CITY OF BLOOMINGTON



March 27, 2025 @ 5:30 p.m. City Hall, 401 N. Morton Street Common Council Chambers, Room #115

https://bloomington.zoom.us/j/82448983657?pwd=enJxcnArK1pLVDI nWGROTU43dEpXdz09

Meeting ID: 824 4898 3657 Passcode: 319455 CITY OF BLOOMINGTON BOARD OF ZONING APPEALS (Hybrid Meeting) March 27, 2025 at 5:30 p.m.

City Hall, 401 N. Morton Street Common Council Chambers, Room #115 and via Zoom

Virtual Meeting: <u>https://bton.in/Zoom</u>

Meeting ID: 824 4898 3657 Passcode: 319455

Petition Map: https://bton.in/G6BiA

ROLL CALL

APPROVAL OF MINUTES: February 20, 2025

PETITIONS CONTINUED TO: April 24, 2025

- AA-17-22 **Joe Kemp Construction, LLC & Blackwell Construction, Inc.** Summit Woods (Sudbury Farm Parcel O) W. Ezekiel Dr. Parcel(s): 53-08-07-400-008.002-009, 53-08-07-400-008.004-009... Request: Administrative Appeal of the Notice of Violation (NOV) issued March 25, 2022. *Case Manager: Jackie Scanlan*
- V-27-22 **Cutters Kirkwood 123, LLC** 113 E. Kirkwood Ave. Parcel: 53-05-33-310-062.000-005 Request: Variances from Downtown Character Overlay standards to allow less non-residential area and less large display windows; and a variance from the requirement to align with the front setback of an adjacent historic structure in the Mixed-Use Downtown zoning district with the Courthouse Square Character Overlay (MD-CS). <u>Case Manager: Jackie Scanlan</u>

AA-06-25/ APPL2025-02-003
Porter Lan
1704 E. Maxwell Lane
Parcel: 53-08-03-302-008.000-009
Request: Administrative Appeal of the issuance of an NOV
for over-occupancy. Case Manager: Joy Brown

2

AA-07-25/ APPL2025-02-0004 Eli Brown 909 S. Eastside Drive Parcel: 53-08-03-302-002.000-009 Request: Administrative Appeal of the issuance of an NOV for over-occupancy. <u>Case Manager: Joy Brown</u>

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call <u>812-349-3429</u> or E-mail <u>human.rights@bloomingto.in.gov</u>.

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible for some individuals. If you encounter difficulties accessing material in this packet, please contact Melissa Hirtzel at hirtzelm@bloomington.in.gov and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

V-13-25/ VAR2025-03-0063	Carolina Lopes 4216 E. Penn Court Parcel: 53-05-36-302-045.000-005 Request: Variance from Fence Height standards to allow a six-foot tall fence along the front east side of the property located in the Residential Medium Lot (R2) zoning district. <u>Case Manager: Joe Patterson</u>
CU-08-25/ USE2025-02-0073	Qamar Zaidi 1432 S. Winfield Road Parcel: 53-08-03-410-020.000-009 Request: Conditional Use approval to allow for a duplex in the Residential Medium Lot (R2) zoning district. <u>Case Manager: David Brantez</u>
CU-33-24/ USE2024-11-0068	Hat Rentals, LLC 202 N. Walnut Street Parcel: 53-05-33-310-028.000-005 Request: Request for conditional use approval of "student housing or dormitory" to allow one four-bedroom unit in the Mixed-Use Downtown (MD) zoning district. <u>Case Manager: Jackie Scanlan</u>
V-10-25 / VAR2025-03-0064	Tabor Bruce Architecture & Design 228 W Kirkwood Avenue Parcel: 53-05-33-310-258.000-005 Request: Variance from architectural requirements, minimum 50% required ground floor nonresidential uses, parking standards to allow back-out parking on a public street, minimum 20' setback for parking within a building, and from requirement to access an improved alley for parking to allow for the construction of a "dwelling, multifamily" use in the Mixed-Use Downtown (MD) within the Courthouse Square Overlay (CSO) district. <u>Case Manager: Eric Greulich</u>
PETITIONS:	
V-02-25/ VAR2025-01-0059	Patrick Riggs 2415 W. Fountain Drive Parcel: 53-05-31-100-018.000-005 Request: Variances from accessory dwelling unit (ADU) front setback standard and karst geology standards to allow construction of a new single-family dwelling and conversion of an existing residential structure to an ADU in the Mixed-Use Employment (ME) zoning district.

3

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Case Manager: Gabriel Holbrow

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CU-09-25/ USE2025-02-007	Jared Taylor 655 N. Meadowlark Lane Parcel: 53-05-35-400-033.000-005 Request: Conditional use approval to allow an increase in the number of bedrooms within the existing structure of a lawfully existing "Dwelling, Duplex" in the Residential Medium Lot (R2) zoning district. <u>Case Manager: Gabriel Holbrow</u>
V-11-25/ VAR2025-03-0065	Smith and Hays Properties, LLC 300 W. 6 th Street Parcel: 53-05-33-310-263.000-005 Request: Variance from use specific standards to allow ground floor dwelling units within 20' of the first floor façade within the Mixed-Use Downtown in the Downtown Core Overlay (MD-DCO). <u>Case Manager: Eric Greulich</u>
V-12-25/ VAR2025-03-0066	Don Cowden Foundation, Inc. (Chick-fil-A) 2500 W. 3 rd Street Parcel: 53-05-31-301-019.000-005 Request: Variance from parking maximums, parking setback to allow parking between the building and the street, entrance and drive standards to allow a drive aisle between a building and the street, maximum impervious surface coverage, minimum landscape area, and Loading, Service, and Refuse standards to allow a refuse area to be located in the front to allow for a new "Restaurant" use in the Mixed-Use Corridor (MC) zoning district. <u>Case Manager: Eric Greulich</u>

4

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Hirtzel at hirtzelm@bloomington.in.gov and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

BLOOMINGTON BOARD OF ZONING APPEALS STAFF REPORT Location: 2415 West Fountain Drive

CASE #: V-02-25 / VAR2025-01-0059 DATE: March 27, 2025

PETITIONER/OWNER:	Patrick Riggs
	2415 West Fountain Drive
	Bloomington, IN

REQUEST: The petitioner is requesting variances from the accessory dwelling unit (ADU) front setback standard and karst geology standards to allow construction of a new single-family dwelling and conversion of an existing residential structure to an ADU in the Mixed-Use Employment (ME) zoning district.

REPORT: This petition was heard by the Board on February 20, 2025. During that hearing, the petition was continued to the next hearing date of March 27.

Background information that remains unchanged from February 20

The property comprises 1.17 acres on the west side of the intersection where North Lemon Lane meets West Fountain Drive. The property and all surrounding properties are located in the Mixed-Use Employement (ME) zoning district. Surrounding properties are characterized by a low density of development with a mix of residential and commercial uses. The area is also charactized by karst geology, including several sinkholes. There is a compound karst feature encompassing two sinkhole depressions to the west and southwest of the property.

The property contains an existing 760-square-foot detached house at the north end of the property adjacent to Fountain Drive. The petitioner proposes to construct a new detached single-family house on the property. With construction of the new house, the petitioner intends to retain the existing dwelling structure without modification, but reclassify it as an detached accessory dwelling unit (ADU) accessory to the new main house. The petitioner is requesting two variances to allow the construction of the new main house.

First, the petitioner is requesting a variance from the front setback standard for an ADU. The existing residential structure is compliant with standards in the Unified Development Ordinance (UDO) for an ADU except for the required front setback. The UDO requires that an detached ADU not extend closer to any street than the primary dwelling structure. The existing structure (proposed ADU) is set back 8 feet from the front property line along Fountain Drive, while the new main house is proposed to be set back approximately 45 feet from the front property line along Fountain Drive. Even if the new main house were relocated to the minimum front setback of 15 feet, the front setback of the ADU would be less. The Transportation Plan calls for a 60-foot right-of-way width for this segment of Fountain Drive, but the existing width of the public right-of-way were ever widened to the full 60 feet called for in the Transportation Plan, the existing structure (proposed ADU) would encroach at least slightly into the public right-of-way. However, there is no requirement that this property dedicate additional right-of-way width on this street segment, and there is no expectation that the right-of-way will be widened in the near future. Furthermore, because

Fountain Drive is classified as the neighborhood residential street typology, the front setback standard in the UDO is properly measured from the existing edge of right-of-way in this case, not the proposed right-of-way.

Second, the petitioner is requesting a variance from karst geology standards to construct the new main house and locate a septic field within the last closed contour of the compound karst feature. When building on a property subject to karst geology standards, the UDO requires that a karst conservancy easement be established for all area within 25 feet horizontally from the last closed contour around a karst feature. All land-disturbing activity is prohibited within the karst conservancy easement. Additionally, the UDO prohibits structures within 10 feet of the easement, effectively establishing a 35-foot building setback from the last closed contour. While the UDO-defined last closed contour is the 868-foot contour, the petitioner has submitted documentation showing that the last closed contour which encompasses both sinkhole depressions in the compound karst feature is at the elevation of 866 feet. The septic field overlaps the 866-foot contour and is entirely within the required 25-foot buffer. The petitioner has moved the proposed location of the new house since the hearing on February 20, as further detailed below, but a portion of the house remains within 10 feet of the required easement.

Updates for March 27 Hearing

Since the hearing on February 20, the petitioner has relocated the proposed new house so that it is at least 25 feet from the last closed contour (866-foot elevation contour). The revised packet is included in this hearing packet. The house location is therefore completely outside the required karst conservancy easement. However, the house remains within 10 feet of the easement area. Because the UDO prohibits structures within 10 feet of karst conservancy easements, the revised house location still requires a variance from karst geology standards.

The proposed location of the septic field has not changed since the hearing on February 20. Constructing a septic field involves excavating the top layer of soil, typically to a depth of three to four feet, then installing drain pipes within a layer of gravel, and covering it over with backfill soil to return the surface to a condition similar to before installation. After some time of use, the pipes in the septic field may need to be repaired, replaced, or removed. Both construction and maintenance of a septic field is land disturbing activity, which the UDO defines as "Any manmade change of the land surface including removing vegetative cover, removal of trees, excavating, filling and grading but not including agricultural land uses..." The UDO regulations for karst geology prohibit "land-disturbing activity, permanent or temporary structures, or the placement of any fill material" within a karst conservancy easement. A septic field is thus prohibited within a karst conservancy easement. The site plan provided by the petitioner labels the septic field as "proposed" indicating that the proposed development on the property involves construction of a new septic field at the proposed location. Even if this is incorrect and the septic field is existing at the location shown, any necessary maintenance of the existing septic field that involves repair, replacement, or removal of buried drain pipes in the future would violate the provisions of the required karst conservancy easement. The proposed septic field location, unchanged since February 20, requires a variance from karst geology standards.

