CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 08/29/16

RECEIVED

RIDGE VENTING CONTINUOUS

PRE FABRICATED / PRE ENGINEERED ROOF TRUSS @ 24" O.C. FINAL DESIGN BY MANUFACTURER

5/8" O.S.B. ROOF SHEATHING ZIP ROOF SYSTEM

MEMBRANE SHIELD EAVES AND VALLEYS

ASPHALT ROOF SHINGLE

7 / 12

VINYL TRIM BOARD SOFFIT VENTING

2" X 6" @ 16" O.C. STUD WALL

FIBERGLAS BATT INSULATION R-21

1/2" O.S.B. WALL SHEATHING ZIP WALL SYSTEM

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

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" R311.7.7.7

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

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

GENERAL NOTES

1. ALL STRUCTURAL FRAMING TO BE INSTALLED IN 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"=150 2" X 6"=730 2" X 8"=1210 2" X 10"=1705 2" X 12"=2205
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 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 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'-8" 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 SEPARATION 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

RDI

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AIBD AMERICAN INSTITUTE OF BUILDING DESIGN NORTHEAST

PROJECT
FALMOUTH FORESIDE LLC
SINGLE FAMILY HOME
24 HAVERTY'S WAY
PORTLAND, ME

SHEET TITLE
CROSS SECTIONS

DATE
6-24-2016

REVISIONS

SHEET NUMBER
S-1