DATE: JUNE 20, 2020	REVISED: JUNE 25, 2020
A NEW DUPLEX FOR POOVIN PILLAY 2317 PEACHTREE STREET - KNOXVILLE, TENNESSEE	
MAIN FLOOR PLAN	
DRAWING NUMBER: TN-2020-0010	

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND STANDARDS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO NEW HOME PLANS AND DESIGN, ERIC LOHMAN FOR JUSTIFICATION AND/OR CORRECTIONS BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR ANY ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTING TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE STRUCTURE.
5. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
6. CONTRACTOR SHALL INSURE COMPLETION OF THE BUILDING WITH ALL SITE REQUIREMENTS.
7. IF BACKFILL EXCEEDS AGAINST ANY FOUNDATION WALL, REINFORCING AS PER CODE.
8. IF FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE INSPECTED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A VARIANCE IN LOCAL CODE, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
9. ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
10. ALL COLUMNS OR POLE FRAMES SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN INTO THE LEVELS BELOW AND TERMINATE AT THE FOUNDATION OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOADS.



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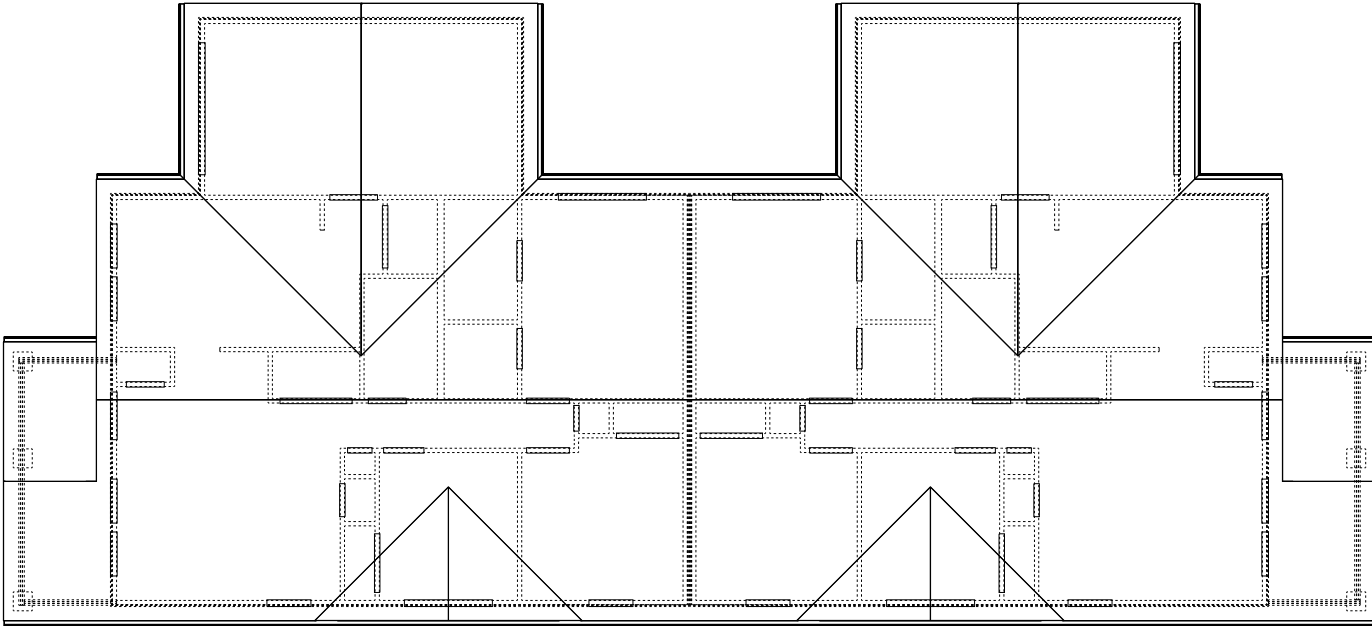
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File # 9-C-20-SU

DREAM HOME DESIGNS			
SCALE: 1/4" = 1'-0"	UND	DESIGN BY: ERIC LOHMAN	
DATE: JUNE 20, 2020		REVISED: JUNE 20, 2020	
A NEW DUPLEX FOR POOVIN PILLAY			
2317 PEACHTREE STREET - KNOXVILLE, TENNESSEE			
FOUNDATION/FOOTER PLAN			DRAWING NUMBER TN-2020-0010

GENERAL NOTES

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6. IF FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE REINFORCED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A MAJOR VARIANCE IN LOCAL CODES FOR BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
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9. ALL JOISTS, OR SOLID FRAMER SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE FOUNDATION OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOADS.



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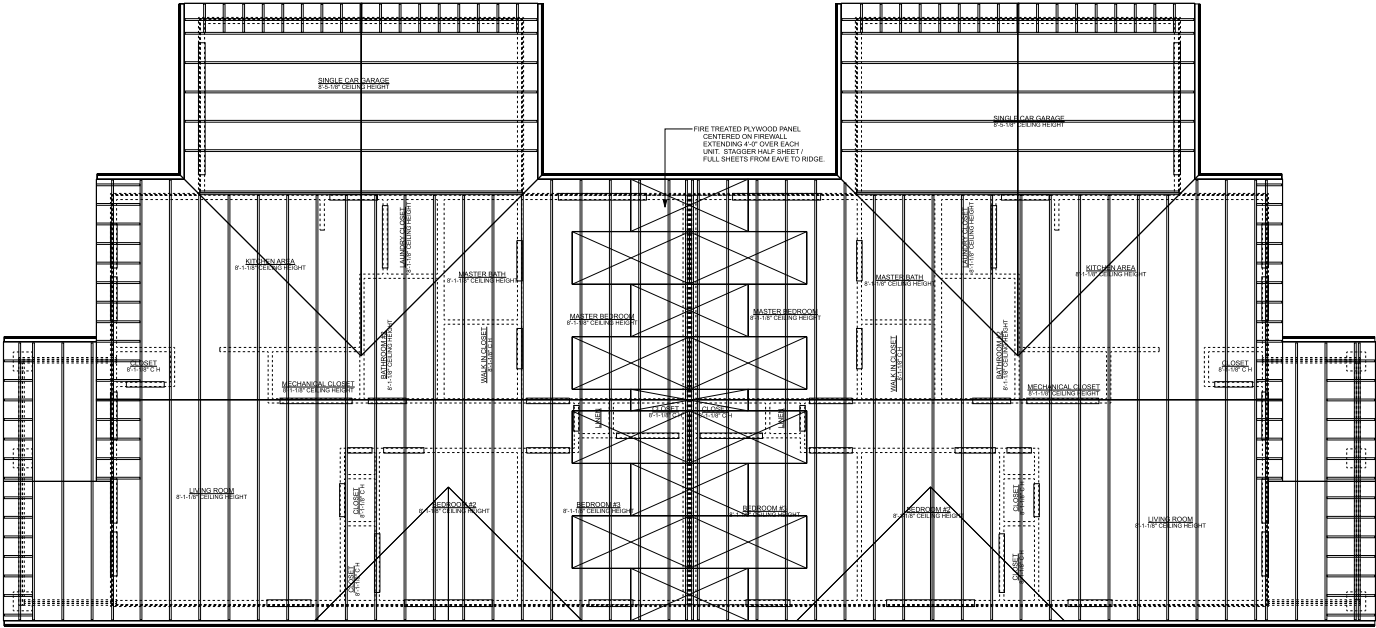
File # 9-C-20-SU

DREAM HOME DESIGNS

SCALE: 1/8" = 1'-0" UNLESS NOTED OTHERWISE	DESIGN BY: ERIC LOHMAN
DATE: JUNE 25, 2020	REVISED: JUNE 25, 2020
A NEW DUPLEX FOR POOVIN PILLAY	
2317 PEACHTREE STREET - KNOXVILLE, TENNESSEE	
ROOF ELEVATION PLAN	DRAWING NUMBER: TN-2020-0010

GENERAL NOTES

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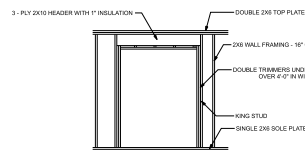
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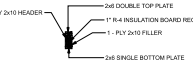
File # 9-C-20-SU

DREAM HOME DESIGNS

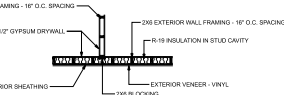
SCALE: 1/8" = 1'-0" UNLESS NOTED OTHERWISE	DESIGN BY: ERIC LOHMAN
DATE: JUNE 25, 2020	REVISED: JUNE 25, 2020
A NEW DUPLEX FOR POOVIN PILLAY 2317 PEACHTREE STREET - KNOXVILLE, TENNESSEE	
ROOF FRAMING PLAN	DRAWING NUMBER: TN-2020-0010

[illegible]

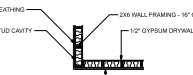
WALL FRAMING MEMBERS



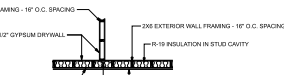
ADVANCED WALL FRAMING - INSULATED HEADER DETAIL