The petitioner has provided a copy of septic permit, issued by the Monroe County Health Department on December 5, 2024, based on the proposed septic field location. Generally,

compliance with one set of regulations does not provide an exemption from other applicable regulations. In this case, issuance of the septic permit does not exempt from the permitted septic field from karst geology standards in the UDO. For reference, rules for septic permits in the Indiana Administrative Code at 410 IAC 6-8.3-57(a) prescribe a minimum distance of 25 feet between a septic field and a sinkhole, which is consistent with UDO standards. Staff is not trained in the details of how the Indiana Administrative Code measures this distance or how this rule is applied, so staff has no reason to believe that the septic permit was issued in error. Even with a valid septic permit, however, the septic field is subject to karst geology standards in the UDO unless granted a variance.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.06.080(b)(3)(E)(i) Standards for Granting Variances from Development Standards: A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

1) The approval will not be injurious to the public health, safety, morals, and general welfare of *the community*.

PROPOSED FINDINGS:

ADU front setback: Keeping the front setback of the existing structure will not be injurious to the public health, safety, morals, or general welfare of the community. The structure has stood in its current location for nearly a century with no known adverse effects. The structure encroaches slightly into the proposed right-of-way per the Transportation Plan, but there is no reasonable expectation that the existing right-of-way will be widened in the near future.

Karst geology: Constructing a house within the required buffer from a karst feature will not be injurious to the public health, safety, and general welfare of the community. The large size of the compound karst feature means that the proposed development is relatively far from the parts of the karst feature experiencing subsidence and water infiltration. As shown in the provided karst survey report, there are no signs of soil piping or subsidence in the proposed footprint of the new house and no impacts to existing drainage volume to the sinkhole are expected. However, location of a septic field in a karst feature is injurious to the public health, safety, and general welfare of the community. The Monroe County Health Department reviewed plans for the proposed septic system. However, City of Bloomington karst regulations are not a part of that review.

2) The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.

PROPOSED FINDINGS:

ADU front setback: Keeping existing the front setback of the existing structure will not substantially affect adjacent properties. The structure has stood in its current location for nearly a century with no known adverse effects.

Karst geology: Constructing a house within the required buffer from a karst feature will not affect adjacent properties in a substantially adverse manner. The proposed house development will not significantly increase the risk of water contamination or the potential drainage flow throught the karst feature. However, the Department cannot determine that inclusion of a septic field and all of the future maintenance that requires will not affect adjacent properties in a substantially adverse manner.

3) The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.

PROPOSED FINDINGS:

ADU front setback: It is infeasible to move the existing structure because of its structural condition. Even if relocation to elsewhere on the property were feasible, the limited buildable area on the property due to the karst geology and need for a septic system pose practical difficulties to find room for both a detached ADU and a primary dwelling structure.

Karst geology: Even compared to other properties adjacent to karst features, the karst standards as applied to this property are peculiar. The distance between the individual sinkholes in the compound karst feature results in a peculiarly large karst buffer. The centers of the individual sinkholes in the compound karst feature are more than 300 feet from each other, and not on the petition property. The UDO's required easement distance from the karst feature renders a significant portion of the property unbuildable, and the size and shape of the remaining buildable area outside required setbacks from karst and property lines further restricts what can be built to a peculiar degree. The buildable area is roughly triangular, making it difficult to locate features in the corners of the area. The lack of sewer service to the property is another peculiar feature. These peculiar features result in practical difficulties to find room for the existing ADU and new house. However, there has been no evidence presented that the septic system cannot be located to the west of the residences. Granting a variance for the proposed location of the house will relieve the obvious practical difficulty. However, no information has been presented that indicates a practical difficulty that requires issuance of a variance to allow the location of the septic system in an environmentally sensitive location on the property.

RECOMMENDATION: Based upon the written findings above, the Department recommends that the Board adopt the proposed findings for V-02-25 / VAR2025-01-0059 and approve the requested setback variance and karst geology variance related to the Accessory Dwelling Unit, and deny the karst geology variance related to the septic system with the following conditions:

1. The front setback variance is for the existing 760-square-foot residential structure in its current location only. If the existing structure is moved, the new location must comply with applicable setback standards. Any new additions, new structures, or replacement structures on the property must comply with applicable setback standards.

2. Prior to issuance of a certificate of zoning compliance for any building construction on the property, the property owner shall record a karst conservancy easement in a form approved by the Planning and Transportation Department and in accordance with UDO section 20.04.030(f) with the following modifications regarding the easement location. The easement shall cover all land on the lot that is both (a) five feet beyond the outer dimentions of the septic field as shown on the submitted site plan, and (b) either less than 866 feet in elevation or within 25 feet horizontally from the 866-foot contour line.



2415 West Fountaith Drive

Location Map



To: Board of Zoning Appeals (BZA)

Dear Members of the Board,

I appreciate the opportunity to present my case again regarding the property at **2415 W Fountain Dr., Bloomington, IN 47404**. As requested, I have revised my site plan to fully comply with karst setback requirements, removing the need for a variance in that regard. The variance request remaining pertains to the front setback of the accessory dwelling unit (ADU).

Variance Requested

Front Setback for ADU – UDO section 20.03.030(g)(5)(E)iii states that an ADU cannot extend closer to any street than the primary dwelling structure.

- The existing structure, which will be converted into an ADU, is grandfathered in at 8 feet from the Fountain Dr. property line.

- The current zoning requires a 15-foot setback for new structures.

- Due to the pre-existing structure's placement, the new primary dwelling must be positioned behind it, requiring a variance.

Updated Site Plan Details

- Proposed ADU (Existing Home): 760 SF (No Change)

- Proposed Residence: Two stories over walk-out basement/garage, 2,465 SF total heated area

- Front Setback for ADU: 8'-0" from Fountain Drive (grandfathered)

- Front Setback for New Residence: 45' from the Fountain Dr. property line and 50' from the Lemon Ln property line. However, due to the corner lot configuration, the new structure will be closer to Lemon Ln than the ADU, as the ADU is 100' from the Lemon Ln property line, despite the property having a Fountain Dr. address.

- Karst Setback: The residence is positioned to comply with the karst setback of 25' beyond the 866' closed contour line.

- Proposed Septic Field: Located in its original, already permitted location (WW-23-296)

Additional Supporting Information

- Since the first hearing, Bynum Fanyo land surveyors were contacted to discuss a possible survey. They reiterated that their services would not produce any additional beneficial results beyond the Hydrogeology report already submitted and revised based on site plan adjustments.

- The Hydrogeology report states that no signs of karst development were observed in the proposed building footprint and that development in this location would not cause adverse effects.

- I am willing to consider drainage remediation measures the Staff or BZA would like to see implemented at the site to further address any concerns.

Justification for Approval

1. Pre-Existing Conditions Create a Practical Difficulty

- The existing structure was built in 1929, well before modern setback requirements.

- Moving the structure is not viable due to its original limestone foundation and partial basement.

- The ADU conversion preserves the integrity of a historically significant home, aligning with community preservation goals.

2. No Negative Impact on the Community or Neighboring Properties

- The variance will not affect sightlines, property access, or privacy for any neighboring properties.

- The property is separated from adjacent properties by either a roadway or a wooded section.

- The closest neighboring structure is 127 feet away, across Fountain Dr., ensuring no direct impact.

3. Aligns with Bloomington's Broader Planning Goals

- Preserves a historic structure listed on the Bloomington Historic Sites and Structures List.

- Encourages responsible infill development without disrupting community dynamics.
- Maintains architectural character and enhances neighborhood stability.

- Adds a residential presence in a mixed-use area, increasing safety and security.

Conclusion

I have taken significant steps to address the Board's concerns, including adjusting the primary dwelling's placement to fully comply with karst setback requirements. Additionally, I have consulted with Bynum Fanyo, whose professional opinion confirmed that no further survey is necessary beyond the Hydrogeology report already submitted, which states that no adverse impacts from karst features are anticipated. Furthermore, I am willing to consider any reasonable drainage remediation measures requested by the Staff or BZA. With only the ADU setback variance remaining, I respectfully request the Board's approval to allow the preservation and adaptive reuse of this historic home. Thank you for your time and consideration.

Sincerely, Patrick Riggs 2415 W Fountain Dr. Bloomington, IN 47404 Image digital_riggsp@yahoo.com & 812-345-1761









16'-6"



ment



PLAN NO. HPR-2109 DESIGNER: DRAFTSPERSON: DATE: 8-16-2017 REVISED: 10-8-2017 SHEET NO. 2 Copyright 2016

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SHEET NO.

