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

SECTION 1 / S-1
3/8"=1'-0"

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

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 E=1,400,000
2" X 4"=1510 2" X 6"=1310 2" X 8"=1210 2" X 10"=1105 2" X 12"=1005
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 HIEGHT 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 R807
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 GIRDERS 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 GUARDS 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
WALL BRACING PER IRC R602.10 MFG SHEAR WALL FINAL DESIGN BY OTHERS
17. ROOF/CEILING FRAMING IN ACCORDANCE WITH IRC R802
18. ROOF COVERING SHALL BE IN ACCORDANCE WITH IRC R905
19. WALL COVERING TO BE IN ACCORDANCE WITH IRC R702, R703
20. UNDERFLOOR SPACE TO BE VENTILATED PER IRC R408
21.WHEN REQUIRED, DWELLING UNIT SEPERATION SHALL CONFORM TO IRC R317
22.EMERGENCY EGRESS SHALL BE IN ACCORDANCE WITH IRC R311
23. ENERGY CODE COMPLIANCE FOR DWELLING UNIT PER IECC 2012 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	

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 STAGGERED
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"

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/02/15

RDI

RESIDENTIAL DESIGN INC

DESIGNERS

CONSULTANTS

CONSTRUCTION DRAWINGS

P.O. BOX 67
CONWAY , NH 03818
978-928-5581
RESIDENTIALDESIGNINC.COM

AIBD AMERICAN INSTITUTE OF BUILDING DESIGN NORTHEAST

PROJECT

FALMOUTH FORESIDE LLC

DUPLEX DESIGN

21 MAYFIELD ST

PORTLAND, ME

SHEET TITLE

CROSS SECTIONS

DATE

10-28-2014

REVISIONS

SHEET NUMBER

S-1