

ENERGY CODE COMPLIANCE FOR DWELLING UNIT  
 MAINE 2012 IECC WITH AMMENDMENTS  
 BUILDING DESIGN BY PRESCRIPTIVE PACKAGE

**DESIGN CRITERIA**

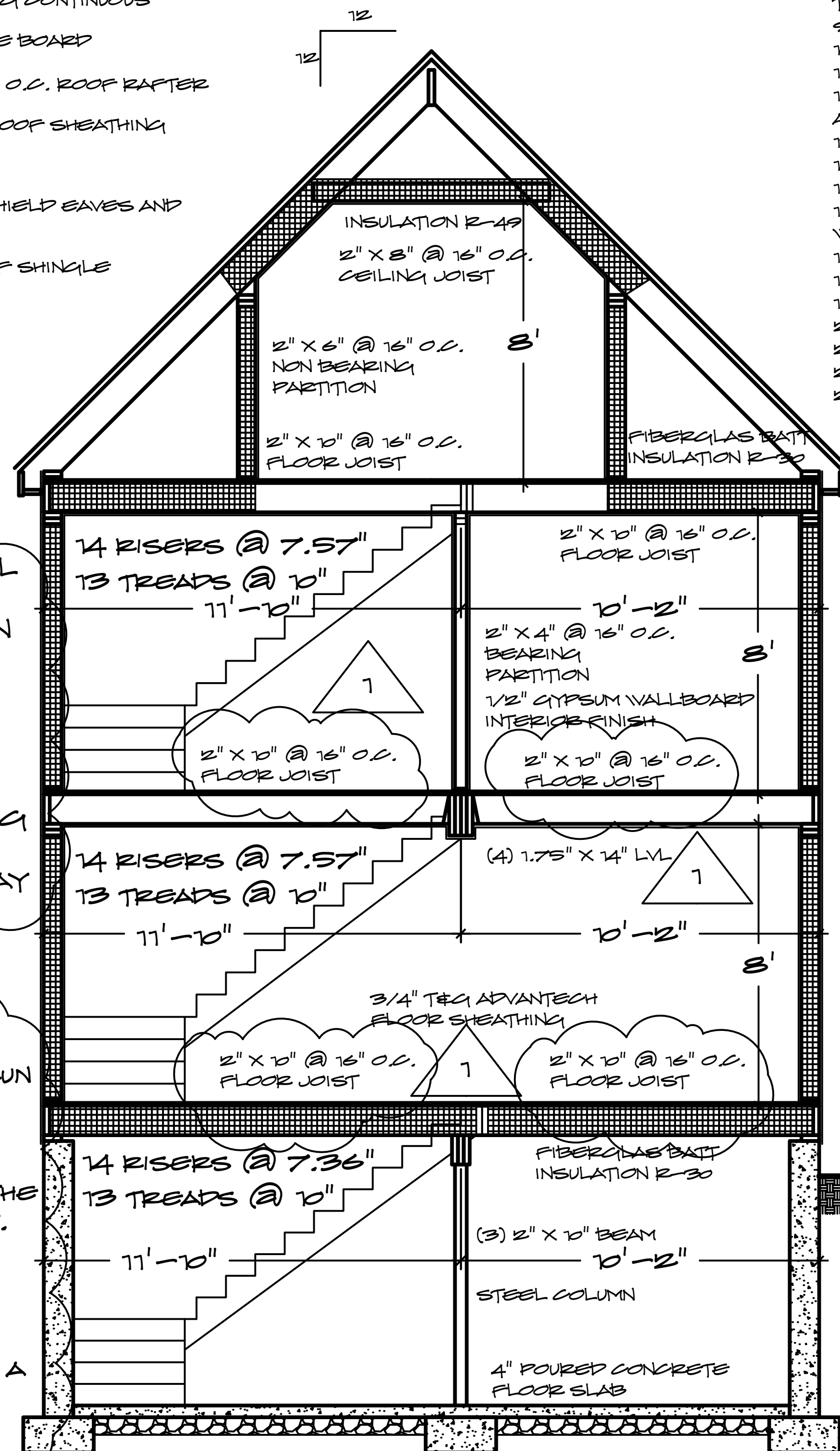
AS SPECIFIED PER INTERNATIONAL RESIDENTIAL CODE FOR 1 AND 2 FAMILY DWELLINGS

LIVING AREAS (EXCEPT SLEEPING AREAS)	40 PSF LIVE LOAD	10 PSF DEAD LOAD
SLEEPING AREAS	30 PSF LIVE LOAD	10 PSF DEAD LOAD
ATTICS (LIMITED STORAGE)	20 PSF LIVE LOAD	10 PSF DEAD LOAD
ATTICS (WITHOUT STORAGE)	10 PSF LIVE LOAD	10 PSF DEAD LOAD
DECKS	40 PSF LIVE LOAD	10 PSF DEAD LOAD
BASIC GROUND SNOW LOAD PORTLAND, ME	60 PSF POUNDS PER SQUARE FOOT	
2012 IECC ENERGY CODE	CLIMATE ZONE 6	

**GENERAL NOTES**

1. ALL STRUCTURAL FRAMING TO BE INSTALLED IN STRICT ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS (IRC)
2. ALL LUMBER USED IN STRUCTURAL FRAMING IS TO BE STAMPED AND GRADED CERTIFIED STRUCTURAL GRADED LUMBER WITH A MIN. FIBER BENDING STRESS AS NOTED  
 NORMAL DURATION SPRUCE-PINE-FIR NO. 2 S=1,400,000  
 2" X 4"=15'0" 2" X 6"=13'0" 2" X 8"=12'0" 2" X 10"=11'0" 2" X 12"=10'0"
3. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED
4. LVL LAMINATED WOOD BEAMS ARE AS SPECIFIED WITH PROVIDED BEAM REPORTS AND ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH MFG SPECIFICATIONS
5. PRE ENGINEERED LUMBER PRODUCTS ARE TO BE REVIEWED BY MFG WITH FINAL DESIGN BY MFG PRIOR TO ORDERING FOR CONSTRUCTION. ALL FRAMING CONNECTORS ARE SPECIFIED WITH FINAL DESIGN BY MFG.