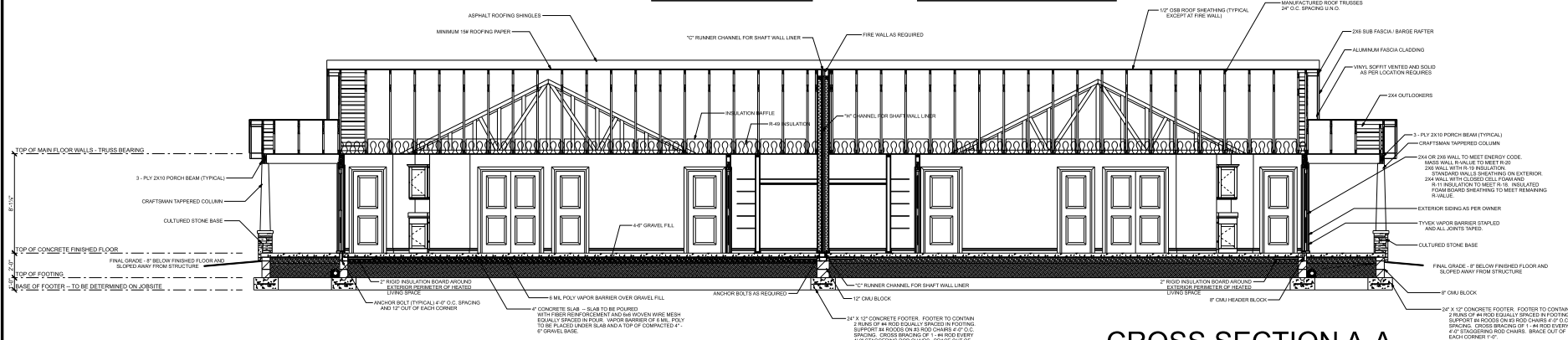
ADVANCED WALL FRAMING - INTERIOR WALL INTERSECTION OPTION - A



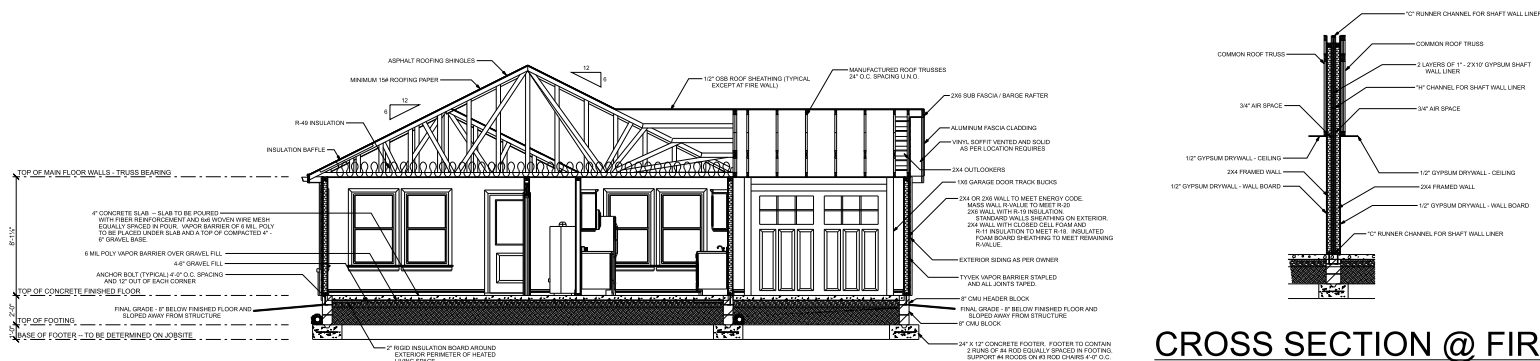
ADVANCED WALL FRAMING - CALIFORNIA OPEN CORNER



ADVANCED WALL FRAMING - INTERIOR WALL INTERSECTION OPTION - E



CROSS SECTION A-A



CROSS SECTION B-B

CROSS SECTION @ FIRE WALL

File # 9-C-20-SU

DREAM HOME DESIGNS

SCALE 1/4" = 1'-0" UNO	APPROVED	DRAWN BY ERIC LOHMAN
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A NEW DUPLEX FOR POOVIN PILLAY
2317 PEACHTREE STREET - KNOXVILLE, TENNESSEE

CROSS SECTIONS PAGE

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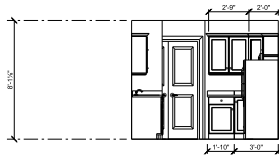
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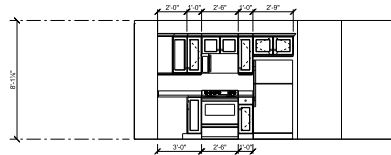
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GENERAL NOTES

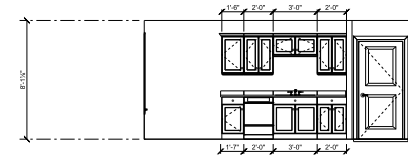
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5. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
6. CONTRACTOR SHALL INSURE COMPLETION OF THE BUILDING WITH ALL SITE REQUIREMENTS.
7. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
8. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE REVIEWED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTHS, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND REVIEWING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
9. ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
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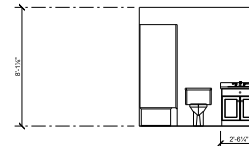
STREET SIDE UNIT - INTERIOR ELEVATION 3



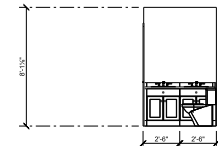
STREET SIDE UNIT - INTERIOR ELEVATION 2



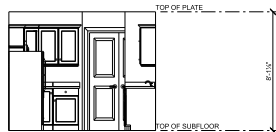
STREET SIDE UNIT - INTERIOR ELEVATION 1



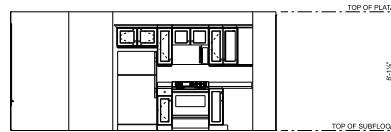
STREET SIDE UNIT - INTERIOR ELEVATION 5



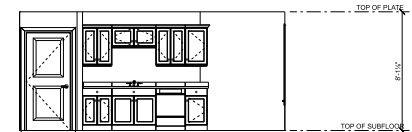
STREET SIDE UNIT - INTERIOR ELEVATION 4



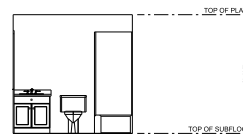
ALLEY SIDE UNIT - INTERIOR ELEVATION 3



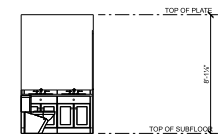
ALLEY SIDE UNIT - INTERIOR ELEVATION 2



ALLEY SIDE UNIT - INTERIOR ELEVATION 1



ALLEY SIDE UNIT - INTERIOR ELEVATION 5



ALLEY SIDE UNIT - INTERIOR ELEVATION 4

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File # 9-C-20-SU

DREAM HOME DESIGNS

SCALE: 1/4" = 1'-0" UNO	APPROVED:	DRAWN BY: ERIC LOHMAN
DATE: JUNE 25, 2020	REVISION:	DATE: JULY 25, 2020
A NEW DUPLEX FOR POOVIN PILLAY		
2317 PEACHTREE STREET - KNOXVILLE, TENNESSEE		
INTERIOR ELEVATIONS		DRAWING NUMBER: TN-2020-0010

2018 International Residential Code® Construction Specifications and Methodologies

IMPORTANT NOTE: THESE NOTES AND SPECIFICATIONS ARE PROVIDED BY HOUSE PLAN RESOURCE AS A SERVICE TO THEIR CUSTOMERS TO PROVIDE THE MOST POPULAR CODE TOPICS. THE INFORMATION AND METHODOLOGIES PREPARED HEREIN ARE IN ACCORDANCE TO AND REFERENCED TO THE 2018 INTERNATIONAL RESIDENTIAL CODE®. THE INFORMATION IS ALSO A GENERAL SUMMARIZATION OF THE CODE AND IT IS RECOMMENDED THAT YOU BECOME FAMILIAR WITH THE FULL EXTENT OF THE ACTUAL CODE. THE NOTES AND SPECIFICATIONS MAY HAVE TO BE AMENDED DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNER TO MAKE THE NECESSARY MODIFICATIONS TO ENSURE CODE COMPLIANCE AND STRUCTURAL INTEGRITY. IT IS RECOMMENDED THAT YOU CONSULT A LOCAL ARCHITECT OR ENGINEER PRIOR TO YOUR CHOICE OF ACTUAL CONSTRUCTION. SPECIAL ENGINEERING MAY REQUIRE THAT THESE SPECIFICATIONS BE CHANGED OR AMENDED TO COMPLY WITH SEISMIC, WIND, OR OTHER SPECIAL CONDITIONS AS REQUIRED BY LOCAL CONSTRUCTION METHODOLOGIES AND LOCAL CODES.

IMPORTANT DISCLAIMER

THE ENCLOSED INFORMATION IS INTENDED TO ASSIST AND INFORM YOU THROUGH THE CONSTRUCTION OF YOUR HOME. YOUR CONSTRUCTION PLANS HAVE BEEN DRAWN TO PRESCRIBE TO INDUSTRY STANDARDS. THESE PROFESSIONAL STANDARDS DETERMINE HOW CONSTRUCTION PLANS ARE DRAWN AND WHAT INFORMATION THEY INCLUDE. CONSTRUCTION PLANS ARE INTENDED AS A TECHNICAL GUIDE TO PROFESSIONAL CONTRACTORS AND ARE NOT INTENDED TO BE A STEP-BY-STEP INSTRUCTIONS. THEREFORE, IF YOU ARE PLANNING TO BUILD YOUR HOME WITHOUT THE SERVICE OF A PROFESSIONAL BUILDER, WE SUGGEST THAT YOU CONSULT THOROUGHLY FAMILIAR WITH READING CONSTRUCTION PLANS OR CONSIDER CONSULTING A CONSTRUCTION SPECIALIST. IF YOU SHOULD HAVE ANY QUESTIONS REGARDING THE CONSTRUCTION PLANS AND/OR THE SUPPORTIVE DOCUMENTATION.

CHAPTER 3 :: BUILDING PLANNING

SECTION R304 MINIMUM ROOM AREAS

R304.1 MINIMUM AREA

HABITABLE ROOMS SHALL HAVE A FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET (6.5 M²).

EXCEPTION: KITCHENS.

R304.2 MINIMUM DIMENSIONS

HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET (2.13 M) IN ANY HORIZONTAL DIMENSION.

EXCEPTION: KITCHENS.

R304.3 HEIGHT EFFECT ON ROOM AREA

PORTIONS OF A ROOM WITH A SLOPING CEILING MEASURING LESS THAN 5 FEET (1.52 M), OR A FURRED CEILING MEASURING LESS THAN 7 FEET (2.13 M), FROM THE FINISHED FLOOR TO THE FINISHED CEILING SHALL NOT BE CONSIDERED AS CONTRIBUTING TO THE MINIMUM REQUIRED HABITABLE AREA FOR THAT ROOM.

SECTION R305 CEILING HEIGHT

R305.1 MINIMUM HEIGHT

HABITABLE SPACES, HALLWAYS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET (2.13 M). BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 8 FEET (2.44 M).

NOTE: SEE SECTION R301.1 FOR EXCEPTIONS.

R305.1.1 BASEMENTS

PORTIONS OF BASEMENTS THAT DO NOT CONTAIN HABITABLE SPACE OR HALLWAYS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 8 FEET (2.44 M).