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KITCHEN

DBL 2

6" WOOD



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12 #240 LB ASPHALT SHINGLES OR ROOFING SPECS 8 OR ABOVE 15# LB FELT 1/2" CDX PLYWOOD SHEATHING W/ PLYWOOD CLIPS · CONV. FRAMING OR TRUSSES PER PLANS OVERHANG PER PLANS ANCHOR STRAPS AT EACH RAFTER OR PER LOCAL CODE 2 x 4 PLATE 2 x SHOE BLOWN INSULATION EQUAL TO R-30 SHINGLE MOULD CEILING JOIST PER PLAN FINISH FLOOR TO SPECS - 26 GAUGE GALVANIZED IRON GUTTER ∡ - 2 x BLOCKING FLOOR JOIST PER PLAN 1/2" GYPSUM BOARD OR INTERIOR FINISH PER BUILDER'S SPECS 1 x 8 FASCIA (1 x 6 WHEN TRUSSES ARE USED) TRIPLE 2 x 6 TREATED SILL 2 x 4' s @ 32* O.C. 4" CAP BLOCK ANCHOR STRAPS PER LOCAL CODE - 3/8" EXTERIOR PLYWOOD W/ SCREENED VENTS CONTINUOUS GRADE EXTERIOR FINISH PER BUILDERS SPECS CROWN MOULD 1/2" RODS @ 8'-0" O.C. 78 1 x FRIEZE BOARD 8" CONCRETE BLOCK #6 MIL POLY VAPOR BARRIER FINISH FLOOR TO SPECS FLOOR JOIST PER PLAN 1'-8" NOTE HURRICANE THE AT EACH STRUCTURAL MEMBER OR PER LOCAL CODE B CONC. FOOTING W/ 2 #4 REINF RODS CONTINUOUS OR AS PER CODES DBL. 2 x TOP PLATE R-13 INSULATION TYPICAL CRAWL WALL SECTION 1/2" GYPSUM BOARD OR INTERIOR FINISH PER BUILDER'S SPECS SCALE: 3/4" = 1'-0" SEE ELEVATION 2 x STUDS PER SPECS - 1/2" PLYWOOD SHEATHING PLATE TO PLATE OR 1" INSULATION AS CODE REQUIRES 2 x SHOE ₽٢ FINISH FLOOR TO SPECS ANCHOR STRAPS PER LOCAL CODE **WWW** 2 x SHOE 0403 FINISH FLOOR TO SPECS EXTERIOR FINISH PER BUILDERS SPECS GRADE 4" GRAVEL FILL ____ FLOOR JOIST PER PLAN 10" POURED WALL COMPACT FILL • • ANCHOR STRAPS PER LOCAL CODE 2'-0 GRADE 2 x 6 TREATED SILL CONC. FOOTING W/ 2 #4 REINF. RODS CONTINUOUS OR AS PER CODES TERMITE TREATMENT PER M.P.S. -0-10" POURED WALL - REINFORCED AS CODE REQUIRES 2 x SHOE SEAL AND WATERPROOF BELOW GRADE - 1/2" PARGING AND #6 MIL POLY VAPOR BARRIER FINISH FLOOR TO SPECS ANCHOR STRAPS PER LOCAL CODE 4" CONC. SLAB W/ 6 x 6 10/10 REINF. WIRE MESH 6" GRAVEL ABOVE DRAIN TILE GRADE NOTION OF 4" DRAIN TILE W/ OPEN JOINTS OR PERFORATED TILE (1" PER 20'-0" SLOPE) 0.0 #6 MIL POLY VAPOR BARRIER ----4" GRAVEL FILL 4" STONE BASE IF REQUIRED DUE TO SOIL CONDITIONS OVER COMPACTED FILL COMPACT FILL 1'-8" CONC. FOOTING W/ 2 #4 REINF. RODS CONTINUOUS OR AS PER CODES - MONOLITHIC SLAB FOOTING TYPICAL SLAB WALL SECTION BASEMENT WALL SECTION SCALE: 3/4" = 1'-0" SCALE: 3/4" = 1'-0"



PLAN NO.

TYPICAL SECTIONS

DESIGNER: _____ DRAFTSPERSON: ____ DATE: ________ DATE: _____________ DATE: _____________

QUEET NO

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C Copyright 2015

20

2015 International Residential Code® Construction Specifications and Methodologies

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*(***♦)** <u>**IMPORTANT DISCLAIMER**</u>

INTERVICENT INFORMATION IS INTENDED TO ASSIST AND INFOR THE ENCLOSED INFORMATION IS INTENDED TO ASSIST AND INFOR YOU THROUGH THE CONSTRUCTION OF YOUR HOME. YOUR CONSTRUCTION PLANS HAVE BEEN DRAWN TO PRESCRIBE TO INDUSTRY STANDARDS. THESE PROFESSIONAL STANDARDS DETERMINE HOW CONSTRUCTION PLANS ARE DRAWN AND WHAT INFORMATION THEY INCLUDE. CONSTRUCTION PLANS ARE INTENDED AS A TECHNICAL CUIDE TO PROFESSIONA CONTRACTORS AND ARE NOT INTENDED TO BE A SET OF STEP-BY-STEP INSTRUCTIONS. THEREFORE, IF YOU ARE PLANNING TO BUILD YOUR HOME WITHOUT THE SERVICED OF A PROFESSIONAL BUILDER WE SUGGEST THAT YOU BECOME THOROUGHLY FAMILIAR WITH READING CONSTRUCTION PLANS OR CONSIDER CONSULTING A CONSTRUCTION SPECIALIST. IF YOU SHOULD HAVE ANY QUESTIONS REGARDING THE CONSTRUCTION PLANS AND/OR THE SUPPORTIVE DOCUMENTATION. PLEASE FEEL FREE TO CONTACT L AT 770-928-0456

GREAT CARE AND EFFORT GOES INTO THE CREATION OF THE DESIGN AND ENGINEERING OF YOUR CONSTRUCTION PLANS HOWEVER, BECAUSE OF THE IMPOSSIBILITY OF PROVIDING ANY PERSONAL AND/OR "ON-SITE" CONSULTATION, SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE GREAT VARIANCES IN LOCAL BUILDING CODE REQUIREMENT AND OTHER LOCATION BUILDING AND WEATHER CONDITIONS, HOUSE PLAN RESOURCE NOR THE AGENTS OR EMPLOYEES ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING BU INSTRUCTOR AND CONTRACT AND A CONTRACT ANALINE CONTRACT AND A CONTRACT ANALINE CONTRACT AND A CO THE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ATTENTION OFHQUEE PLAN RESOURCE PRIOR TO COMMENCEMENT OF CONSTRUCTION, PROCEEDING WITH CONSTRUCTION CONSTITUTES MAY DESCREMOUSE ERRORG, AND/ON COMSISSIONS BECOME THE SOLE RESONSIBILITY OF THE PLICANSER. IF ANY ERRORS ARE DISCOVERED PROFILO CONSTRUCTION HOUSE FLAN BESOURCE WILL BE GIVEN FULL OPPORTUNITY TO CORRECT ANY ERRORS AND/OR OMISSIONS TO THE CONSTRUCTION HOUSE AND ANY OR ALL CIRCUMSTANCES, THE MAXIMUM FINANCIAL LIABLITY TO HOUSE FLAN RESOURCE CAN NOT EXCEED THE TOTAL PLAN PURCHASE.

PROFESSIONAL SEAL

THOUGH EVERY EFFORT WAS MADE TO MAKE THE CONSTRUCTION DOCUMENTS FOLLOW THE I.R.C. NATIONAL CODE METHODOLOGIES A FEW STATES AND CITIES HAVE PASSED BILAWS REGARDING A FEW STATES AND CITIES HAVE PASSED BI-LAWS REGARDING CONSTRUCTION PLANS THAT WOULD BE SUBMITTED TO YOU LOCAL MUNICIPALITY AND USED FOR THE CONSTRUCTION OF YOUR HOME THESE BI-LAWS REQUIRE THE CONSTRUCTION PLANS TO BE THESE BI-LAWS REQUIRE THE CONSTRUCTION PLANS TO BE REVIEWED AND/OR PREPARED, INSPECTED, AND SEALED (OR STAMPED) BY A LICENSED ARCHITECT IN YOUR STATE. IT IS ADVISED THAT YOU CONTACT YOUR MUNICIPALITY'S BUILDING DEPARTMENT FOR INSTRUCTIONS TO COMPLY WITH THEIR CONSTRUCTION PLANS REVIEW PROCESS.

REPRODUCTION OF THESE CONSTRUCTION PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM COPYING AND/OR PREPARATION OF A DERIVATIVE WORKS THEREOF. FOR ANY REASON IS STRICTLY PROHIBITED. THE PURCHASE OF A SET OF ISTRUCTION PLANS IN NO WAY TRANSFERS ANY OTHER OWNERSHIP INTEREST IN IT TO THE PURCHASER EXCEPT FOR A LIMITED LICENSING RELEASE TO USE THE SAID PLAN SET FOR CONSTRUCTING ONE AND ONLY ONE DWELLING UNIT. TH PURCHASE OF ADDITIONAL SETS OF THE SAID PLANS AT A REDUCED PRICE FROM THE ORIGINAL SET OR AS PART OF A MULTIPLE SET PACKAGE DOES NOT CONVEY TO THE PURCHASER A LICENCE TO CONSTRUCT MORE THAN ONE DWELLING, SIMILARLY THE PURCHASE OF REPRODUCIBLE CONSTRUCTION PLANS (A.K.A. SEPIAS, MYLARS, OR VELLUMS) CARRIES THE SAME COPYRIGH PROTECTION AS MENTIONED ABOVE. IT IS GENERALLY ALLOW TO MAKE A MAXIMUM OF 10 COPIES FOR THE CONSTRUCTION OF S SINGLE DWELLING ONLY. TO USE ANY PLAN MORE THAN ONCE, AND TO AVOID AND COPYRIGHT/ LICENCE INFIRNGMENT.IT IS NECESSARY TO CONTACT THE ORIGINAL DESIGNER TO RECEIVE AND LICENCE FOR ANY EXTENDED USAGE. WHEREAS A PURCHASEI OF REPRODUCIBLE'S IS GRANTED A LICENCE TO MAKE COPIES. IT SHOULD BE NOTED THAT AS COPYRIGHTED MATERIALS, MAKING PHOTOCOPIES FROM CONSTRUCTION PANS IS ILLEGAL. COPYRIGH AND LICENSEE OF CONSTRUCTION PLANS EXISTS TO PROTECT ALL AND LIEUNSEE OF CONSTITUTION PLANS EXISTS TO PROTECT AN PARTIES. IT REPECTS AND SUPPORTS THE INTELLECTUAL PROPERTY OF THE ORIGINAL ARCHITECT AND/OR DESIGNER, THEREBY KEEPING IT POSSIBLE TO OFFER PRE-DRAWN AFFORDALE PRICES COPYRIGHT LAW FOR PRE-DRAWN CONSTRUCTION PLANS IS NOW BEINS VIGOROUS VENFORCED. COPYRIGHT INFRINGEMENT COULD LEAD TO FINES OF UP TO

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GENERAL SITE NOTES 1. CONTRACTOR TO VERIFY LOCATIONS OF SITE UTILITIES, REQUIREMENTS, AND CONNECTIONS FEES. OWNER. CONTRACTOR AND SUB-CONTACTORS TO PAY ALL OF THIER RELATED CONSTRUCTION PERMIT FEES AS AGREED UPON BETWEEN THE OWNER AND CONTRACTOR

BEFORE EXCAVATION THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS, MAPS, AND BUILDING SITE OF EXITING FACILITY TO DETERMINE THE ROLITES OF ALL UNDERGROUND UTILITIES

BEFORE DIGGING COMMENCES IT IS ADVISED THAT THE OWNER AND OR CONTRACTOR CALL THEIR STATES UTILITY LOCATOR ACILITATOR. 3. IT IS RECOMMENDED THAT THE SITES SOIL BE TESTED FOR

COMPRESSION RATING TO DETERMINE FOUNDATION AND FOO DESIGN. CONCRETE FOUNDATIONS AND FOOTING DESIGN SHALL BE IN ACCORDANCE TO CHAPTER 4 OF THE I.R.C. CODE. SEE FOUNDATION SECTION ON THIS PAGE FOR MORE DETAIL. 4. CONSULT A LOCAL CIVIL ENGINEER FOR SITE PLANS AND SURVEYS OF EXISTING PROPERTY A LANDSCAPE ARCHITECT SHOULD BE CONSULTED FOR MORE EXTENSIVE LANDSCAP DESIGNS

CHAPTER 3 :: BUILDING PLANNING

SECTION R304 MINIMUM ROOM AREAS

R304.1 MINIMUM AREA. HABITABLE ROOMS SHALL HAVE A FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET (6.5 M2).