6. STAIR GEOMETRY SHALL BE A MINIMUM TREAD DEPTH OF 10" AND A MAXIMUM RISER HEIGHT OF 7 3/4" PER IRC R311.
7. GARAGE CEILING /COMMON WALLS TO RECEIVE 5/8" TYPE X GYPSUM BOARD FINISHED AS WELL AS A 4" MINIMUM CURB REQUIRED BETWEEN GARAGE AND DWELLING OR BASEMENT AS PER REQUIREMENTS OF IRC R309
8. REQUIRED ACCESS TO CRAWLSPACE, MINIMUM 18" X 24" PER IRC R 408, REQUIRED ACCESS TO ATTIC, MINIMUM 22" X 30" AS PER IRC R607
9. A MINIMUM OF 3' X 3' OPEN FLOOR AREA IS REQUIRED AT EXIT DOORS PER IRC R311
10. HALLWAYS AND STAIRWAYS ARE TO BE A MINIMUM OF 36" CLEAR WIDTH PER IRC R311
11. 6'-6" MINIMUM HEADROOM REQUIRED UNDER BEAMS AND CHIMNEYS PER IRC R305
12. TEMPERED GLASS REQUIRED WITH BOTTOM EDGE LESS THAN 18" ABOVE FIN. FLOOR AS WELL AS OTHER LOCATIONS REQUIRED PER IRC R308
13. PORCHES, FLOOR SURFACES RAISED MORE THAN 30" TO HAVE QUARDS PER IRC 312
14. SMOKE ALARMS TO BE INSTALLED PER IRC R313
15. FLOOR FRAMING SHALL BE IN ACCORDANCE WITH IRC R502
16. WALL FRAMING SHALL BE IN ACCORDANCE WITH IRC R602
17. WALL BRACING PER IRC R602.10 MFG SHEAR WALL FINAL DESIGN BY OTHERS
18. ROOF/CEILING FRAMING IN ACCORDANCE WITH IRC R802
19. ROOF COVERING SHALL BE IN ACCORDANCE WITH IRC R900
20. WALL COVERING TO BE IN ACCORDANCE WITH IRC R702, R703
21. UNDERFLOOR SPACE TO BE VENTILATED PER IRC R408
22. WHEN REQUIRED, DWELLING UNIT SEPERATION SHALL CONFORM TO IRC R317
23. EMERGENCY EGRESS SHALL BE IN ACCORDANCE WITH IRC R311
24. ENERGY CODE COMPLIANCE FOR DWELLING UNIT PER IECC 2012 PRESCRIPTIVE PACKAGE