EXCEPTION: AT BEAMS, DUCTS OR OTHER OBSTRUCTIONS, THE CEILING HEIGHT SHALL BE NOT LESS THAN 6 FEET 6 INCHES (1.98 M) FROM THE FINISHED FLOOR.

SECTION R306 SANITATION

R306.1 TOILET FACILITIES

EVERY DWELLING UNIT SHALL BE PROVIDED WITH A WATER CLOSET, LAVATORY, AND A BATHTUB OR SHOWER.

R306.2 KITCHEN

EACH DWELLING UNIT SHALL BE PROVIDED WITH A KITCHEN AREA AND EVERY KITCHEN AREA SHALL BE PROVIDED WITH A SINK.

R306.3 SEWAGE DISPOSAL

FLUISING FIXTURES SHALL BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED PRIVATE SEWAGE DISPOSAL SYSTEM.

R306.4 WARM WATER SUPPLY TO FIXTURES

FLUISING FIXTURES SHALL BE CONNECTED TO AN APPROVED WATER SUPPLY. KITCHEN SINKS & LAVATORIES, BATHTUBS, SHOWERS, BOSTS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER.

SECTION R307 TOILET, BATH, AND SHOWER SPACES

R307.1 SPACE REQUIRED: FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1, AND IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION P2702.1.

R307.2 BATHTUB AND SHOWER SPACES

BATHS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE PROVIDED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL BE BUILT TO A HEIGHT OF NOT LESS THAN 6 FEET 10 INCHES (2.09 M) ABOVE THE FLOOR.

SECTION R308 GLAZING

R308.1 HAZARDOUS LOCATIONS

THE LOCATIONS SPECIFIED IN SECTIONS R308.1.1 THROUGH R308.1.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.

R308.1.1 GLAZING IN DOORS

GLAZING IN FURRED OR OPERABLE PANELS OF EXISTING SLIDING AND BI-FOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

NOTE: SEE SECTION R304.1 FOR EXCEPTIONS.

R308.1.2 GLAZING ADJACENT TO DOORS

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 20 INCHES (512 MM) ABOVE THE FLOOR OR FINISHED SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:

1. WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
2. WHERE THE GLAZING IS ON A WALL LESS THAN 36 DEGREES (1.57 RAD) FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HURDLE SIDE OF A SLIDING DOOR.

1. DECORATIVE GLAZING.
2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR OTHER AREA 3 FEET (914 MM) OR LESS IN WIDTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R304.3.
4. GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.

R308.1.3 GLAZING IN WINDOWS

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:

1. THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 5 SQUARE FEET (0.46 M²).
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
5. ONE OR MORE WALL SURFACES ARE WITHIN 36 INCHES (914 MM) MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING.

NOTE: SEE SECTION R308.1.3 FOR EXCEPTIONS.

R308.1.4 GLAZING IN GUARDS AND RAILINGS

GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

R308.1.5 STRUCTURAL GLASS BALUSTER PANELS

GUARDS WITH STRUCTURAL GLASS BALUSTER PANELS SHALL BE INSTALLED WITH AN ATTACHED TOP RAIL OR HANDRAIL. THE TOP RAIL OR HANDRAIL SHALL BE SUPPORTED BY NOT LESS THAN THREE GLASS BALUSTER PANELS. IF THERE ARE OTHERS SUPPORTED TO REMAIN IN PLACE SHOULD ONE GLASS BALUSTER PANEL FAIL.

NOTE: SEE SECTION R308.1.5 FOR EXCEPTIONS.

R308.1.6 GLAZING AND WET SURFACES

GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOLLS, SAUNAS, STEAM ROOMS, BATHS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANELS IN MULTIPLE GLAZING.

NOTE: SEE SECTION R308.1.6 FOR EXCEPTIONS.

R308.1.7 GLAZING ADJACENT TO STAIRS AND RAMPS

GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OR STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

NOTE: SEE SECTION R304.1 FOR EXCEPTIONS.

R308.1.8 GLAZING ADJACENT TO THE BOTTOM STAIR LANDINGS

GLAZING ADJACENT TO THE BOTTOM STAIR LANDINGS OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE LANDINGS AND WITHIN A 60-DEGREE (1.05 RAD) HORIZONTAL AND LESS THAN 18 DEGREES FROM THE BOTTOM TREAD HURDLE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

SEE SECTION R304.1 FOR EXCEPTION

R308.2 SITE-BUILT WINDOWS

SITE-BUILT WINDOWS SHALL COMPLY WITH SECTION 2404 OF THE INTERNATIONAL BUILDING CODE.

R308.3 SKYLIGHTS AND SLOPED GLAZING

SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH THE FOLLOWING SECTIONS.

R308.3.1 DEFINITIONS

THE FOLLOWING TERMS ARE DEFINED IN CHAPTER 2:

- SKYLIGHT, UNIT
- SKYLIGHTS AND SLOPED GLAZING
- TUBULAR DAYLIGHTING DEVICE (TDD)

SECTION R309 GARAGES AND CARPORTS

R309.1 FLOOR SURFACE

GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

R309.2 CARPORTS

CARPORT FLOORS SHALL BE OPEN OR NOT LESS THAN TWO SIDES. CARPORT FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. CARPORTS NOT OPEN ON TWO OR MORE SIDES SHALL BE CONSIDERED TO BE A GARAGE AND SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION FOR GARAGES. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

EXCEPTION: ASPHALT SURFACES SHALL BE PERMITTED AT GROUND LEVEL IN CARPORTS.

R309.3 AUTOMATIC GARAGE DOOR OPENERS

AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.

R309.3.1 FIRE SPRINKLERS

PRIVATE GARAGES SHALL BE PROTECTED BY FIRE SPRINKLERS. WHERE THE GARAGE WALL HAS BEEN DESIGNATED BASED ON TABLE R302.1(2), THE SPRINKLERS IN GARAGES SHALL BE CONNECTED TO AN AUTOMATIC SPRINKLER SYSTEM THAT COMPLIES WITH SECTION P2004. GARAGE SPRINKLERS SHALL BE RESIDENTIAL SPRINKLERS OR QUICK-RESPONSE SPRINKLERS. DESIGNED TO PROVIDE A DENSITY OF 0.50 GPM/FT². GARAGE DOORS SHALL NOT BE CONSIDERED OBSTRUCTIONS WITH RESPECT TO SPRINKLER PLACEMENT.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED

BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPEN TO A PUBLIC WAY.

NOTE: SEE SECTION R310.1 FOR EXCEPTION

R310.1.1 MINIMUM OPENING AREA

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.53 M²).

R310.1.2 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENINGS CONTROL DEVICES ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING SHALL COMPLY WITH ASTM F2090.

R310.1.3 EMERGENCY ESCAPE AND RESCUE OPENINGS

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

R310.1.4 MINIMUM OPENING AREA

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.53 M²).

R310.1.5 EMERGENCY ESCAPE AND RESCUE OPENINGS

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5.7 SQUARE FEET (0.53 M²).

R310.1.6 EMERGENCY ESCAPE AND RESCUE OPENINGS

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5.7 SQUARE FEET (0.53 M²).

R310.2.2 WINDOW WELL HEIGHT

WHERE A WINDOW IS PROVIDED IN THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A WELL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR. WHERE THE WELL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

R310.2.3 WINDOW WELLS

THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 5.7 SQUARE FEET (0.53 M²) WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

NOTE: SEE SECTION 310.2.3 FOR EXCEPTION

R310.3.1 LADDER AND STEPS

WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY ATTACHED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.1. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM), SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

R310.3.2 DRAINAGE

WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R401.1 OR BY AN APPROVED ALTERNATIVE METHOD.

NOTE: SEE SECTION 310.3.2 FOR EXCEPTION

R310.3.3 EMERGENCY ESCAPE AND RESCUE OPENINGS UNDER DECKS AND PORCHES

EMERGENCY ESCAPE AND RESCUE OPENINGS INSTALLED UNDER DECKS AND PORCHES SHALL BE FULLY OPERABLE AND PROVIDE A PATH NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT TO A YARD OR COURT.

R310.3.5 REPLACEMENT WINDOWS

REPLACEMENT WINDOWS INSTALLED IN BUILDINGS MEETING THE SCOPE OF THIS CODE SHALL BE EXEMPT FROM THE MAXIMUM WELL HEIGHT REQUIREMENTS OF SECTION R310.2.2 AND THE MINIMUM HEIGHT OF SECTION R311.1, PROVIDED THAT THE REPLACEMENT WINDOW MEETS THE FOLLOWING CONDITIONS:

1. THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING WINDOW OR EXISTING WINDOW OPENING. THE REPLACEMENT WINDOW IS OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER WINDOW OPENING AREA THAN THE EXISTING WINDOW.
2. THE REPLACEMENT WINDOW IS NOT PART OF A CHANGE OF OCCUPANCY.

R310.3 EMERGENCY ESCAPE AND RESCUE DOORS

WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL BE A SIDE-SWING DOOR OR A SLIDING DOOR WHERE THE OPENING IS BELOW THE ADJACENT GRADE. IT SHALL BE PROVIDED WITH AN AREA WELL.

R310.3.1 MINIMUM DOOR OPENING SIZE

THE MINIMUM NET CLEAR HEIGHT OPENING FOR ANY DOOR THAT SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE IN ACCORDANCE WITH SECTION R310.2.1.

R310.3.2 AREA WELLS

AREA WELLS SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA WELL SHALL BE SIZED TO ALLOW THE EMERGENCY ESCAPE AND RESCUE DOOR TO BE FULLY OPENED.

R310.3.2.1 LADDER AND STEPS

AREA WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY ATTACHED LADDER OR STEPS USABLE WITH THE DOOR IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.1. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM), SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE EXISTING WINDOW WELL.

R310.3.2.2 DRAINAGE

AREA WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R401.1 OR BY AN APPROVED ALTERNATIVE METHOD.

NOTE: SEE SECTION 310.3.2 FOR EXCEPTION

R310.3.3 BARS, GRILLERS, COVERS AND SCREENS

BARS, GRILLERS, COVERS, SCREENS OR SIMILAR DEVICES ARE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, OR WINDOW WELLS, THE MINIMUM SHALL BE A NET CLEAR OPENING SIZE SHALL COMPLY WITH SECTION R310.2.1 THROUGH R310.2.3, AND SUCH DEVICES SHALL BE REMOVABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT REQUIRED FOR THE NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.