EXCEPTION: KITCHENS. R304.2 MINIMUM DIMENSIONS HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FEET (2134 MM) IN ANY HORIZONTAL DIMENSION.

EXCEPTION: KITCHENS

R304.3 HEIGHT EFFECT ON ROOM AREA. PORTIONS OF A ROOM WITH A SLOPING CEILING MEASURING LESS THAN 5 FEET (1524 MM) OR A FURRED CEILING MEASURING LESS THAN 7 FEET (2134 MM) FROM THE FINISHED FLOOR TO THE FINISHED CEILING SHALL NOT BE CONSIDERED AS CONTRIBUTING TO THE MINIMUM REQUIRED HABITABLE AREA FOR THAT ROOM.

SECTION R305 CEILING HEIGHT

R305.1 MINIMUM HEIGHT. HABITABLE SPACE, HALLWAYS AND

PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET (2134 MM). BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES (2032 MM

NOTE: SEE SECTION R305.1 FOR EXCEPTIONS

R305.1.1 BASEMENTS. PORTIONS OF BASEMENTS THAT DO NOT

CONTAIN HABITABLE SPACE OR HALLWAYS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES (2032 MM) EXCEPTION: AT BEAMS, GIRDERS, DUCTS OR OTHER DBSTRUCTIONS, THE CEILING HEIGHT SHALL BE NOT LESS THAN 6 FEET 4 INCHES (1931 MM) FROM THE FINISHED FLOOI

SECTION R306 SANITATION

P306 1 TOIL ET FACILITIES

EVERY DWELLING UNIT SHALL BE PROVIDED WITH A WATER CLOSET, LAVATORY, AND A BATHTUB OR SHOWER.

R306.2 KITCHEN R306.2 KITCHEN. EACH DWELLING UNIT SHALL BE PROVIDED WITH A KITCHEN AREA AND EVERY KITCHEN AREA SHALL BE PROVIDED WITH A SINK.

R306.3 SEWAGE DISPOSAL PLUMBING FIXTURES SHALL BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED PRIVATE SEWAGE DISPOSAL

R306.4 WATER SUPPLY TO FIXTURES. PLUMBING FIXTURES SHALL BE CONNECTED TO AN APPROVED WATER SUPPLY. KTCHEN SINKS, LAWATORIES, BATHTUBS, SHOWERS, BIOTES, LAUNROY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER.

SECTION R307 TOILET BATH AND SHOWER SPACES

R307.1 SPACE REQUIRED. FIXTURES SHALL BE SPACED IN DANCE WITH FIGURE R307.1, AND IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION P2705.1.

R307.2 BATHTUB AND SHOWER SPACES, BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE

1. THERE SHALL BE A MINIMUM 21" CLEARANCE FROM NOSE OR TIP DF TOILET TO ANY ADJACENT WALL OR FIXTURE.

2. THERE SHALL BE A MINIMUM OF 15" FROM THE CENTER OF TOILET TO ANY ADJACENT WALL OR FIXTURE

3. SHOWER STALLS SHALL BE NO LESS THAN 30"x30" IN SIZE 4 THERE SHALL BE A MINIMUM CLEARANCE IN FRONT OF ANY

ING WITHIN A WATER CLOSE

SECTION R308 GLAZING

EITHER OF THE FOLLOWING CONDITIONS:

NOTE:

CLOSED POSI

R308.4 HAZARDOUS LOCATIONS. THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOU: LOCATIONS FOR THE PURPOSES OF GLAZING.

GLAZING IN DUORS. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLDOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. R308.4.1 GLAZING IN DOORS.

SEE SECTION 308.4.1 FOR EXCEPTIONS

BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES

524 mm) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS

WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF

WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE

GLAZING ADJACENT TO DOORS. GLAZING IN AN INDIVIDUAL

FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE

EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A

PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A

ORIZONTAL LOAD OF 50 POLINDS PER LINEAR FOOT (730 N/M

HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 MM) WITHOUT CONTACTINS THE CLASS AND HAVE ACROSS-SECTIONAL HEIGHT OF NOT LESS THAN 112 NICHES (38 MM). 3. OUTBOARD PANES IN NISULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7620mm) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL WITHIN 45 DEGREES

(0.79 RAD) OF HORIZONTAL] SURFACE ADJACENT TO THE GLASS

R398.4.3 GLAZING IN WINDOWS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION IN THE EXPECTED ADDR OF THE INDIVIDUAL PANE IS LARGER THAN THE EXPECTED ADDR OF CLAZING IS LESS THAN 18 EVENTS HAT SMIR MEMORY THE IN OPP

INCHES (457 MM) ABOVE THE FLOOR, 3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES

(914 MM) ABOVE THE FLOOR; AND 4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES

(914 MM), MEASURED HORIZONTALLY

R308.4.4 GLAZING IN GUARDS AND RAILINGS. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL

R308.4.5 GLAZING AND WET SURFACES.

AND ALL PANES IN MULTIPLE GLAZING

NOTE:

NOTE: SEE SECTION R308.4.3. FOR EXCEPTIONS

BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.

SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION

REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.

GLAZING IN WALLS. ENCLOSURES OR FENCES CONTAINING OF

BATHTURS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING

FACING HOT TUBS. SPAS. WHIRLPOOLS. SAUNAS. STEAM ROOMS.

POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS

LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE

ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING

SEE SECTION 308.4.5 FOR EXCEPTION

R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN SINCHES (914 MM) ADAVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STARWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZAROOUS LOCATION.

SEE SECTION 308.4.6 FOR EXCEPTIONS

GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES (914 MM)

HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS

R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING

ABOVE THE LANDING AND WITHIN A 60-INCH (1524 MM)

SEE SECTION 308.4.7 FOR EXCEPTION

R309.1 FLOOR SURFACE. GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. THE AREA OF FLOOR LISED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOOR

-SKYLIGHT, UNIT. -SKYLIGHTS AND SLOPED GLAZING.

-TUBULAR DAYLIGHTING DEVICE (TDD).

R309.2 CARPORTS.

CHAPTER 2

CARPORTS SHALL BE OPEN ON NOT LESS THAN TWO SIDES CARFORT 5 SHALL BE OPEN OR NOT LESS THAN TWO SIDES. CARPORT FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. CARPORTS NOT OPEN ON TWO OR MORE SIDES SHALL BE CONSIDERED TO BE A GARAGE AND SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION FOR GARAGES

R308.5 SITE-BUILT WINDOWS. SITE-BUILT WINDOWS SHALL COMPLY WITH SECTION 2404 OF THE INTERNATIONAL BUILDING CODE.

SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH THE FOLLOWING SECTIONS

SECTION R309 GARAGES AND CARPORTS

R308.6.1 DEFINITIONS. THE FOLLOWING TERMS ARE DEFINED IN

R308.6 SKYLIGHTS AND SLOPED GLAZING.

NOTE: SEE SECTION 310 2 3 2 FOR EXCEPTION

R309.4 AUTOMATIC GARAGE DOOR OPENERS. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325

R309.5 FIRE SPRINKLERS. PRIVATE GARAGES SHALL BE PROTECTED BY FIRE SPRINKLERS WHERE THE GARAGE WALL HAS BEEN DESIGNED BASED ON TABLE R302 1(2) FOOTNOTE & SPRINKI ERS IN GARAGES SHALL BE K302.1(2), FUOINOI E A SPHINKLENS IN GARAGES SHALL BE CONNECTED TO AN AUTOMATIC SPRINKLER SYSTEM THAT COMPLIES WITH SECTION P2904, GRAGE SPRINKLERS SHALL BE RESIDENTIAL SPRINKLERS OR QUICK-RESPONSE SPRINKLERS, DESIGNED TO PROVIDE A DENSITY OF 0.05 GPM/FT2. GARAGE DOORS SHALL NOT BE CONSIDERED OBSTRUCTIONS WITH RESPECT TO SPRINKLER PLACEMENT.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN ENERGENCE ESCAPE AND RESCUE OPENINGS SHALL O DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COUR OPENS TO A PUBLIC WAY.

EXCEPTION: STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL FOUIPMENT NOT EXCEEDING A TOTAL FLOOR

AREA OF 200 SQUARE FEET (18.58 M2) R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL

DEVICES. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE ENERGING ESTIMATION COULD FOR AND RESOLD OF ENERGY WITHOUT THE USE OP FRATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING

R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION

R310.2.1 MINIMUM OPENING AREA. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE

OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM

EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEE (0.465 M2).

P310.2.2 WINDOW SILL HEIGHT.

R310.22 WINDOW SILL HEIGHT. WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MA) ABOVE THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

R310.2.3 WINDOW WELLS. THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN S SCUARE FEET (0.3 N/2). WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (314 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

NOTE: SEE SECTION 310.2.3 FOR EXCEPTION

R310.2.3.1 LADDER AND STEPS. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS 311.7 AND R311.8. LADDERS OR RUNGS SHALL HAVE AN INSID WIDTH OF NOT LESS THAN 12 INCHES (305 MM) SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BI SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL

R310.2.3.2 DRAINAGE. WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DR REQUIRED BY SECTION R405.1 OR BY AN APPROVED ALTERNATIVE

NOTE: SEE SECTION 310.2.3.2 FOR EXCEPTION

R310.2.4 EMERGENCY ESCAPE AND RESCUE OPENINGS UNDER

R310.24 EMERGENCY ESCAPE AND RESCUE OPENINGS UND DECKS AND PORCHES. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PROVIDED THAT THE LOCATION OF THE DECK ALLOWS THE EMERGENCY ESCAPE AND RESCUE OPENINGS TO BE FULLY OPENED AND PROVIDES A PATH NOT LESS THAN 36 INCHES (MII) IN HEIGHT TO A VIRD OR COLLES.

