

DESIGN CRITERIA

AS SPECIFIED PER INTERNATIONAL RESIDENTIAL CODE (2009) 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
BALCONIES	60 PSF LIVE LOAD	10 PSF DEAD LOAD
BASIC GROUND SNOW LOAD PORTLAND, ME	60 POUNDS PER SQUARE FOOT	
2009 IECC ENERGY CODE	CLIMATE ZONE 6	

ENERGY CODE COMPLIANCE FOR DWELLING UNIT
 MAINE 2009 IECC
 BUILDING DESIGN BY PRESCRIPTIVE PACKAGE

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

2" X 8" @ 16" O.C. ROOF RAFTER
 ASPHALT ROOF SHINGLE

(3) 2" X 10"

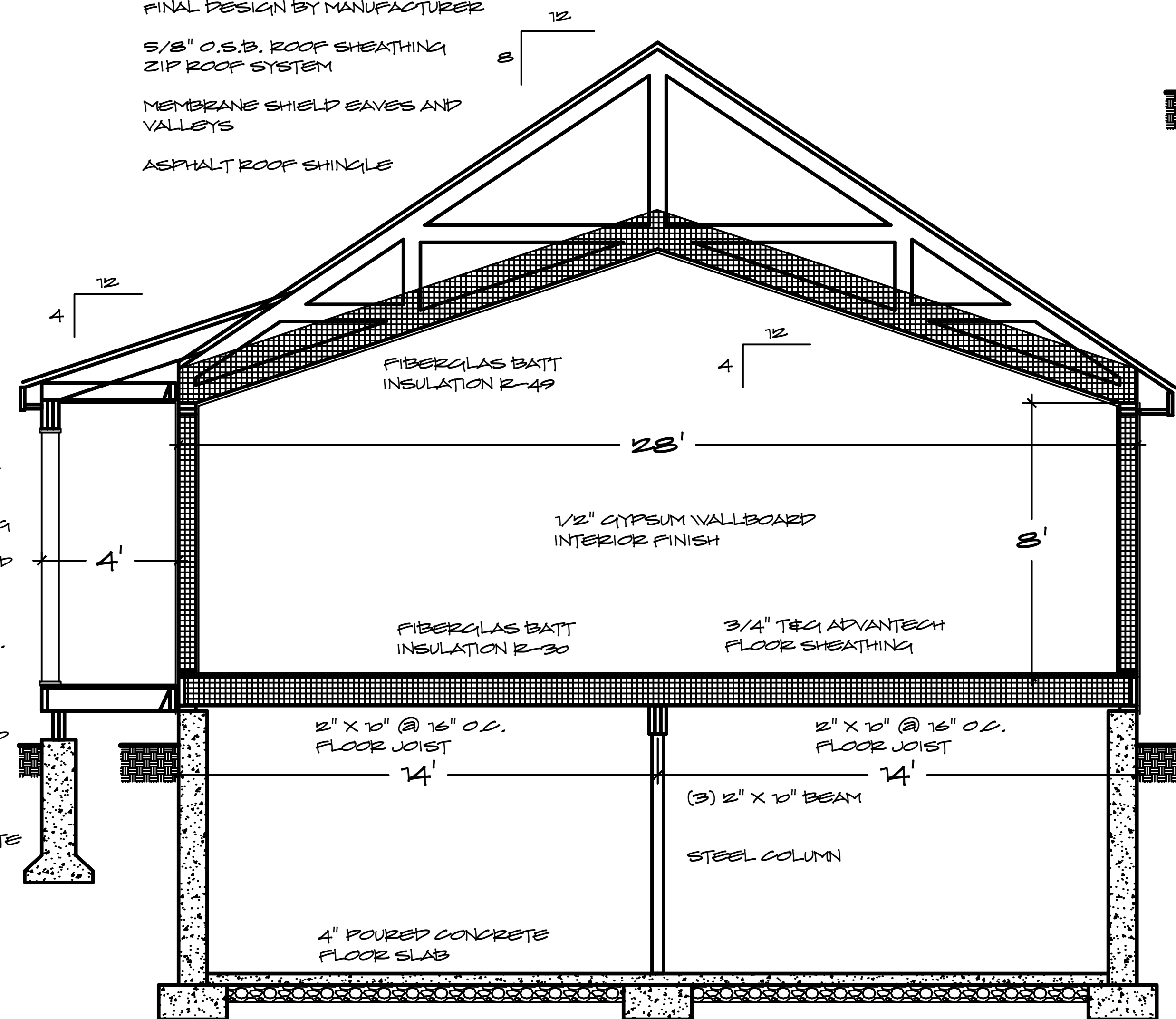
2" X 6" @ 16" O.C. CEILING JOIST

STRUCTURAL POSTING MECHANICALLY FASTENED BASE AND CAP

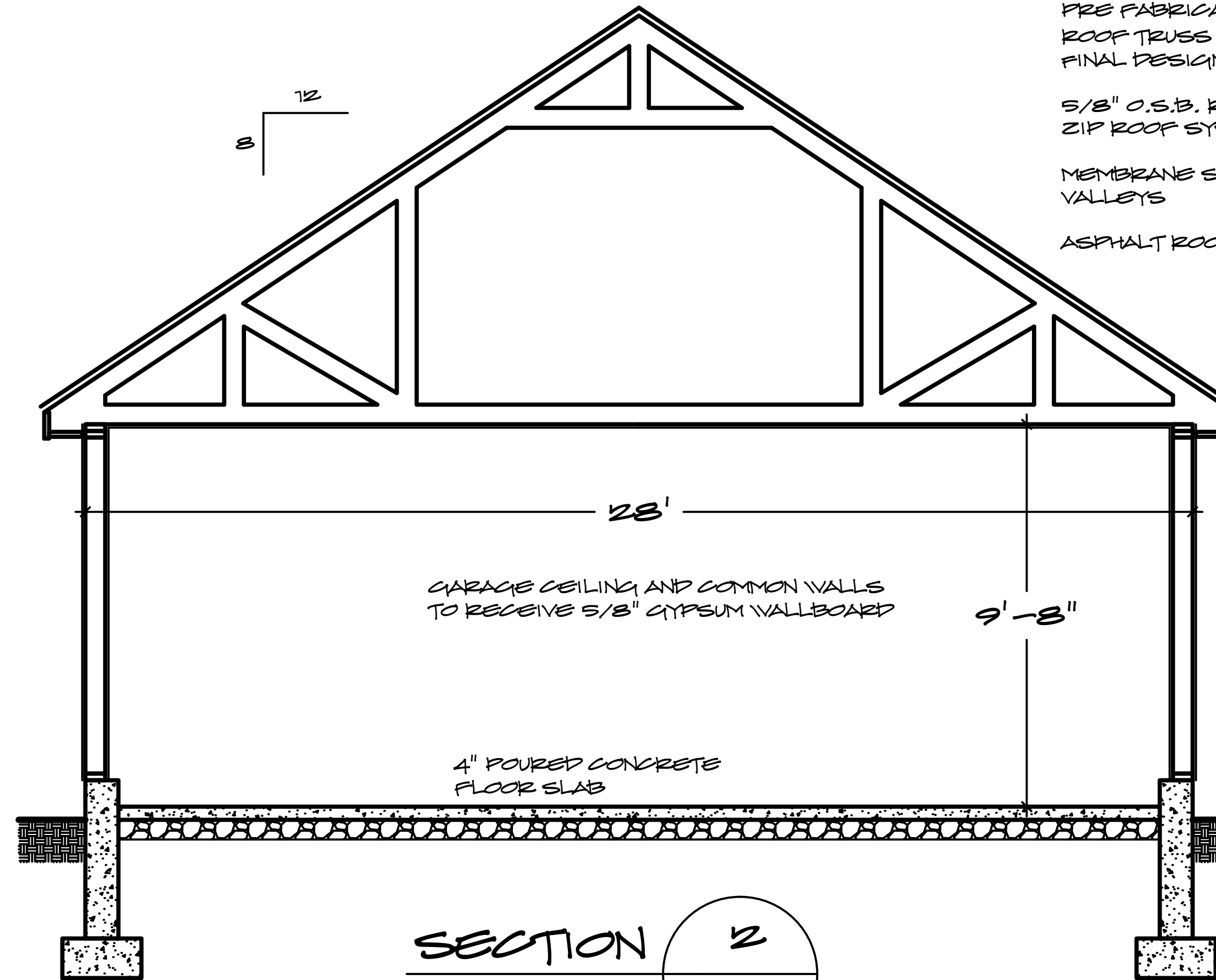
2" X 8" @ 16" O.C. DECK JOIST

(2) 2" X 10" PRESSURE TREATED WOOD BEAM

12" DIAMETER POURED CONCRETE FOUNDATION PIER WITH INTEGRAL FOOTING



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



SECTION 2
 3/8" = 1'-0"

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

VINYL TRIM BOARD SOFFIT VENTING

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

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

VINYL SIDING

2" X 6" PRESSURE TREATED WOOD SILL CONTINUOUS

POURED CONCRETE FOUNDATION WITH PERIMETER DRAIN