R310.3 DWELLING ADDITIONS

WHERE DWELLING ADDITIONS CONTAIN SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN EACH NEW SLEEPING ROOM. WHERE DWELLING ADDITIONS HAVE BASEMENTS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN THE NEW BASEMENT.

NOTE: SEE SECTION 310.3 FOR EXCEPTIONS

R310.4 ALTERATIONS OR REPAIRS OF EXISTING BASEMENTS

AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED IN EXISTING TWO BASEMENTS UNLESS ALTERATIONS OR REPAIRS.

NOTE: SEE SECTION 310.4 FOR EXCEPTION

SECTION R311 MEANS OF EGRESS

R311.1 MEANS OF EGRESS

DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EXGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EXGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPEN TO A PUBLIC WAY.

R311.2 EGRESS DOOR

NOT LESS THAN ONE EXGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EXGRESS DOOR SHALL BE SIDE-SWING AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. WITH THE DOOR OPEN 90 DEGREES (1.57 RAD), THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EXGRESS DOORS SHALL BE READILY OPERABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS

DOORS SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR WIDTH. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).

NOTE: SEE SECTION 311.3 FOR EXCEPTION

R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EXGRESS DOORS

DOORS OTHER THAN THE REQUIRED EXGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7/8 INCHES (19.05 MM) ABOVE THE TOP OF THE THRESHOLD.

NOTE: SEE SECTION 311.3 FOR EXCEPTION

R311.3.2 FLOOR ELEVATIONS AT OTHER EXTERIOR DOORS

DOORS OTHER THAN THE REQUIRED EXGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7/8 INCHES (19.05 MM) ABOVE THE TOP OF THE THRESHOLD.

NOTE: SEE SECTION 311.3 FOR EXCEPTION

R311.3.3 FLOOR ELEVATIONS AT OTHER EXTERIOR DOORS

DOORS OTHER THAN THE REQUIRED EXGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7/8 INCHES (19.05 MM) ABOVE THE TOP OF THE THRESHOLD.

NOTE: SEE SECTION 311.3 FOR EXCEPTION

R311.3.4 STORM AND SCREEN DOORS

STORM AND SCREEN DOORS SHALL BE PERMITTED TO SWING OVER EXTERIOR STAIRS AND LANDINGS.

R311.4 VERTICAL EGRESS

EGRESS FROM HABITABLE LEVELS INCLUDING HABITABLE ATTIC AND BASEMENTS THAT ARE NOT PROVIDED WITH AN EXGRESS DOOR IN ACCORDANCE WITH SECTION R311.1 SHALL BE BY A RAMP IN ACCORDANCE WITH SECTION R311.1.1 OR A STAIRWAY IN ACCORDANCE WITH SECTION R311.1.2.

R311.5 LANDING, DECK, BALCONY AND STAIR CONSTRUCTION, AND ATTACHMENT

EXTERIOR LANDINGS, DECKS, BALCONIES, STAIRS AND SIMILAR FACILITIES SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TIE-BOLTS OR NAILS SUBJECT TO WITHDRAWAL.

R311.6 HALLWAYS

THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET (914 MM).

DREAM HOME DESIGNS

Scale: 1/4" = 1'-0" (1:48)	Drawn by: ERIC LOMAN
July 25, 2020	2007-25-2020
NEW DUPLEX FOR POOVIN PILLAI	
2317 PEACHTREE STREET - KNOXVILLE, TENNESSEE	
2018 IRC REQUIREMENTS	
TN-2020-0010	

File # 9-C-20-SU

R331.1 STAIRWAYS.

R331.1.1 WIDTH.
STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31 1/2 INCHES (792 MM). WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (686 MM) WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES.

NOTE: SEE SECTION 311.1.7 FOR EXCEPTION.

R331.1.2 HEADROOM.

THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 8 FEET 6 INCHES (2592 MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

NOTE: SEE SECTION 311.1.2 FOR EXCEPTION.

R331.1.3 VERTICAL RISE.

A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 151 INCHES (3832 MM) BETWEEN FLOOR LEVELS OR LANDINGS.

R331.1.4 WALK LINE.

THE WALK LINE ACROSS WINDING TREADS AND LANDINGS SHALL BE CONCENTRIC TO THE TURN AND PARALLEL TO THE DIRECTION OF TRAVEL ENTERING AND EXITING THE TURN. THE WALK LINE SHALL BE LOCATED 12 INCHES (305 MM) FROM THE INSIDE OF THE TURN. THE 12-INCH (305-MM) DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH AT THE WALKING SURFACE. WHERE WINDINGS ARE ADJACENT WITHIN A FLIGHT, THE POINT OF THE WIDEST CLEAR STAIR WIDTH OF THE ADJACENT WINDINGS SHALL BE USED.

R331.1.5 STAIR TREADS AND RISERS.

STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION FOR THE PURPOSES OF THIS SECTION. DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.

R331.1.5.1 RISERS.

THE RISER HEIGHT SHALL BE NOT MORE THAN 7 1/4 INCHES (186 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE RISER OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 61 DEGREES (51 RAD) FROM THE VERTICAL. AT OPEN RISERS, OPENINGS LOCATED MORE THAN 20 INCHES (508 MM) AS MEASURED VERTICALLY TO THE FLOOR OR CEILING (101 MM) SHALL NOT EXCEED THE DIAMETER OF 4 INCHES (102 MM) SPACING.

NOTE: SEE SECTION 311.5.4 FOR EXCEPTIONS.

R331.1.5.2 TREADS.

THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

R331.1.5.3 WINDER TREADS.

WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES (254 MM) MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALK LINE. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES (152 MM) AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALK LINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8 INCH (9.5 MM). CONSISTENTLY SHAPED WINDERS AT THE WALK LINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND SHALL NOT BE REQUIRED TO BE WITHIN 3/8 INCH (9.5 MM) OF THE RECTANGULAR TREAD DEPTH.

NOTE: SEE SECTION 311.5.2.1 FOR EXCEPTION.

R331.1.5.3.1 NOSEBARS.

NOSEBARS AT TREADS, LANDINGS AND FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSING NOT GREATER THAN 3/8 INCH (9.5 MM) OR A RISEL NOT GREATER THAN 1/4 INCH (12.7 MM). A NOSING PROJECTION NOT LESS THAN 3/8 INCH (9.5 MM) AND NOT MORE THAN 1/4 INCH (3.2 MM) SHALL BE PROVIDED ON STAIRWAYS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM) WITHIN A STAIRWAY.

NOTE: SEE SECTION 311.5.3 FOR EXCEPTION.

R331.1.5.4 EXTERIOR PLASTIC COMPOSITE STAIR TREADS.
PLASTIC COMPOSITE EXTERIOR STAIR TREADS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION AND SECTION R302.2.2.

R331.1.6 LANDINGS FOR STAIRWAYS.

THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED. FOR LANDINGS OF SHAPE OTHER THAN SQUARE OR RECTANGULAR, THE DEPTH AT THE WALK LINE AND THE TOTAL AREA SHALL BE NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH. WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36 INCHES (914 MM).

NOTE: SEE SECTION 311.7.4 FOR EXCEPTION.

R331.1.7 STAIRWAY WALKING SURFACE.

THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NOT STEEPER THAN ONE UNIT VERTICAL IN 48 INCHES HORIZONTAL (2 PERCENT SLOPE).

R331.1.8 HANDRAILS.
HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITHIN 30 INCHES (762 MM) OF THE WALK LINE.

R331.1.8.1 HEIGHT.
HANDRAIL HEIGHT MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).

NOTE: SEE SECTION 311.7.4 FOR EXCEPTIONS.

R331.1.8.2 HANDRAIL PROJECTION.

HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY.

NOTE: SEE SECTION 311.7.2 FOR EXCEPTIONS.

R331.1.8.3 HANDRAIL CLEARANCE.

HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

R331.1.8.4 CONTINUITY.

HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RIGER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL POSTS OR SAFETY TERMINALS.

NOTE: SEE SECTION 311.7.4 FOR EXCEPTIONS.

R331.1.8.5 GRIP SIZE.

REQUIRED HANDRAILS SHALL BE ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

R331.1.8.5.1 EXTERIOR PLASTIC COMPOSITE HANDRAILS.
PLASTIC COMPOSITE EXTERIOR HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R302.2.2.

R331.1.9 KILNDRATION.

STAIRWAYS SHALL BE PROVIDED WITH KILNDRATION IN ACCORDANCE WITH SECTION R303.7 AND R303.8.

R331.1.10 SPECIAL STAIRWAYS.

SPIRAL, STAIRWAYS AND BULKHEAD ENCLOSURE STAIRWAYS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R331.7 EXCEPT AS SPECIFIED IN SECTIONS R331.7.10.1 AND R331.7.10.2.

R331.7.10.1 SPIRAL STAIRWAYS.

THE CLEAR WIDTH AT AND BELOW THE HANDRAILS AT SPIRAL STAIRWAYS SHALL BE NOT LESS THAN 20 INCHES (508 MM) AND THE WALK LINE RADIUS SHALL BE NOT GREATER THAN 24 1/2 INCHES (623 MM). EACH TREAD SHALL HAVE A DEPTH OF NOT LESS THAN 9 3/4 INCHES (248 MM) AT THE WALK LINE. TREADS SHALL BE IDENTICAL AND THE RISE SHALL BE NOT MORE THAN 1 1/2 INCHES (38 MM). HEADROOM SHALL BE NOT LESS THAN 6 FEET 8 INCHES (2032 MM).

R331.7.10.2 BULKHEAD ENCLOSURE STAIRWAYS.

STAIRWAYS SERVING BULKHEAD ENCLOSURES, NOT PART OF THE REQUIRED BUILDING EGRESS PROVIDING ACCESS FROM THE OUTSIDE GRADE LEVEL TO THE BASEMENT SHALL BE EXEMPT FROM THE REQUIREMENTS OF SECTIONS R331.3.1 AND R331.7.10.2. WHERE THE HEIGHT FROM THE BASEMENT FINISHED FLOOR LEVEL TO GRADE ADJACENT TO THE STAIRWAY IS NOT MORE THAN 8 FEET (2438 MM) AND THE GRADE LEVEL OF THE STAIRWAY IS COVERED BY A BULKHEAD ENCLOSURE WITH HENED DOORS OR FULLY GLAZED DOORS.

