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Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/26/13

Code Review

33 Atlantic Street – Two Family Renovation

6/7/13

Prepared by,
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City Ordinance Review:
Zone: R6
14-139:
Min Lot Size: 4500sf (you have 3502)
    Exception: 14-433
Min area per unit: 1000sf
Min Street Frontage: 40ft
Min Yard Dimensions:
    Front: at least the average of the neighboring setbacks
    Rear: 20ft
    Side: 10ft (1-3 stories)
    Max Lot Coverage: 50%
    Min lot width: 40ft
    Max Height: 45ft (currently at approx. 27')
    Open space ratio: 20%
Parking: Division 20

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IRC Summary

R301 (See Structural Evaluation)
R302.1 Exterior walls >5' separation distance: Not fire-resistance rated
Projections >5' separation distance: Not Fire-resistance rated
Wall openings >5' separation distance: Unlimited
Penetrations >5' separation distance: No protections required
R302.3 Two-Family Dwellings
1-hour fire-resistance rated ceilings and walls for separation.
R302.7 ½" Gyp must protect stairs in enclosed spaces under stairs
R302.11 Provide Fire Blocking:
At ceiling and floor levels (including soffits and cove ceilings)
Between stair stringers at top and bottom of run
At ceiling and floor penetrations with materials complying with ASTM E 136
R302.12 No draftstopping required as there are no usable spaces above ceiling
R303.1 All habitable rooms must have glazing areas at 8% of floor area, or be artificially ventilated and lit
R303.3 Bathrooms must have 3sf of glazing, or be artificially ventilated and lit
R303.7 Required glazing shall open directly into yard.
R304 One room shall be 120sf minimum
All habitable rooms shall be 70sf minimum and shall not be less than 7' in any direction
Only areas with sloped ceilings over 5' and flat ceilings over 7' shall contribute to the required areas.
R305 Min ceiling height: 7'
R308.4 Doors shall have safety glazing.
R310.1 Max sill height: 44"
R310.1.1 Min emergency opening area: 5.7sf
R310.1.2 Min emergency opening height: 24"
R310.1.3 Min emergency opening width: 20"
R311.2 Egress Door 32" wide, 78" high
R311.3 36" deep landings shall be provided on either side of egress door.
R311.3.1 If door swings in, 7 3/4" step to outside allowed
R311.6 Hallways 36" wide
R311.7 Stairway 36" wide
6'-8" headroom
Winders: measured 12" from inside and 6" min depth anywhere
Riser: 7 ¾"
Tread: 10"
R311.7.5 Landings 36" deep
Landing not required at top of stair with door opening away from stair
R311.7.7 Handrail shall be provided on one side of stair.
Height: 34"-38"
Grip Size: 1.25" - 2" (circular)
R312.1 Guards where 30" drop

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36" high
R313 NFPA 13R system will be installed.
R314 Smoke Alarms hardwired required
R315 CO detectors required

R612.2 Sills below 24" from finish floor must have 4" opening limiter.

IECC - Brief Summary
402.1.1 Insulation and Fenestration Minimums: (for new construction)

Fenestration U-Factor	0.35
Ceiling R-Value	49
Wood Frame Wall R-Value	20 or 13+5
Basement Wall R-Value	15/19

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CODE REVIEW CHECKLIST

Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	N/A (EXISTING)
Foundation Drainage, Fabric, Damp Proofing (Section R405 & R406)	N/A (EXISTING)
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A (EXISTING)
Anchor Bolts/Straps, Spacing (Section R403.1.6)	N/A (EXISTING)
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	N/A (EXISTING)
Built-Up Wood Center Girder Dimension/Type	N/A (EXISTING)
Sill/Band Joist Type & Dimensions	N/A (EXISTING)
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A (EXISTING)
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	SEE FRAMING PLAN
Attic or Additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) & R802.4(2))	SEE FRAMING PLAN
Pitch, Span, Spacing& Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	N/A (EXISTING)
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1)	5/8" CDX PLYWOOD FLOORS
Fastener Schedule (Table R602.3(1) & (2))	N/A SHELL TO REMAIN
Private Garage	N/A (EXISTING)

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(Section R309) Living Space? (Above or beside) Fire Separation (Section R309.2) Opening Protection (Section R309.1)	
Emergency Escape and Rescue Openings (Section R310)	SEE WINDOW SCHEDULE
Roof Covering (Chapter 9)	N/A (EXISTING)
Safety Glazing (Section R308)	SEE DOOR SCHEDULE
Attic Access (Section R807)	N/A (NONE)
Chimney Clearances/Fire Blocking (Chap. 10)	N/A (CHIMNEYS REMOVED)
Header Schedule [Table 502.5(1) & (2)]	SEE SECTION
Energy Efficiency IEEC, 2009 R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	SEE BUILDING SECTION & WINDOW SCHEDULE
Ventilation of Space per ASRAE 62.2, 2007	N/A
Type of Heating System CONNECTED TO NEW BOILER	HOT WATER TERMINALS AS
Means of Egress (Sec R311 & R312) Basement SEE STAIR SECTION	
Number of Stairways (INTERIOR AND EXTERIOR) 1 NEW INTERIOR	1 EXISTING INTERIOR
Treads and Risers (Section R311.5.3)	SEE STAIR SECTION
Width (Section R311.5.1)	SEE STAIR SECTION
Headroom (Section R311.5.2)	SEE STAIR SECTION
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	SEE STAIR SECTION
Carbon Monoxide Alarms (R315)	SEE PLAN
Smoke Detectors (Section R314) Location and Type/Interconnected	SEE PLAN
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	1 HOUR SEE PLANS
Deck Construction (Section R502.2.1)	N/A (NONE)

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