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" PRESSURE TREATED WOOD SILL CONTINUOUS

POURED CONCRETE FOUNDATION WITH PERIMETER DRAIN

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"=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 ACCORDANCE WITH MFCI SPECIFICATIONS
5. PRE ENGINEERED LUMBER PRODUCTS ARE TO BE REVIEWED BY MFCI WITH FINAL DESIGN BY MFCI PRIOR TO ORDERING FOR CONSTRUCTION. ALL FRAMING CONNECTORS ARE SPECIFIED WITH FINAL DESIGN BY MFCI.
6. STAIR GEOMETRY SHALL BE A MINIMUM TREAD DEPTH OF 10" AND A MAXIMUM RISE 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 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
17. WALL BRACING PER IRC R602.10 MFCI SHEAR WALL FINAL DESIGN BY OTHERS
18. ROOF/CEILING FRAMING IN ACCORDANCE WITH IRC R802
19. ROOF COVERING SHALL BE IN ACCORDANCE WITH IRC R905
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 SEPARATION 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



RESIDENTIAL DESIGN INC

DESIGNERS
 CONSULTANTS
 CONSTRUCTION DRAWINGS

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



PROJECT

DOUG CAMPBELL
 BUILDER
 THE ROMA RESIDENCE
 PORTLAND, ME

SHEET TITLE

CROSS SECTIONS

DATE
 11-17-2015

REVISIONS

SHEET NUMBER

S-1