NOTE: SEE SECTION R331.7.10.1 THROUGH R331.7.10.2 FOR

R331.8 RAMPS.

R331.8.1 MAXIMUM SLOPE.
RAMPS SHALL BE NOT BE LESS THAN 1:12 SLOPE REQUIRED BY SECTION R302.2.2. THE WINDING SURFACE OF TREADS AND LANDINGS SHALL NOT BE SLOPED STEEPER THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33 PERCENT SLOPE). OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF ONE UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5 PERCENT).

EXCEPTION: WHERE IT IS TECHNICALLY INFEASIBLE TO COMPLY BECAUSE OF SITE CONSTRAINTS, RAMPS SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5 PERCENT).

R331.8.2 LANDINGS REQUIRED.

THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH RAMP. WHERE DOORS OPEN DOWN ON RAMPS, AND WHERE RAMPS CHANGE DIRECTIONS, THE WIDTH OF THE LANDING PERPENDICULAR TO THE RAMP SLOPE SHALL BE NOT LESS THAN 36 INCHES (914 MM).

R331.8.3 HANDRAILS REQUIRED.
HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF RAMPS. EXCEPT AS A PORTION OF ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33 PERCENT SLOPE).

R331.8.3.1 HEIGHT.
HANDRAIL HEIGHT, MEASURED ABOVE THE FINISHED SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).

R331.8.3.2 GRIP SIZE.
HANDRAILS ON RAMPS SHALL COMPLY WITH SECTION R331.7.8.5.

R331.8.3.3 CONTINUITY.
HANDRAILS WHERE REQUIRED ON RAMPS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE RAMP. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

SECTION R312.

GUARDS AND WINDOW FALL PROTECTION

R312.1 GUARDS.
GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1.1 THROUGH R312.1.4.

R312.1.1 WHERE REQUIRED.

GUARDS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN EDGE WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES (762 MM) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914 MM) HORIZONTALLY TO THE EDGE OF THE OPEN EDGE. INSET SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

R312.1.2 HEIGHT.

REQUIRED GUARDS AT OPEN-ENDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS.

R312.1.3 OPENING LIMITATIONS.

REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER.

NOTE: SEE SECTION 312.1.3 FOR EXCEPTIONS.

R312.1.4 EXTERIOR PLASTIC COMPOSITE GUARDS.

PLASTIC COMPOSITE EXTERIOR GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R302.2.2.

R312.1.5 WINDOW FALL PROTECTION.

WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2.

R312.1.6 WINDOW RAILS.

IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW OR ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. OPERABLE WINDOW OPENINGS WILL NOT ALLOW A 4-INCH (102 MM) SPHERE TO PASS THROUGH WHERE THE OPENINGS ARE IN THEIR LARGEST OPENED POSITION.
2. OPERABLE WINDOWS ARE PROVIDED WITH WINDOW FALL PROTECTION DEVICES THAT COMPLY WITH ASTM F2086.
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PROTECTION DEVICES THAT COMPLY WITH SECTION R312.2.2.

R312.1.7 WINDOW OPENING CONTROL DEVICES.

WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2086. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R312.2.1.

SECTION R313.

AUTOMATIC FIRE SPRINKLER SYSTEMS

R313.1 TOWNHOUSE AUTOMATIC FIRE SPRINKLER SYSTEMS.
AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN TOWNHOUSES.

NOTE: SEE SECTION 313.1 FOR EXCEPTION.

R313.1.1 DESIGN AND INSTALLATION.

AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS FOR TOWNHOUSES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 2909.0 OR NFPA 13D.

R313.1.2 ONE AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SPRINKLER SYSTEMS.

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS.

NOTE: SEE SECTION 313.2 FOR EXCEPTION.

R313.2.1 DESIGN AND INSTALLATION.

AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 2909.0 OR NFPA 13D.

SECTION R314.

SMOKE ALARMS

R314.1 GENERAL.

SMOKE ALARMS SHALL COMPLY WITH NFPA 722 AND SECTION R314.

R314.1.1 LISTINGS.

SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 297. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 297 AND UL 2034.

R314.2 WHERE REQUIRED.

SMOKE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION.

R314.2.1 NEW CONSTRUCTION.

SMOKE ALARMS SHALL BE PROVIDED IN DWELLING UNITS.

R314.2.2 ALTERATIONS, REPAIRS AND ADDITIONS.

WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.

NOTE: SEE SECTION 314.2.2 FOR EXCEPTIONS.

R314.3 LOCATION.

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

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, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNHABITABLE ATTICS IN DWELLINGS 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. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS IT WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.

R314.3.1 INSTALLATION NEAR COOKING APPLIANCES.
SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3.

1. KITCHEN SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
2. KITCHEN SMOKE ALARMS WITH AN ALARM-DETECTING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
3. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 4 FEET (1219 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

R314.4 INTERCONNECTION.

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

R314.5 COMBINATION ALARMS.

COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.

R314.6 POWER SOURCE.

SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WHERE SUCH WIRING IS DERIVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

NOTE: SEE SECTION 314.6 FOR EXCEPTIONS.

R314.7 FIRE ALARM SYSTEMS.

FIRE ALARM SYSTEMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS AND SHALL COMPLY WITH SECTION R314.7.1 THROUGH R314.7.4.

SECTION R315.

CARBON MONOXIDE ALARMS

R315.1 GENERAL.

CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION R315.

R315.1.1 LISTINGS.

CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217.

R315.2 WHERE REQUIRED.

CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R315.2.1 AND R315.2.2.

R315.2.1 NEW CONSTRUCTION.

FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITIONS EXIST:

1. THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE.
2. THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.

R315.2.2 ALTERATIONS, REPAIRS AND ADDITIONS.

WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.

R315.3 LOCATION.

NOTE: SEE SECTION 315.3.2 FOR EXCEPTIONS.

R315.3.1 LOCATION.

CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

R315.4 COMBINATION ALARMS.

COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.

R315.5 INTERCONNECTIVITY.

WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R315.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF CARBON MONOXIDE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

NOTE: SEE SECTION 315.5 FOR EXCEPTIONS.

R315.6 POWER SOURCE.

CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WHERE SUCH WIRING IS DERIVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

NOTE: SEE SECTION 315.6 FOR EXCEPTIONS.

R315.7 CARBON MONOXIDE DETECTION SYSTEMS.

CARBON MONOXIDE DETECTION SYSTEMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS AND SHALL COMPLY WITH SECTIONS R314.8.1 THROUGH R314.8.4.

SECTION R321.

ELEVATORS AND PLATFORM LIFTS

R321.1 ELEVATORS.

WHERE PROVIDED, PASSENGER ELEVATORS, LIMITED-USE AND LIMITED-MOBILITY ELEVATORS OR PASSENGER RESIDENCE ELEVATORS SHALL COMPLY WITH ASME A17.1-2014/BSA.

SECTION R322.

FLOOD-RESISTANT CONSTRUCTION

R322.1 GENERAL.

BUILDINGS AND STRUCTURES CONSTRUCTED IN WHOLE OR IN PART IN FLOOD HAZARD AREAS, INCLUDING A OR V ZONES AND COASTAL ZONES, AS ESTABLISHED IN TABLE R301.2(1), AND SUBSTANTIAL IMPROVEMENT AND REPAIR OF SUBSTANTIAL DAMAGE OF BUILDINGS AND STRUCTURES IN FLOOD HAZARD AREAS, SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN THIS SECTION. BUILDINGS AND STRUCTURES THAT ARE LOCATED IN MORE THAN ONE FLOOD HAZARD AREA SHALL COMPLY WITH THE PROVISIONS ASSOCIATED WITH THE MOST RESTRICTIVE FLOOD HAZARD AREA. BUILDINGS AND STRUCTURES LOCATED IN WHOLE OR IN PART IN IDENTIFIED FLOODWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 404.

R322.1.2 STRUCTURAL SYSTEMS.

STRUCTURAL SYSTEMS OF BUILDINGS AND STRUCTURES SHALL BE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOUTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION.

R322.1.3 FLOOD-RESISTANT CONSTRUCTION.

BUILDINGS AND STRUCTURES ERRECTED IN AREAS PRONE TO FLOODING SHALL BE CONSTRUCTED BY METHODS AND PRACTICES THAT MINIMIZE FLOOD DAMAGE.

R322.1.4 ESTABLISHING THE DESIGN FLOOD ELEVATION.

THE DESIGN FLOOD ELEVATION SHALL BE USED TO DETERMINE FLOOD HAZARD AREAS. AT A MINIMUM, THE DESIGN FLOOD ELEVATION SHALL BE THE HIGHER OF THE FOLLOWING:

1. THE BASE FLOOD ELEVATION AT THE DEPTH OF PEAK FLOODING, INCLUDING WAVE HEIGHT, THAT HAS A 1 PERCENT (100-YEAR FLOOD) OR GREATER CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR.
2. THE ELEVATION OF THE DESIGN FLOOD ASSOCIATED WITH THE AREA DESIGNATED ON A FLOOD HAZARD MAP ADOPTED BY THE COMMUNITY, OR OTHERWISE LEGALLY DESIGNATED. FOR DETERMINING DESIGN FLOOD ELEVATIONS AND IMPACTS REFER TO SECTIONS R322.1.4.1 AND R322.1.4.2.

R322.1.5 LOWEST FLOOR.

THE LOWEST FLOOR SHALL BE THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA, INCLUDING BASEMENT, AND EXCLUDING ANY UNFINISHED FLOOD-RESISTANT ENCLOSURE THAT IS USABLE SOLELY FOR VEHICLE PARKING, BUILDING ACCESS OR LIMITED STORAGE PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT SO AS TO WEAKEN THE BUILDING OR STRUCTURE IN VIOLATION OF THIS SECTION.

R322.1.6 PROTECTION OF MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS.

ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS, HEATING, VENTILATING, AIR CONDITIONING, PLUMBING APPLIANCES AND PLUMBING FITTINGS, DUCT SYSTEMS, AND OTHER SERVICE EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE

R902.2 BASE.
A 4-INCH (102 MM) BASE COURSE CONSISTING OF CLEAN, GRADED SAND, GRAVEL, CRUSHED STONE, CRUSHED CONCRETE OR CRUSHED BLAST FURNACE SLAG PASSING A 2-INCH (51 MM) SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHERE THE SLAB IS BELOW GRADE.