R310.2.5 REPLACEMENT WINDOWS. REPLACEMENT WINDOWS INSTALLED IN BUILDINGS MEETING THE SCOPE OF THIS CODE SHALL BE EXEMPT FROM THE MAXIMUM SULH HEIGHT REQUIREMENTS OF SECTIONS R310.1 AND SECTIONS R310.2.1 AND R310.2.2, PROVIDED THE REPLACEMENT WINDOW MEETS THE FOLLOWING CONDITIONS:

1. THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRANCE OR EXISTING FOUGH OPENING. THE REPLACEMENT WINDOW IS OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER WINDOW OPENING AREA THAN THE EXISTING WINDOW WINDOW. 2. THE REPLACEMENT WINDOW IS NOT PART OF A CHANGE OF

R310.3 EMERGENCY ESCAPE AND RESCUE DOORS

WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL BE PERMITTED TO BE A SIDE-HINGED DOOR OR A SLIDER WHERE THE OPENING IS BELOW THE ADJACENT GROUND ELEVATION. IT SHALL BE PROVIDED WITH A BUI KHEAD ENCLOSURE

SERVES AS AN EMERGENCY AND ESCAPE RESCUE OPENING SHALL

R310.3.1 MINIMUM DOOR OPENING SIZE. THE MINIMUM NET CLEAR HEIGHT OPENING FOR ANY DOOR THAT

BE IN ACCORDANCE WITH SECTION R310.2.1 R310.3.2 BULKHEAD ENCLOSURES. BULKHEAD ENCLOSURES SHALL PROVIDE DIRECT ACCESS FROM THE BASEMENT. THE BULKHEAD ENCLOSURE SHALL PROVIDE THE MINIMUM NET CLEAR OPENING EQUAL TO THE DOOR IN THE FULLY

OPEN POSITION

R310.3.2.1 DRAINAGE. BULKHEAD ENCLOSURES SHALL BE DESIGNED FOR PROPER DRAINAGE SY CONNECTING TO THE BULLDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R405.1 OR BY AN APPROVED ALTERNATIVE METHOD.

NOTE: SEE SECTION 310.3.2.1 FOR EXCEPTION

R310.4 BARS, GRILLES, COVERS AND SCREENS. BARS, GRILLES, COVERS, SCREENS OR SMILAR DEVICES ARE PERMITTED TO BE PLACED OVER LEMERGISUP: SCREENE AND RESCUE OPENINGS. BULKHEAD ENCLOSURES, OR WINDOW WELLS THAT SERVE SCHO OPENINGS PROVIDED THAT THE HIMMIUM NET CLEAR OPENING SZE COMPLIES WITH SECTIONS R330.11 TO 2020 23 AND EVIC DEVICES ENVIL 18 ERE LEARD FOR R310.2.3, AND SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT REQUIRED FOR THE NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING

R310.5 DWELLING ADDITIONS. WHERE DWELLING ADDITIONS OCCUR THAT CONTAIN SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN EACH NEW SLEEPING ROOM. WHERE DWELLING ADDITIONS OCCUR THAT HAVE BASEMENTS. AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN THE NEW

NOTE: SEE SECTION 310.5 FOR EXCEPTIONS

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R310.6 AI TERATIONS OR REPAIRS OF EXISTING BASEMENTS. AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED WHERE EXISTING BASEMENTS UNDERGO ALTERATIONS OR

NOTE: SEE SECTION 310.6 FOR EXCEPTION

SECTION R311 MEANS OF EGRESS

R311.1 MEANS OF EGRESS. DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OFVERTICAL PROVIDE A CUM INDUDA AND UNDER TRUCTED PAINT OF VENTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THEDWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R311.2 EGRESS DOOR.

NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HING AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS, EGRESS DOORS SHALL BE READILY OPEN-ABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EEFORT

R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT

LESS THAN THE DOOR SERVED LESS IHAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT)

NOTE: SEE SECTION 311.3. FOR EXCEPTION

R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 11/2 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD.

NOTE: SEE SECTION 311.3.1 FOR EXCEPTION

R311.3.2 FLOOR ELEVATIONS FOR OTHER EXTERIOR DOORS. DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 73/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD.

SEE SECTION 311.3.2. FOR EXCEPTION R311.3.3 STORM AND SCREEN DOORS.

STORM AND SCREEN DOORS SHALL BE PERMITTED TO SWING OVER EXTERIOR STAIRS AND LANDINGS R311.4 VERTICAL EGRESS. EGRESS FROM HABITABLE LEVELS INCLUDING HABITABLE ATTIC AND BASEMENTS NOT PROVIDED WITH AN EGRESS DOOR IN

ACCORDANCE WITH SECTION R311.2 SHALL BE BY A RAMP IN

EXTERIOR LANDINGS, DECKS, BALCONIES, STAIRS AND SIMILAR FACILITIES SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR

SHALL BE DESIGNED TO BE SELF-SUPPORTING, ATTACHMENT

SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS

R311.6 HALLWAYS. THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET (914

ACCORDANCE WITH SECTION R311.8 OR A STAIRWAY IN

ACCORDANCE WITH SECTION R311.

R311.5 CONSTRUCTION

R311.5.1 ATTACHMENT

SUBJECT TO WITHDRAWAI

R311.7 STAIRWAYS

R311.7.1 WIDTH

STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED PENIMI TEU INKUMME, TRADITI AND BEUT TE RECORDED HEARDROIM HEART HANDRALS SINCLI NOT RECORDER THAN 4 1/2 INCHES (114 MM) ON EITHER SIDE OF THE STARIKWY AND THE CLEAR WIDTH OF THE STARIKWY AND THE STARIKWY AND THE CLEAR WIDTH OF THE STARIKWY AT AND BELOW THE HANDRALL HEIGHT, INCLUDING TREADS AND LANDINGS, SINALL BE NOT LESS THAN'S 31 28 CHEES (728 MM) WHERE HANDRALL BE NOT LESS THAN'S 31 28 CHEES (728 MM) WHERE HANDRALS ARE PROVIDED ON BOTH SIDES.

NOTE: SEE SECTION 311.7. FOR EXCEPTION

R311.7.2 HEADROOM. THE HEADROOM IN STARWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES (2023 KM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINNG THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STARWAY. NOTE: SEE SECTION 311 7.2 FOR EXCEPTIONS

P311 7 3 VERTICAL RISE A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 147 INCHES (3734 MM) BETWEEN FLOOR LEVELS OR LANDING

P311 7 4 WALK J INF

R311.7.4 WALK-LINE. THE WALK-ING-ACROSS WINDER TREADS SHALL BE CONCENTRIC TO THE CURVED DIRECTION OF TRAVEL THROUGH THE TURNAND LOCATED 12 INCHES (305 MM) FROM THE SIDE WHERE THE WINDERS ARE NARROWER. THE 12-INCH (305mm) DIMENSION SHALL BE MEASURED FROM THE WIDEST FONTO FT THE CLEAR STAIR WIDTH AT THE WALKING SURFACE OF THE WINDER. IF WINDERS ARE ADJACENT WITHIN THE FLIGHT, THE POINT OF THE WIDEST CLEAR STAIR WIDTH OF THE ADJACENT WINDERS SHAL BE USED

R311.7.5 STAIR TREADS AND RISERS.

STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION. FOR THE PURPOSES OF THIS SECTION. DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS RUGS OR RUNNERS.

R311.7.5.1 RISERS.

THE RISER HEIGHT SHALL BE NOT MORE THAN 73/4 INCHES (196 MM) THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF 4-INCH-DIA (102 MM) SPHERE.

NOTE: SEE SECTION 311.5.1 FOR EXCEPTIONS

R311.7.5.2 TREADS. THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

THEN (IS 3 MAY). WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN UNDERS TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN ID INCHES (2) AND M BEASURED BETWEEN THE VERTICAL IF JANES INTERSECTIONS WITH THE WALK-LINE. WINDER TREADS SHALL NUTRA TREAD DEPTH OF NOT LESS THAN 8 INCHES (2) SMM JAT ANY PORT WITHIN THE CLEAR WIDTH OF THE STARL WITHIN ANY WALK-LINE SHALL DE ALLOWED WITHIN THE SAMLEST WINDER TREAD BY MORE THAN 38 INCH (IS AM), CONSSTENTLY SHAPED WINDERS THE WALK-LINE SHALL DE ALLOWED WITHIN THE SAMLEST WINDER TREAD BY MORE THAN 38 INCH (IS AM), CONSSTENTLY SHAPED WINDERS THE WALK-LINE SHALL DE ALLOWED WITHIN THE SAMLE CONTINUE TO BE WITHIN 38 INCH (IS AM) OF THE RECONSULAR THEOD DEPTH.

NOTE: SEE SECTION 311.7.5 .2.1 FOR EXCEPTION

R311.7.5.3 NOSINGS

R311.2.3 NOBING. THE RADUS OF CURNITIRE AT THE NOSING SHALL BE NOT GREATER THAN SHIS INCH (14 MM) A NOSING PROLECTION NOT GREATER THAN SHIS INCH (14 MM) A NOSING PROLECTION NOT GREATEST THAN SHIS INCH (15 MM) SHIS INCH (15 MM) MM) SHALL BE PROVIDED ON STATING WAVES WITH 10 OLD BERKET. THE GREATEST NOSING PROLECTION SHALL NOT EXCEED THE SMALLEST NOSING PROLECTION SHALL NOT EXCEED THE SMALLEST NOSING ROLLOWING THE NOSING AT THE LEVEL OF FLOOR AND LADINGS BEVELING OF NOSINGS SHALL NOT EXCEED 1/2 INCH (12.7 MM)

NOTE: SEE SECTION 311 7 5 3 FOR EXCEPTION

R311.7.5.4 EXTERIOR PLASTIC COMPOSITE STAIR TREADS. PLASTIC COMPOSITE EXTERIOR STAIR TREADS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION AND SECTION R507.3

R311.7.6 LANDINGS FOR STAIRWAYS.

THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED. LANDINGS OF SHAPES OTHER THAN SQUARE OR RECTANGULAR SHALL BE PERMITTED PROVIDED THAT THE DEPTH AT THE WALK LINE AND THE TOTAL AREA IS NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH WHERE THE STAIRWAY HAS A GHT RUN. THE DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36 INCHES (914 MM)

NOTE: SEE SECTION 311 7.6 FOR EXCEPTION

R311.7.7 STAIRWAY WALKING SURFACE. THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NOT STEEPER THAN ONE UNIT VERTICAL IN 48 OPIZONTAL (2-PERCENT SLOPE

P311 7 8 HANDPAU S HANDRALES SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS

R311.7.8.1 HEIGHT. HANDRALI HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (665 MM).

NOTE: SEE SECTION 311.7.8.1 FOR EXCEPTIONS

R311.7.8.2 CONTINUITY. HANGPARALS FOR STARENOWS SHALL BE CONTINUOUS FOR THE HOP RESE OF THE FLICHT TA FORM A COAT INSECTLY MOVE THE LOWEST RISER OF THE FLICHT TA FORM TO RECTLY AROVE THE LOWEST RISER OF THE FLICHT TA FORM TO RECTLY AROVE THE RETURNED OR STALL TREMMET HOWERL POSTS TO SAFETY TERMINALS INADRALS ADJACENT TO A WILL ISALL HWE A SPACE OF NOT LISS THAN IT TO AVELLE SIGN IN SETURE THE HER THE RETURN AND AND ADJACENT TO A WILL ISALL HWE A SPACE OF NOT LISS THAN IT TO AVELLE SIGN IN SETURE THE HER THE RETURN AND ADJACENT TO A WILL ISALL HWE A WALLAND THE HANDRALLS

NOTE: SEE SECTION 311.7.8.2 FOR EXCEPTIONS

R311.7.8.3 GRIP-SIZE. REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASP-ABILITY

NOTE: SEE R3117.8.3 FOR TYPE I AND TYPE II HANDRAILS. R311.7.8.4 EXTERIOR PLASTIC COMPOSITE HANDRAILS

PLASTIC COMPOSITE EXTERIOR HANDRALS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R507.3. R311.7.9 ILLUMINATION S SHALL BE PROVIDED WITH ILLUMINATION IN

ACCORDANCE WITH SECTION B303 7 R311.7.10 SPECIAL STAIRWAYS

AVS AND BUILKHEAD ENCLOSURE STAIRWAYS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R311.7 EXCEPT AS SPECIFIED IN SECTIONS R311.7.10.1 AND R311.7.10.2.

P311 7 10 1 SPIRAL STAIRWAYS

R311.7.10.2 BULKHEAD ENCLOSURE STARWAYS. STARWAYS SERVING BULKHEAD ENCLOSURES, NOT PART OF THE COUTSIE CRADE LEVEL TO THE MEMORY SHALL BE EN MEMORY OUTSIE CRADE LEVEL TO THE MEMORY SHALL BE ENDIT FROM THE REQUIREMENTS OF SECTIONS R311.3 AND R311.7 WHERE THE HEAD THE STARWAY IS NOT MORE THAN S FEET (DASH MANG THE GOAD CLEUE OFENING TO THE MEMORY FROM THE CRADE THE STARWAY IS NOT MORE THAN S STAIRWAY IS COVERED BY A BULKHEAD ENCLOSURE WITH HINGED DOORS OR OTHER APPROVED MEANS.

NOTE: SEE SECTION B311 7 11 THROUGH B311 7 12 2 FOR

R311.8 RAMPS

R311.8.1 MAXIMUM SLOPE. RAMPS SERVING THE EGRESS DOOR REQUIRED BY SECTION R311.2 SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3-PERCENT SLOPE). ALL OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS ORIZONTAL (12.5 PERCENT)

EXCEPTION: WHERE IT IS TECHNICALLY INFEASIBLE TO COMPLY ECAUSE OF SITE CONSTRAINTS, RAMPS SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5

R311.8.2 LANDINGS REQUIRED. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH RAMP, WHERE DOORS OPEN ONTO RAMPS, AND WHERE RAMPS CHANGE DIRECTIONS. THE WIDTH OF THE LANDING PERPENDICULAR TO THE RAMP SLOPE SHALL BE NOT LESS THAN 36 INCHES (914 MM)

R311.8.3 HANDRAILS REQUIRED. RAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF RAMPS EXCEEDING A SLOPE OF ONE UNIT VERTICAL IN 12 UNITS ONTAL (8.33-PERCENT SLOPE)

R311 8 3 1 HEIGHT K311.6.3.1 HEIGHT. HANDRAIL HEIGHT, MEASURED ABOVE THE FINISHED SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MMIAND NOT MORE THAN 38 INCHES (865 MM).

R311.8.3.2 GRIP SIZE. HANDRAILS ON RAMPS SHALL COMPLY WITH SECTION R311.7.8.3.

R311.8.3.3 CONTINUITY. HANDRALLS WHERE RECUIRED ON RAMPS SHALL BE CONTINUOU FOR THE FULL BORTH OF THE RAMP HANDRALE ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWLE POSTS OR SAFETY TERMINALS ANDRALS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 112 INCHES (38 MM) BETWEEN THE WALLAND THE HANDRALS.

SECTION R312 GUARDS AND WINDOW FALL PROTECTION

R312.1 GUARDS. GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1.1 THROUGH R312.1.4. R312.11 WHERE REQUIRED. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCUENDING STARES, RAMP'S AND LANDINGS, THAT ARE LOCATED MORE THAN 30 MOLES (722 MM) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELLOW TANY FORM TWITHIN 30 INCHES (914 MM) HORIZONTALY TO THE EDDE OF THE OPEN SIDE. INSECT SCREENING STARL NOT BE CONSIDERED AS GUARDS.

R312.1.2 HEIGHT. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT AS MEASURED

VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. NOTE: SEE SECTION 312.1.2. FOR EXCEPTIONS

R312.1.3 OPENING LIMITATIONS

PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE GUARDS SHALL NOT HAVE OPENINGS FROM THE ADDED OR CREATED IN EXISTING DWELLINGS. THE INDIVIDUAL WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS ALLOW PASSAGE OF A SPHERE 4 INCHES (102 mm) IN DIAMETER. LOCATED AS REQUIRED FOR NEW DWELLINGS

SECTION R313

SYSTEMS.

OR NEPA 13D

P314 1 GENERAL

R314.1.1 LISTINGS.

SECTION

R314.3 LOCATION

LOCATIONS:

R314.2 WHERE REQUIRED.

R314.2.1 NEW CONSTRUCTION.

INSTALLED IN TOWNHOUSES

NOTE: SEE SECTION 313.1 FOR EXCEPTION

R313.1.1 DESIGN AND INSTALLATION.

AUTOMATIC FIRE SPRINKLER SYSTEMS

313.1 TOWNHOUSE AUTOMATIC FIRE SPRINKLER SYSTEMS

AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS FOR TOWNHOUSES SHALL BE DESIGNED AND INSTALLED IN

R313.2 ONE- AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE

AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE

DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION P2904

SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314.

SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217.

LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.

COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE

SMOKE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH THIS

SMOKE ALARMS SHALL BE PROVIDED IN DWELLING UNITS.

WHERE ALTERATIONS REPAIRS OR ADDITIONS REQUIRING A

R314.2.2 ALTERATIONS, REPAIRS AND ADDITIONS.

NOTE: SEE SECTION 314.2.2 FOR EXCEPTIONS

IN FACH SLEEPING ROOM

STORY BELOW THE UPPER LEVEL.

SECTION R314.3.

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING

OUTSIDE EACH SEPARATE SLEEPING AREA IN THE

IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING

BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL

SPACES AND LININHABITABLE ATTICS. IN DWELLINGS OR DWELLING

BETWEEN THE ADJACENT LEVELS A SMOKE ALARM INSTALLED ON

LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL

SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET

BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS

WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY

UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR

THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER

(914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A

ACCORDANCE WITH SECTION P2904 OR NEPA 13D

INSTALLED IN ONE, AND TWO-EAMILY DWELLINGS

NOTE: SEE SECTION 313 2 FOR EXCEPTION

SECTION R314 SMOKE ALARMS

R313.2.1 DESIGN AND INSTALLATION

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE

NOTE: SEE SECTION 312.1.3. FOR EXCEPTIONS P312 1 4 EXTERIOR PLASTIC COMPOSITE GUARDS

PLASTIC COMPOSITE EXTERIOR GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R317.4.

R312 2 WINDOW FALL PROTECTION WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2.

P312.2.1 WINDOW SILLS

R312.2 WINDOW SILLS. IN DWELLING UNITS. WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAIA 24 INCHES (610 MM, ABOYET HE FINISHED FLOOR AND GREATER THAIN 72 INCHES (1829 MM) ADOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTENDIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE

OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.

OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090. RMATING COMPLAY WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION B31222

OPENING AREA OF THE WINDOW LINIT TO LESS THAN THE AREA

R312.2.2 WINDOW OPENING CONTROL DEVICES. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE. AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN. SHALL NOT REDUCE THE NET CLEAF

QUIRED BY SECTION R310.2.1

SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3

IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET (6096 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. 2 IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING

SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 mm) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET (1828 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE

R314.4 INTERCONNECTION. WHERE MORE THAN ONE SMOKE ALARM

IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3. THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH & MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM

NOTE: SEE SECTION 314.4 FOR EXCEPTION

R314.5 COMBINATION ALARMS. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS. R314.6 POWER SOURCE.

SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. NOTE: SEE SECTION 314.6 FOR EXCEPTIONS

R314.7 FIRE ALARM SYSTEMS FIRE ALARM SYSTEMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS AND SHALL COMPLY WITH SECTIONS R314.7.1 THROUGH R314 7 4

SECTION R315 CARBON MONOXIDE ALARMS

R315.1 GENERAL CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION R315

R315.1.1 LISTINGS. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217

R315.2 WHERE REQUIRED. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R315.2.1 AND R315.2.2.

R315.2.1 NEW CONSTRUCTION. FOR NEW CONSTRUCTION. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITIONS EXIST.

THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT

P315 2 2 ALTERATIONS REPAIRS AND ADDITIONS

WHERE ALTERATIONS, REPAIRS AND ADDITIONS. WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS. THE INDIVIDUA DWELLING UNIT SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS EXCEPTIONS:

NOTE: SEE SECTION 315.2.2. FOR EXCEPTIONS

R315.3 LOCATION.

CARBON MONOVIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM

R315.4 COMBINATION ALARMS

COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.

R315.5 POWER SOURCE. R314.3.1 INSTALLATION NEAR COOKING APPLIANCES.

CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED. SHALL RECEIVE POWER FROM A BATTERY WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER-CURRENT PROTECTION

NOTE: SEE SECTION 315.5 FOR EXCEPTIONS

R315.6 CARBON MONOXIDE DETECTION SYSTEMS.

CARBON MONOXIDE DETECTION SYSTEMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS AND SHALL COMPLY WITH SECTIONS R315.6.1 THROUGH R315.6.4.

SECTION R321 ELEVATORS AND PLATFORM LIFTS

R321.1 ELEVATORS. WHERE PROVIDED, PASSENGER ELEVATORS, LIMITED- USE AND LIMITED-APPLICATION ELEVATORS OR PRIVATE RESIDENCE ELE COMPLY WITH ASME A17.1/CSA B44.

SECTION R322 FLOOD-RESISTANT CONSTRUCTION

P322 1 GENERAL

BUILDINGS AND STRUCTURES CONSTRUCTED IN WHOLE OR IN PART IN FLOOD HAZARD AREAS. INCLUDING A OR V

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ZONES AND COASTAL & ZONES, AS ESTABLISHED IN TABLE R301.2(1), AND SUBSTANTIAL IMPROVEMENT AND RESTORATION OF SUBSTANTIAL DAMAGE OF BUILDINGS AND STRUCTURES IN FLOOD HAZARD AREAS, SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN THIS SECTION. BUILDINGS AND STRUCTURES THAT ARE LOCATED IN MORE THAN ONE FLOOD HAZARD AREA SHALL COMPLY WITH THE PROVISIONS ASSOCIATED WITH THE MOST RESTRICTIVE FLOOD HAZARD AREA. BUILDINGS AND STRUCTURES LOCATED IN WHOLE OR IN PART IN IDENTIFIED ELOODWAYS SHALL BE DESIGNED. AND CONSTRUCTED IN ACCORDANCE WITH ASCE 24

P322.1.2 STRUCTURAL SYSTEMS STRUCTURAL SYSTEMS OF BUILDINGS AND STRUCTURES SHALL

TO THE DESIGN FLOOD FLEVATION

THAT MINIMIZE FLOOD DAMAGE.

R322.1.3 FLOOD-RESISTANT CONSTRUCTION

SHALL BE THE HIGHER OF THE FOLLOWING

FOUALED OR EXCEEDED IN ANY GIVEN YEAR: OR

REFER TO SECTIONS P322 1 4 1 AND P322 1 4 2

R322 1 5 LOWEST FLOOR

SECTION

BE DESIGNED. CONNECTED AND ANCHORED TO RESIST

FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE

TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL

BUILDINGS AND STRUCTURES ERECTED IN AREAS PRONE TO

R322.1.4 ESTABLISHING THE DESIGN FLOOD ELEVATION.

FLOODING SHALL BE CONSTRUCTED BY METHODS AND PRACTICES

THE DESIGN FLOOD ELEVATION SHALL BE USED TO DEFINE FLOOD

HAZARD AREAS. AT A MINIMUM, THE DESIGN FLOOD ELEVATION

THE BASE FLOOD ELEVATION AT THE DEPTH OF PEAK

PERCENT (100-YEAR FLOOD) OR GREATER CHANCE OF BEING

THE AREA DESIGNATED ON A FLOOD HAZARD MAP ADOPTED BY

THE COMMUNITY, OR OTHERWISE LEGALLY DESIGNATED. FOR DETERMINING DESIGN FLOOD ELEVATIONS AND IMPACTS

THE LOWEST FLOOR SHALL BE THE LOWEST FLOOR OF THE

LOWEST ENCLOSED AREA. INCLUDING BASEMENT AND EXCLUDING

ANY UNFINISHED FLOOD-RESISTANT ENCLOSURE THAT IS USEABLE SOLELY FOR VEHICLE PARKING, BUILDING ACCESS OR LIMITED

STORAGE PROVIDED THAT SLICH ENCLOSURE IS NOT BUILT SO AS

TO RENDER THE BUILDING OR STRUCTURE IN VIOLATION OF THIS

ELECTRICAL SYSTEMS. ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING,

VENTILATING, AIR CONDITIONING; PLUMBING APPLIANCES AND

EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE ELEVATION

PART OF A SUBSTANTIAL IMPROVEMENT, ELECTRICAL SYSTEMS,

FOUIPMENT AND COMPONENTS: HEATING VENTILATING AIR

CONDITIONING AND PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT

SHALL MEET THE REQUIREMENTS OF THIS SECTION SYSTEMS

FIXTURES, AND EQUIPMENT AND COMPONENTS SHALL NOT BE

MOUNTED ON OR PENETRATE THROUGH WALLS INTENDED TO

R322.1.7 PROTECTION OF WATER SUPPLY AND SANITARY SEWAGE

SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF

FLOOD WATERS INTO THE SYSTEMS IN ACCORDANCE WITH THE

PLUMBING PROVISIONS OF THIS CODE, NEW AND REPLACEMENT

ACCORDANCE WITH THE PLUMBING PROVISIONS OF THIS CODE

AND CHAPTER 3 OF THE INTERNATIONAL PRIVATE SEWAGE

SANITARY SEWAGE SYSTEMS SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOODWATERS INTO SYSTEMS AND

BREAK AWAY UNDER FLOOD LOADS

DISPOSAL CODE

NOTE: SEE SECTION 322-1.6. FOR EXCEPTION

NEW AND REPLACEMENT WATER SUPPLY SYSTEMS

DISCHARGES FROM SYSTEMS INTO EL CODIWATERS IN

PLUMBING FIXTURES: DUCT SYSTEMS: AND OTHER SERVICE

REQUIRED IN SECTION R322.2 OR R322.3. IF REPLACED AS

R322.1.6 PROTECTION OF MECHANICAL, PLUMBING AND

ELEVATION OF FLOODING, INCLUDING WAVE HEIGHT, THAT HAS A 1

THE ELEVATION OF THE DESIGN FLOOD ASSOCIATED WITH

R322.1.8 FLOOD-RESISTANT MATERIALS. BUILDING MATERIALS AND INSTALLATION METHODS USED FOR

FLOORING AND INTERIOR AND EXTERIOR WALLS AND WALL COVERINGS BELOW THE ELEVATION REQUIRED IN SECTION R322.2 OR R322.3 SHALL BE FLOOD DAMAGE- RESISTANT MATERIALS THAT CONFORM TO THE PROVISIONS OF FEMA TB-2

SEE SECTION R322.2 FOR FLOOD HAZARD AREAS (INCLUDING A

P322.2.2 ENCLOSED AREA BELOW DESIGN ELOOD ELEVATION

ENCLOSED AREAS, INCLUDING CRAWL SPACES, THAT ARE BELOW THE DESIGN FLOOD ELEVATION SHALL: BE USED SOLELY FOR PARKING OF VEHICLES, BUILDING

ACCESS OR S BE PROVIDED WITH FLOOD OPENINGS THAT MEET THE IC CRITERIA AND ARE INSTALLED IN ACCO SECTION R322.2.2.1 SECTIONS 2.1 THROUGH 2.3,

-R322.2.2.1 FOR INSTALLATION OF OPENINGS. -R322.2.3 FOUNDATION DESIGN AND CONSTRUCTION -R322.2.4 TANKS.

REFER TO SECTION R322.3 FOR COASTAL HIGH-HAZARD AREAS (INCLUDING V ZONES AND COASTAL A ZONES, WHERE DESIGNATED). INCLUDING:

R322.3.1 LOCATION AND SITE PREPARATION

R322.3.2 ELEVATION REQUIREMENTS R322.3.3 FOUNDATIONS R322.3.4 WALLS BELOW DESIGN FLOOD ELEVATION R322.3.5 ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION. ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION SHALL

BEUSED SOLELY FOR PARKING OF VEHICLES. BUILDING ACCESS OR STORAGE R322.1.8 FLOOD-RESISTANT MATERIALS

BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORING AND INTERIOR AND EXTERIOR WALLS AND WALL COVERINGS BELOW THE ELEVATION REQUIRED IN SECTION R322.2 OR R322 3 SHALL BE FLOOD DAMAGE- RESISTANT MATERIALS THAT CONFORM TO THE PROVISIONS OF FEMA TB-2.

SEE SECTION R322.2 FOR FLOOD HAZARD AREAS (INCLUDING A ZONES)

R322.2.2 ENCLOSED AREA BELOW DESIGN FLOOD ELEVATION ENCLOSED AREAS, INCLUDING CRAWL SPACES, THAT ARE BELOW THE DESIGN FLOOD ELEVATION SHALL: 1. BE USED SOLELY FOR PARKING OF VEHICLES, BUILDING

ACCESS OR STORAGE. 2. BE PROVIDED WITH FLOOD OPENINGS THAT MEET THE DE PROVIDED WITH FLOOD OPENINGS THAT MEET THE FOLLOWING CRITERIA AND ARE INSTALLED IN ACCORDANCE WITH SECTION R322.2.2.1 SECTIONS 2.1 THROUGH 2.3, AS WELL AS, SECTIONS:

-R322.2.2.1 FOR INSTALLATION OF OPENINGS. -R322.2.3 FOUNDATION DESIGN AND CONSTRUCTION -R322.2.4 TANKS.

REFER TO SECTION R322.3 FOR COASTAL HIGH-HAZARD AREAS (INCLUDING V ZONES AND COASTAL A ZONES, WHERE DESIGNATED). INCLUDING:

R322.3.1 LOCATION AND SITE PREPARATION R322.3.2 ELEVATION REQUIREMENTS R322.3.3 FOUNDATIONS R322.3.4 WALLS BELOW DESIGN FLOOD ELEVATION R322.3.5 ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION. ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION SHALL BEUSED SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS

OR STORAGE R322.1.8 FLOOD-RESISTANT MATERIALS. BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORING AND INTERIOR AND EXTERIOR WALLS AND WALL COVERINGS BELOW THE ELEVATION REQUIRED IN SECTION R322.2 OR R322.3 SHALL BE FLOOD DAMAGE- RESISTANT MATERIALS THAT

CONFORM TO THE PROVISIONS OF FEMA TB-2.