- RIDGE VENTING CONTINUOUS
- 2" X 12" RIDGE BOARD
- 2" X 10" @ 16" O.C. ROOF RAFTER
- 5/8" O.S.B. ROOF SHEATHING
- FELT PAPER
- MEMBRANE SHIELD EAVES AND VALLEYS
- ASPHALT ROOF SHINGLE



- VINYL TRIM BOARD SOFFIT VENTING
- 2" X 6" @ 16" O.C. STUD WALL
- FIBERGLAS BATT INSULATION R-21
- 7/16" O.S.B. WALL SHEATHING
- AIR INFILTRATION BARRIER
- VINYL SIDING
- 2" X 6" @ 16" O.C. STUD WALL
- FIBERGLAS BATT INSULATION R-21
- 2" X 6" PRESSURE TREATED WOOD SILL CONTINUOUS
- POURED CONCRETE FOUNDATION WITH PERIMETER DRAIN

**SECTION 1**  
 3/8"=1'-0"  
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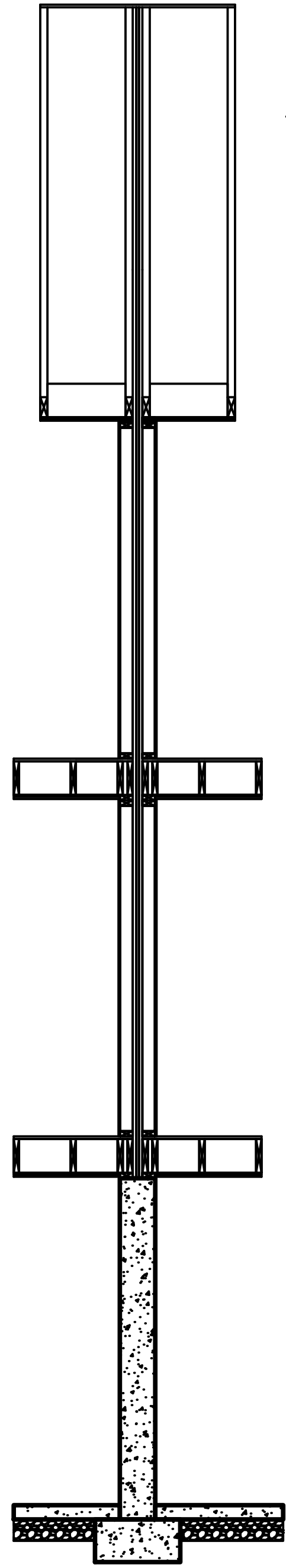
ALL LEVELS MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY R311.7.2

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS.

HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED.

HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE A DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2" R311.7.7

- RIDGE VENTING CONTINUOUS
- ROOF RAFTER FRAMING @ 16" O.C.
- 1/2" PLYWOOD ROOF SHEATHING
- 15 # FELT PAPER
- ASPHALT ROOF SHINGLE



- 2" X 4" @ 16" O.C. STUD WALL
- FIBERGLAS BATT INSULATION R-13
- 1 LAYER 5/8" FIRE CODE SHEETROCK EACH SIDE CONTINUOUS TO ROOF RIDGE
- FLOOR JOIST @ 16" O.C.
- 3/4" T&G ADVANTECH SUBFLOOR
- 2" X 4" @ 16" O.C. STUD WALL STACKED EACH SIDE
- FIBERGLAS BATT INSULATION R-13
- 1 LAYER 5/8" FIRE CODE SHEETROCK EACH SIDE CONTINUOUS TO ROOF RIDGE
- FLOOR JOIST @ 16" O.C.
- 3/4" T&G ADVANTECH SUBFLOOR
- 2" X 4" PRESSURE TREATED WOOD SILL CONTINUOUS
- 10" POURED CONCRETE FOUNDATION
- 2'X1'X1' FOOTING

FIRE RATING - 1 HOUR PER UL376  
 SOUND TRANSMISSION - STC 66

**FIRE SEPERATION WALL SECTION**  
 3/8"=1'-0"



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**PROJECT**

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**SHEET TITLE**

**CROSS SECTIONS**

**DATE**  
 10-28-2014

**REVISIONS**  
 1-12-2015

**SHEET NUMBER**

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