NOTE: SEE SECTION 900.2.2 FOR EXCEPTION

R902.3 VAPOR RETARDER.
A 6 MILS (508 INCH) 15 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES (152 MM) SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE A SLAB IS BELOW GRADE.

NOTE: SEE SECTION 900.2.3 FOR EXCEPTIONS

R902.4 REINFORCEMENT SUPPORT.
WHERE PROVIDED IN SLABS ON GROUND, REINFORCEMENT SHALL BE SUPPORTED TO REMAIN IN PLACE FROM THE CENTER TO UPPER ONE-THIRD OF THE SLAB FOR THE DURATION OF THE CONCRETE PLACEMENT.

SECTION R907 DECKS

R907.1 DECKS.
WOOD-FRAMED DECKS SHALL BE IN ACCORDANCE WITH THIS SECTION. FOR DECKS USING MATERIALS AND CONDITIONS NOT PRESCRIBED IN THIS SECTION, REFER TO SECTION R909.

R907.2 MATERIALS.
MATERIALS USED FOR THE CONSTRUCTION OF DECKS SHALL COMPLY WITH THIS SECTION.

R907.2.1 WOOD MATERIALS.
WOOD MATERIALS SHALL BE NO. 2 GRADE OR BETTER LUMBER, PRESERVATIVE-TREATED LUMBER, OR APPROVED, NATURALLY DURABLE LUMBER, AND TRIMME, PROTECTED WHERE REQUIRED IN ACCORDANCE WITH SECTION R316. WHERE DESIGN INFORMATION WITH SECTION R316 IS PROVIDED, WOOD STRUCTURAL MEMBERS SHALL BE DESIGNED USING THE SERVICE FACTOR DEFINED IN AWC NDS, CUTS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD MEMBERS SHALL BE TREATED IN ACCORDANCE WITH SECTION R317.1. ALL PRESERVATIVE-TREATED WOOD PRODUCTS IN CONTACT WITH THE GROUND SHALL BE LABELED FOR SUCH USE.

R907.2.1.1 ENGINEERED WOOD PRODUCTS.
ENGINEERED WOOD PRODUCTS SHALL BE IN ACCORDANCE WITH SECTION R902.

R907.2.2 PLASTIC COMPOSITE DECK BOARDS, STAIR TREADS, GUARDS, OR HANDRAILS.
PLASTIC COMPOSITE EXTERIOR DECK BOARDS, STAIR TREADS, GUARDS AND HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D7025 AND SECTION R907.3. SEE SECTIONS R907.2.1 THROUGH R907.2.2 AND SECTIONS R907.2.3 THROUGH R907.2.4 FOR FURTHER SPECIFICATIONS.

R907.2.3 FASTENERS AND CONNECTORS.
METAL FASTENERS AND CONNECTORS USED FOR ALL DECKS SHALL BE IN ACCORDANCE WITH SECTION R317.3 AND TABLE R907.2.3.

R907.2.3.1 FOOTINGS.
REFER TO THE IRC FOR INFORMATION REGARDING FOOTINGS.

R907.4 DECK POSTS.
FOR SINGLE-LEVEL WOOD-FRAMED DECKS WITH BEAMS SIZED IN ACCORDANCE WITH TABLE R907.2, DECK POST SIZE SHALL BE IN ACCORDANCE WITH TABLE R907.4.

R907.4.1 DECK POST TO FOOTING CONNECTION.
WHERE POSTS BEAR ON CONCRETE FOOTINGS IN ACCORDANCE WITH SECTION R903 AND FIGURE R907.4.1, LATERAL RESTRAINT SHALL BE PROVIDED BY MANUFACTURED CONNECTORS OR A MINIMUM POST EMBEDMENT OF 12 INCHES (305 MM) IN SURROUNDING SOILS OR CONCRETE PIERS. OTHER FOOTING SYSTEMS SHALL BE PERMITTED.

NOTE: SEE SECTION R907.4.1 FOR EXCEPTIONS

R907.5 DECK BEAMS.
MAXIMUM ALLOWABLE SPANS FOR WOOD DECK BEAMS, AS SHOWN IN FIGURE R907.5, SHALL BE IN ACCORDANCE WITH TABLE R907.5. BEAM PILES SHALL BE FASTENED WITH TWO ROWS OF 120 (3-INCH X 1/2-INCH) NAILS MINIMUM AT 16 INCHES (405 MM) ON CENTER ALONG EACH EDGE. BEAMS SHALL BE PERMITTED TO CANTILEVER AT EACH END UP TO ONE-FOURTH OF THE ALLOWABLE BEAM SPAN. DECK BEAMS OF OTHER MATERIALS SHALL BE PERMITTED WHERE ALLOWED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES.

R907.7 DECKING.
MAXIMUM ALLOWABLE SPACING FOR JOISTS SUPPORTING DECKING SHALL BE IN ACCORDANCE WITH TABLE R907.7. WOOD DECKING SHALL BE ATTACHED TO EACH SUPPORTING MEMBER WITH NOT LESS THAN TWO 12D THREADED NAILS OR TWO NO. 8 WOOD SCREWS, OTHER APPROVED DECKING OR FASTENING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION REQUIREMENTS.

R907.8 VERTICAL AND LATERAL SUPPORTS.
WHERE SUPPORTED BY ATTACHMENT TO AN EXTERIOR WALL, DECKS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE AND DESIGNED FOR BOTH VERTICAL AND LATERAL LOADS. SUCH ATTACHMENT SHALL NOT BE ACCOMPLISHED BY THE USE OF TIE-BOLTS OR WALLS SUBJECT TO WITHDRAWAL. FOR DECKS WITH CANTILEVERED FRAMING MEMBERS, CONNECTION TO EXTERIOR WALLS OR OTHER FRAMING MEMBERS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST UPLIFT RESULTING FROM THE FULL LIVE LOAD SPECIFIED IN TABLE R903.1.5 ACTING ON THE CANTILEVERED PORTION OF THE DECK. WHERE POSITIVE CONNECTION TO THE PRIMARY BUILDING STRUCTURE CANNOT BE VERIFIED DURING INSPECTION, DECKS SHALL BE SELF-SUPPORTING.

R907.8.1 DECK POST TO FOOTING CONNECTION.
POSTS SHALL BEAR ON FOOTINGS IN ACCORDANCE WITH SECTION R903 AND FIGURE R907.8.1. POSTS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM SUPPORT. SUCH LATERAL RESTRAINT SHALL BE PROVIDED BY MANUFACTURED CONNECTORS INSTALLED IN ACCORDANCE WITH SECTION R907 AND THE MANUFACTURER'S INSTRUCTIONS OR A MINIMUM POST EMBEDMENT OF 12 INCHES (305 MM) IN SURROUNDING SOILS OR CONCRETE PIERS.

CHAPTER 6 :: WALL CONSTRUCTION

SECTION R601 GENERAL

R601.1 APPLICATION.
THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN AND CONSTRUCTION OF WALLS AND PARTITIONS FOR BUILDINGS.

R601.2 REQUIREMENTS.
WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED IN ACCORDANCE WITH SECTION R901 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING STRUCTURAL MEMBERS.

SECTION R602 WOOD WALL FRAMING

R602.1 GENERAL.
WOOD AND WOOD-BASED PRODUCTS USED FOR LOAD-SUPPORTING PURPOSES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THIS SECTION. SEE SECTIONS 602.1.1 THROUGH 602.1.3 FOR FURTHER SPECIFICATIONS.

R602.2 GRADE.
STUDS SHALL BE A MINIMUM NO. 3, STANDARD OR STUD GRADE LUMBER.

NOTE: SEE SECTION 602.2 FOR EXCEPTION

R602.3 DESIGN AND CONSTRUCTION.
EXTERIOR WALLS OF WOOD-FRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R602.3.1 AND R602.3.2, OR IN ACCORDANCE WITH AWC NDS, COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH TABLE R602.3.1(1) THROUGH R602.3.1(4). WALL SHEATHING SHALL BE FASTENED DIRECTLY TO FRAMING MEMBERS AND, WHERE PLACED ON THE EXTERIOR SIDE OF AN EXTERIOR WALL, SHALL BE CAPABLE OF RESISTING THE WIND PRESSURES LISTED IN TABLE R602.3.2(1) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R602.3.2(2) AND SHALL CONFORM TO THE REQUIREMENTS OF TABLE R602.3.3(1). WALL SHEATHING USED ONLY FOR EXTERIOR WALL COVERING PURPOSES SHALL COMPLY WITH SECTION R903. STUDS SHALL BE CONTINUOUS FROM SUPPORT AT THE SOLE PLATE TO A SUPPORT AT THE TOP. SUPPORT TO RESIST LOADS PERPENDICULAR TO THE WALL, THE SUPPORT SHALL BE FOUNDATION OR FLOOR, CEILING OR ROOF DIAPHRAGM OR SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

NOTE: SEE SECTION 602.3 FOR EXCEPTION

SEE SECTIONS 602.3.1 THROUGH 602.3.3 FOR FURTHER SPECIFICATIONS.

REFER TO THE IRC FOR FURTHER INFORMATION ON THE FOLLOWING AREAS:

R602.4 INTERIOR LOAD-BEARING WALLS.
R602.5 INTERIOR NONBEARING WALLS.
R602.9 DRILLING AND NOTCHING OF STUDS.
R602.7 HEADERS.
R602.8 FIREBLOCKING REQUIRED.
R602.3 CRIPPLE WALLS.

R602.10 WALL BRACING.
BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH THIS SECTION, WHEN APPLICABLE, SECTION R902.12, WHERE A BUILDING OR PORTION THEREOF DOES NOT COMPLY WITH ONE OR MORE OF THE BRACING REQUIREMENTS IN THIS SECTION. THOSE PORTIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION R903.1.1.

REFER TO SECTIONS 602.10.1 THROUGH 602.12 FOR BRACED WALL PANELS, DESIGN AND CRITERIA.

REFER TO THE IRC FOR THE FOLLOWING SECTIONS:

SECTION 603 COLD-FORMED STEEL WALL FRAMING
SECTION 604 WOOD STRUCTURAL PANELS
SECTION 605 PARTITION WALLS
SECTION 606 GENERAL MASONRY CONSTRUCTION
SECTION 607 EXTERIOR INSULATION
SECTION 608 EXTERIOR CLIMATIC WALL CONSTRUCTION
SECTION 609 (SEE BELOW)
SECTION 610 EXTERIOR INSULATED PANEL WALL CONSTRUCTION

SECTION R609 EXTERIOR WINDOWS AND DOORS

R609.1 GENERAL.
THIS SECTION PRESCRIBES PERFORMANCE AND CONSTRUCTION REQUIREMENTS FOR EXTERIOR WINDOWS AND DOORS INSTALLED IN WALLS, WINDOWS AND DOORS SHALL BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE PENETRATION MANUFACTURER'S WRITTEN INSTRUCTIONS. WINDOW AND DOOR OPENINGS SHALL BE FLASHED IN ACCORDANCE WITH SECTION R703.4. WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE PENETRATION MANUFACTURER FOR EACH WINDOW OR DOOR.

R609.2 PERFORMANCE.
EXTERIOR WINDOWS AND DOORS SHALL BE CAPABLE OF RESISTING THE DESIGN WIND LOADS SPECIFIED IN TABLE R903.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH TABLE R903.2(3) OR BE DETERMINED IN ACCORDANCE WITH AWC NDS, USING THE ALLOWABLE STRESS DESIGN LOAD COMBINATIONS OF AISC 7. FOR EXTERIOR WINDOWS AND DOORS TESTED IN ACCORDANCE WITH SECTIONS R903.2 AND R903.4, REQUIRED DESIGN WIND PRESSURES DETERMINED FROM AISC 7, USING THE ULTIMATE STRENGTH DESIGN (USD) ARE PERMITTED TO BE MULTIPLIED BY 0.6. DESIGN WIND LOADS FOR EXTERIOR GLAZING NOT PART OF A LABELED ASSEMBLY SHALL BE PERMITTED TO BE DETERMINED IN ACCORDANCE WITH CHAPTER 24 OF THE IRC. DESIGN WIND LOADS FOR EXTERIOR GLAZING NOT PART OF A LABELED ASSEMBLY SHALL BE PERMITTED TO BE DETERMINED IN ACCORDANCE WITH CHAPTER 24 OF THE INTERNATIONAL BUILDING CODE.

R609.3 GARAGE DOORS.
GARAGE DOORS SHALL BE TESTED IN ACCORDANCE WITH EITHER AWC NDS OR ANCHORED WOOD MEMBER INSTALLATION, THE ACCEPTANCE CRITERIA OF AWC NDS 108.

CHAPTER 7 :: INTERIOR COVERING

R702.1 GENERAL.
INTERIOR COVERINGS OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1). TABLE R702.1(2), TABLE R702.1(3), AND TABLE R702.1(4) MAJOR VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R702.1.1 FOR SUPPORT AND SECTION R702.1.4 FOR ANCHORAGE. EXCEPT AN AIRSPACE IS NOT REQUIRED. INTERIOR FINISHES AND MATERIALS SHALL CONFORM TO THE FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS OF SECTION R702.4.

SEE SECTIONS 702.2 THROUGH 702.7 FOR FURTHER SPECIFICATIONS.

SECTION R703 EXTERIOR COVERING

R703.1 GENERAL.
EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4.

R703.2 WATER-RESISTIVE BARRIER.
ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND DISJUNCTIONS, COMPLYING WITH ASTM D2267 FOR TYPE 1, FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. NO. 15 ASPHALT FELT SHALL BE APPLIED HORIZONTALLY. WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51 MM), WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 MM). OTHER APPROVED MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE WATER-RESISTIVE BARRIER MANUFACTURER'S INSTALLATION INSTRUCTIONS. NO. 15 ASPHALT FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.4.

R703.3 FASTENINGS.
EXTERIOR WALL COVERINGS AND ROOF OVERHANG SOFFITS SHALL BE SECURELY FASTENED WITH ALUMINUM, GALVANIZED, STAINLESS STEEL OR RUST-RESISTANT COATED NAILS OR STAPLES IN ACCORDANCE WITH TABLE R703.3(1) OR WITH OTHER APPROVED CORROSION-RESISTANT FASTENERS IN ACCORDANCE WITH THE WALL COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS. NAILS AND STAPLES SHALL COMPLY WITH ASTM F1607. NAILS SHALL BE 1-INCH, MODIFIED ROUND HEAD, OR ROUND HEAD WITH SMOOTH OR FORMED SHANKS. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH (11 MM), OUTSIDE DIAMETER AND BE MANUFACTURED OF MINIMUM 16-GAUGE WIRE. WHERE FIREBLOCKING, SIPRUM, OR POLEBLOCKS ARE USED, THE BACKING OF 2-INCH NAILS OR STAPLES SHALL BE DRIVEN INTO THE STUDS. WHERE WOOD OR WOOD STRUCTURAL PANEL SHEATHING IS USED, FASTENERS SHALL BE DRIVEN INTO STUDS UNLESS OTHERWISE PERMITTED TO BE DRIVEN INTO SHEATHING IN ACCORDANCE WITH EITHER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS OR TABLE R703.3.2.

R703.4 FLASHING.

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE fashion IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHESIVE MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS, FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR EXTERIOR DRAINAGE. MECHANICALLY ATTACHED FLASHING AT FLASHING SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:

REFER TO SECTION 1.1 THROUGH 1.3 FOR FURTHER SPECIFICATIONS.

REFER TO THE IRC FOR FURTHER INFORMATION ON THE FOLLOWING AREAS:

R703.5 WOOD, HARDSHARD AND WOOD STRUCTURAL PANEL SHEATHING.
R703.6 WOOD SHAKES AND SHINGLES.
R703.7 EXTERIOR PLASTER.
R703.8 ANCHORED STONE AND MASONRY VENEER.
R703.9 EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) SYSTEMS WITH DRAINAGE.
R703.10 FIBER CEMENT SIDING.
R703.11 VINYL SIDING.
R703.12 ANCHORED MASONRY VENEER INSTALLATION.
R703.13 INSULATED VINYL SIDING.
R703.14 POLYPROPYLENE SIDING.
R703.15 CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING.
R703.16 CLADDING ATTACHMENT OVER FOAM SHEATHING TO COLD-FORMED STEEL FRAMING.
R703.17 CLADDING ATTACHMENT OVER FOAM SHEATHING TO MASONRY OR CONCRETE WALL CONSTRUCTION.

CHAPTER 8 :: WOOD ROOF FRAMING

R802.1 GENERAL.
WOOD AND WOOD-BASED PRODUCTS USED FOR LOAD-SUPPORTING PURPOSES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THIS SECTION.

SEE SECTIONS 802.1.1 THROUGH 802.1.7 FOR FURTHER SPECIFICATIONS.

SECTION 802.2 DESIGN AND CONSTRUCTION.

THE FRAMING DETAILS REQUIRED IN SECTION 802.2 APPLY TO ROOFS HAVING A MINIMUM SLOPE OF THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL (25 PERCENT SLOPE) OR GREATER. ROOF CEILING SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R802.1(1), R802.1(2), R802.1(3) OR IN ACCORDANCE WITH AWC NDS, COMPONENTS OF ROOF CEILING SHALL BE FASTENED IN ACCORDANCE WITH TABLE R802.1(1).

R802.2.1 FRAMING DETAILS.
RAFTERS SHALL BE FRAMED NOT MORE THAN 1/2 INCHES (38 MM) OFFSET FROM EACH OTHER TO RIDGE BOARD OR DIRECTLY OPPOSITE FROM EACH OTHER WITH A GUSSET PLATE AS A TIE. RIDGE BOARD SHALL BE NOT LESS THAN 1/2 INCH (12 MM) NOMINAL THICKNESS AND NOT LESS THAN 1/2 INCH (12 MM) NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT. WHERE THE ROOF PITCH IS LESS THAN THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL (25 PERCENT SLOPE), STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS, SUCH AS RIDGE BEAMS, HIP AND VALLEYS, SHALL BE DESIGNED AS BEAMS.

REFER TO THE IRC FOR FURTHER INFORMATION ON THE FOLLOWING AREAS:

R802.2.1 ALLOWABLE CENTER JOIST SPANS.
R802.2.2 ALLOWABLE RAKE TRUS SPANS.
R802.2.3 BEAMS.
R802.2.4 CUTTING, DRILLING AND NOTCHING.
R802.2.5 LATERAL SUPPORT.
R802.2.6 FRAMING OF OPENINGS.

R802.10 WOOD TRUSSES.

R802.11 TRUSS DESIGN DRAWINGS.
TRUSS DESIGN DRAWINGS, PREPARED IN CONFORMANCE TO SECTION R802.1.1, SHALL BE PROVIDED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION. TRUSS DESIGN DRAWINGS SHALL BE PROVIDED WITH THE SHEARMENT OF TRUSSES DELIVERED TO THE JOB SITE. TRUSS DESIGN DRAWINGS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING INFORMATION:

REFER TO SECTION 802.10.1 (1-12) FOR MINIMUM INFORMATION)

R802.12 DESIGN.
WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL-PLATE-CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSP/PT 1. THE TRUSS DESIGN DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL, WHERE REQUIRED BY THE STATUTES OF THE JURISDICTION IN WHICH THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION R106.1.

R802.13 BRACING.
TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR THE BUILDING AND ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE (SUCH AS THE DECA BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDLERS, INSTALLERS & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES).

R802.14 ATTACHMENTS TO TRUSSES.
TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPACED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOADS SUCH AS HANG EQUIPMENT WATER HEATER THAT EXCEEDS THE DESIGN LOAD FOR THE TRUSS SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.

R802.15 ROOF THE DOWN.

R802.16 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES.
UNVENTED ATTIC AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CELINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET:

SEE CONDITIONS 802.6 (1 THROUGH 5)

SECTION R807 ATTIC ACCESS

R807.1 ATTIC ACCESS.
BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET (2.8 M²). THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.

THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS, WHERE LOCATED IN A HALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH), WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M303.1.3 FOR ACCESS REQUIREMENTS REGARDING MECHANICAL EQUIPMENT LOCATED IN ATTIC.

R807.2 ATTIC ACCESS.
BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET (2.8 M²). THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.

THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS, WHERE LOCATED IN A HALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH), WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M303.1.3 FOR ACCESS REQUIREMENTS REGARDING MECHANICAL EQUIPMENT LOCATED IN ATTIC.

R807.3 ATTIC ACCESS.
BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET (2.8 M²). THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.

THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS, WHERE LOCATED IN A HALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH), WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M303.1.3 FOR ACCESS REQUIREMENTS REGARDING MECHANICAL EQUIPMENT LOCATED IN ATTIC.

R807.4 ATTIC ACCESS.
BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET (2.8 M²). THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.

THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS, WHERE LOCATED IN A HALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH), WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M303.1.3 FOR ACCESS REQUIREMENTS REGARDING MECHANICAL EQUIPMENT LOCATED IN ATTIC.

THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS, WHERE LOCATED IN A HALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH), WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M303.1.3 FOR ACCESS REQUIREMENTS REGARDING MECHANICAL EQUIPMENT LOCATED IN ATTIC.

THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS, WHERE LOCATED IN A HALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH), WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M303.1.3 FOR ACCESS REQUIREMENTS REGARDING MECHANICAL EQUIPMENT LOCATED IN ATTIC.

THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS, WHERE LOCATED IN A HALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH), WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M303.1.3 FOR ACCESS REQUIREMENTS REGARDING MECHANICAL EQUIPMENT LOCATED IN ATTIC.

THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS, WHERE LOCATED IN A HALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH), WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M303.1.3 FOR ACCESS REQUIREMENTS REGARDING MECHANICAL EQUIPMENT LOCATED IN ATTIC.

THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS, WHERE LOCATED IN A HALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH), WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M303.1.3 FOR ACCESS REQUIREMENTS REGARDING MECHANICAL EQUIPMENT LOCATED IN ATTIC.

THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS, WHERE LOCATED IN A HALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH), WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M303.1.3 FOR ACCESS REQUIREMENTS REGARDING MECHANICAL EQUIPMENT LOCATED IN ATTIC.

THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS, WHERE LOCATED IN A HALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH), WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M303.1.3 FOR ACCESS REQUIREMENTS REGARDING MECHANICAL EQUIPMENT LOCATED IN ATTIC.

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SECTION R806

ROOF VENTILATION.
WHERE VENTILATION IS REQUIRED, ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATING OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATING OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES, AND OTHER SIMILAR CREATURES.

R806.2 MINIMUM VENT AREA.
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

NOTE: SEE SECTION 806.2 FOR EXCEPTION

R806.3 VENT AND INSULATION CLEARANCE.
WHERE EAVE OR CORNICE VENTS ARE INSTALLED, BLOCKING, BRIDGING, OR INSULATION SHALL NOT BLOCK THE FREE



400 Main Street
Suite 403
Knoxville, TN 37902
P: 865.215.2507
F: 865.215.2237

Addressing Department Review and Comments

File #: 9-C-20-SU
Tax Parcel ID: 109DL006
Subdivision:
Owner/Applicant: SAPOLA GP
Surveyor: Steven W Abbott, Jr.
Company: Abbott Land Surveying, LLC
Email: survmap@tds.net

Date Submitted: 7/27/20
Review Type: SU
Unit or Phase:
Phone: 423.956.3305
Office: 865.671.1149
Cell:
Fax:

Visit our website: <http://www.knoxplanning.org/addressing> for a list of existing and available street names.

All subdivision and street names must conform to the Knoxville/Knox County Street Uniform Naming and Addressing Ordinance, Subdivision Regulations and the Administrative Rules of the Planning Commission.

Proposed and/or Existing Subdivision or Street Names	Results of Review, Corrections, and Comments (date subdivision or street name reserved)	Approved, Pending, Denied, Revise, Note
Peachtree St	OK	
	If use is approved by the Planning Commission, separate addresses will be assigned for each unit	Note
	Unresolved addressing issues may delay building permits.	Note

Comments may be modified based on new information from updated plans, field reviews or other agencies.

Andrea Kupfer (865.215.3797) andrea.kupfer@knoxplanning.org	1st Review	Donna Hill (865.215.3872) donna.hill@knoxplanning.org	2nd Review
	7/30/2020		8.14.20



DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Rezoning

Steven W. Abbott Jr

Surveyor

Applicant Name

Affiliation

7/27/2020

9/10/2020

9-C-20-SU

Date Filed

Meeting Date (if applicable)

File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Owner ☐ Option Holder ☒ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Steven W. Abbott Jr

Abbott Land Surveying, LLC

Name

Company

1109 E Woodshire Dr

Knoxville

TN

37922

Address

City

State

Zip

865.671.1149

survmap@tds.net

Phone

Email

CURRENT PROPERTY INFO

SAPOLA GP

P.O. Box 51032 Knoxville, TN 37950

423.956.3305

Owner Name (if different)

Owner Address

Owner Phone

2317 Peachtree Street

109DL006

Property Address

Parcel ID

N Peachtree St; E Fisher Pl

11,037 s.f.

General Location

Tract Size

1st District

RN-2

Jurisdiction (specify district above) ☒ City ☐ County

Zoning District

South City

LDR

UGB

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

SFR

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT

☐ Development Plan ☒ Use on Review / Special Use

☒ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☐ Other (specify): Two-Family Dwelling (Duplex)

SUBDIVISION

☐ Proposed Subdivision Name _____ Unit / Phase Number _____

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created: _____

☐ Other (specify): _____

☐ Attachments / Additional Requirements

ZONING

☐ Zoning Change: _____
Proposed Zoning

☐ Plan Amendment Change: _____
Proposed Plan Designation(s)

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

☐ Other (specify): _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (*Final Plat only*)

☐ Use on Review / Special Use (*Concept Plan only*)

☐ Traffic Impact Study

FEE 1:

0402

FEE 2:

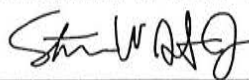
FEE 3:

TOTAL:

450.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.



Steven W. Abbott Jr

07/07/2020

Applicant Signature

Please Print

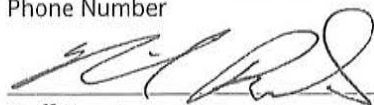
Date

865.671.1149

survmap@tds.net

Phone Number

Email



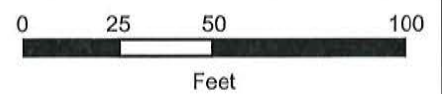
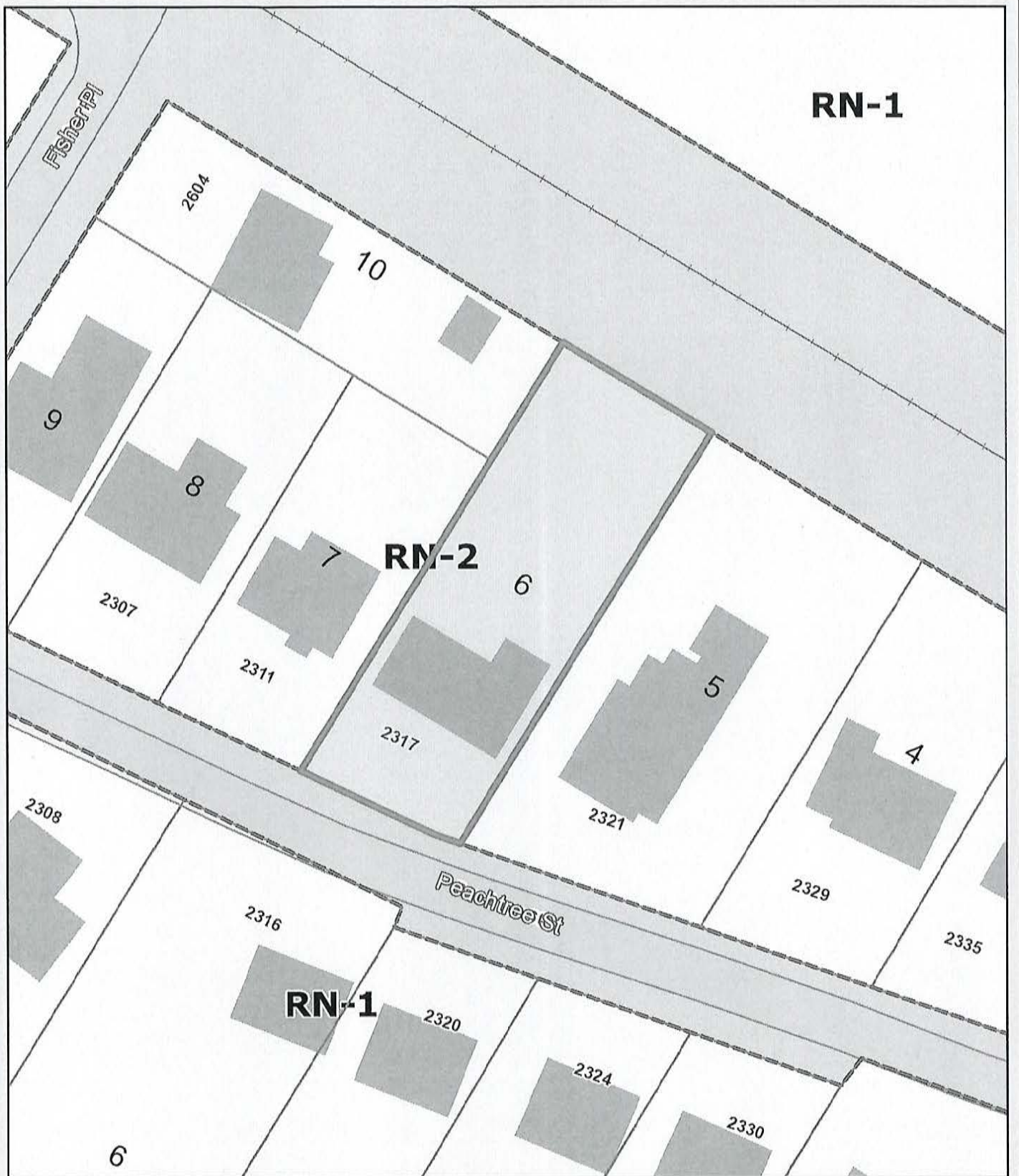
Michael Reynolds

07/27/2020

Staff Signature

Please Print

Date



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