SEE SECTION R322.2 FOR FLOOD HAZARD AREAS (INCLUDING A ZONES)

R322.2.2 ENCLOSED AREA BELOW DESIGN FLOOD ELEVATION D AREAS. INCLUDING CRAWL SPACES. THAT ARE BELOW THE DESIGN FLOOD FLEVATION SHALL

BE USED SOLELY FOR PARKING OF VEHICLES. BUILDING ACCESS OR STORAGE BE PROVIDED WITH ELCOD OPENINGS THAT MEET THE

SECTION R322.2.2.1 SECTIONS 2.1 THROUGH 2.3, AS WELL AS, SECTIONS

-R322.2.1 FOR INSTALLATION OF OPENINGS. -R322.2.3 FOUNDATION DESIGN AND CONSTRUCTION -R322.2.4 TANKS.

REFER TO SECTION R322.3 FOR COASTAL HIGH-HAZARD AREAS (INCLUDING V ZONES AND COASTAL & ZONES, WHERE DESIGNATED) INCLUDING

R322.3.1 LOCATION AND SITE PREPARATION R322.3.2 ELEVATION REQUIREMENTS R322.3.3 FOUNDATIONS R322.3.4 WILLS BELOW DESIGN FLOOD ELEVATION R322.3.5 ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION. ENCLOSED AREAS BELOW THE DESIGN FLOOD ELEVATION SHALL BEUSED SOLELY FOR PARKING OF VEHICLES. BUILDING ACCESS OR STORAGE

SECTION R323 STORM SHELTERS R323.1 GENERAL.

THIS SECTION APPLIES TO STOPM SHELTERS WHERE THIS SECTION APPLIES TO STORM SHELTERS WHERE CONSTRUCTED AS SEPARATE DETACHED BUILDINGS OR WHERE CONSTRUCTED AS SAFE ROOMS WITHIN BUILDINGS FOR THE PURPOSE OF PROVIDING REFLORE FROM STORMS THAT PRODUCE HIGH WINDS, SUCH AS TORNADOS AND HURRICANES. IN ADDITION TO OTHER APPLICABLE REQUIREMENTS IN THIS CODE, STORM SHELTERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ICC/NSSA-500.

SECTION R326 SWIMMING POOLS, SPAS AND HOT TUBS

R326.1 GENERAL $\langle \phi \rangle$ THE DESIGN AND CONSTRUCTION OF POOLS AND SPAS SHALL COMPLY

CHAPTER 4 :: FOUNDATIONS

SECTION R401 GENERAL

R401.2 REQUIREMENTS. FOUNDATION CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IN ACCORDANCE WITH SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING SOIL FILL SOILS THAT SUPPORT FOOTINGS AND SUPPORTING SUIL-ITLL SUILS THAT SUPPORT FOOTINGS AND FOUNDATIONS SHALL BE DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. GRAVE FILL USED AS FOOTINGS FOR WOOD AND PRECAST CONCRETE FOUNDATIONS SHALL COMPLY WITH SECTION R403.

R401.3 DRAINAGE.

SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM)

NOTE: SEE SECTION 312.1.3 FOR EXCEPTIONS

R401.4 SOIL TESTS.

WHERE QUANTIFIABLE DATA CREATED BY ACCEPTED SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE COMPRESSIBLE SHIFTING OR OTHER QUESTIONABLE SOIL CHARACTERISTICS ARE LIKELY TO BE PRESENT THE BUILDING OFFICIAL SHALL DETERMINE VHETHER TO REQUIRE A SOIL TEST TO DETERMINE THE SOIL'S HARACTERISTICS AT A PARTICULAR LOCATION. THIS TEST SHA E DONE BY AN APPROVED AGENCY USING AN APPROVED

SECTION R402 MATERIALS

R402.1 WOOD FOUNDATIONS. WOOD FOUNDATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE. R402.1.1 FASTENERS. FASTENERS USED BELOW GRADE TO ATTACH PLYWOOD TO THE EXTERIOR SIDE OF EXTERIOR ATTACH PLYWOO TO TAWLSPACE WALLS TURIOR SIDE OF EXTERIOR BASEMENT OR CAWLSPACE WALLS TURIS, OR FASTIMER'S USED IN KIELE WALL CONSTRUCTION, SHALL BE OF TYPE 340 CR 32 STATLESS STELE. FASTIMER'S USED ABOVE GRADE TO ATTACH PLYWOOD AND ALL LIMERE. TOLIMBRE. TOLIMBRE. TOLIMBRE. THOSE USED AND ALL LIMERE. TOLIMBRE. TOLIMBRE. TOLIMBRE. 304 OR 316 STAINLESS STEEL, SILICON BRONZE, COPPER. HOT-DIPPED GALVANIZED (ZINC COATED) STEEL NAILS, OR HOT-TUMBLED GALVANIZED (ZINC COATED) STEEL NAILS. ELECTRO-GALVANIZED STEEL NAILS AND GALVANIZED (ZINC COATED) STEEL STAPLES SHALL NOT BE PERMITTED

R402 1 2 WOOD TREATMENT

ALL LUMBER AND PLYWOOD SHALL BE PRESSURE-PRESERVATIVE TREATED AND DRIED AFTER TREATMENT IN ACCORDANCE WITH AWPA U1 (COMMODITY SPECIFICATION A. USE CATEGORY 4B AND SECTION 5.2). AND SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER REATMENT. THE TREATED SURFACE SHALL BE FIELD TREATED WITH COPPER NAPHTHENATE. THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2-PERCENTCOPPER METAL, BY REPEATED BRUSHING, UIPPING OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE.

R402.2 CONCRETE

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF F SC AS SHOWN IN TABLE R402.2 CONCRETE SIREMS IN OF FUSICAS SHOWN IN IABLE RADZ2 CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING AS INDICATED IN TABLE R3012(1) SHALL BE AR ENTRAINED AS SPECIFIED IN TABLE R402.2. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILCA FUME, SLAG OR BLENDED CEMENTS THAT IS INCLUDED IN CONCRETE MIXTURES FOR GARAGE FLOOR SLABS AND FOR EXTERIOR PORCHES, CARPORT SLABS AND STEPS THAT WILL BE EXPOSED TO DEICING CHEMICALS SHALL NOT EXCEED HE PERCENTAGES OF THE TOTAL WEIGHT OF CEMEN MATERIALS SPECIFIED IN SECTION 19.3.3.4 OF ACI MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTERS

19 AND 20 OF ACI 318 OR ACI 332, R402.2.1 SECTION 403 FOOTINGS

R403.1 GENERA ALL EXTERIOR WALLS SHALL BE SUPPORTED ON CONTINUOUS SOLID OR FULLY GROUTED MASONRY OR CONCRETE FOOTINGS CRUSHED STONE FOOTINGS, WOOD FOUNDATIONS, OR OTHER APPROVED STRUCTURAL SYSTEMS WHICH SHALL BE OF SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS ACCORDING SOFFICIENT DESIGN TO ACCOMMODATE ALL COMDS ACCORDING TO SECTION ROIT AND TO TRANSMIT THE RESULTING COADS TO THE SOL WITHIN THE LIMITATIONS AS DETERMINED FROM THE CHARACETER OF THE SOLF FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOLS OR ENGINEERED FILL CONCRETE FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R403 OR IN ACCORDANCE WITH ACI 332

R403.1.1 MINIMUM SIZE. THE MINIMUM WIDTH, W, AND THICKNESS, T, FOR CONCRETE FOOTINGS SHALL BE IN ACCORDANCE WITH TABLES R403.1(1) THROUGH R403.1(3) AND FIGURE R403.1(1) OR R403.1.3. AS APPLICABLE THE FOOTING WIDTH SHALL BE BASED ON THE APPLICABLE. THE FOOLING WIDTH SHALL BE BASED ON THE LOAD-BERRING VALUE OF THE SOIL IN ACCORRANCE WITH TABLE R4014.1. FOOTING PROJECTIONS, P. SHALL BE NOT LESS THAN 2 INCHES (51 MIX) AND SHALL NOT EXCEED THE THICKNESS OF THE FOOTING. FOOTING THICKNESS AND PROJECTION FOR FIREPLACES SHALL BE IN ACCORDANCE WITH SECTION R1001.2. THE SIZE OF FOOTINGS SUPPORTING PIERS AND COLUMNS SHALL BE BASED ON THE TRIBUTARY LOAD AND ALLOWABLE SOIL PRESSURE IN ACCORDANCE WITH TABLE R401.4.1.FOOTINGS FOR WOOD FOUNDATIONS SHALL BE IN ACCORDANCE WITH THE DETAILS SET FORTH IN SECTION R403.2, AND FIGURES R403.1(2) AND R403.1(3).

REFER TO THESE SECTIONS FOR THE FOLLOWING TOPICS: -R403.1.2 CONTINUOUS FOOTING IN SEISMIC DESIGN CATEGORIES PAGE 1.2 CONTINUE DO DO DA AND D2. PAGE 1.3 FOOTING AND STEM WALL REINFORCING IN SEISMIC -R403.1.3 FOOTING AND STEM WALL REINFORCING IN SEISMI DESIGN CATEGORIES D0, D1, AND D2. -R403.1.3.4 INTERIOR BEARING AND BRACED WALL PANEL FOOTINGS IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2. -R403.1.3.5 REINFORCEMENT

R403 1 4 MINIMUM DEPTH EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES

(305 MM) BELOW THE UNDISTURBED GROUND SURFACE. WHERE APPLICABLE. THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO SECTIONS R403 1.4.1 THROUGH R403142

P403 1 4 1 EPOST PROTECTION

EXCEPT WHERE OTHERWISE PROTECTED FROM FROST, FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS AND STRUCTURES SHALL BE PROTECTED FROM FROST BY ONE OR MORE OF THE FOLLOWING METHODS LISTED IN THE IRC CODE R403.1.5 SLOPE THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10-PERCENT SLOPE) FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTINGS OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTINGS WILL EXCEED ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10-PERCENT SLOPE).

R403 1.6 FOUNDATION ANCHORAGE. WOOD SILL PLATES AND WOOD WALLS SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE

FOUNDATION IN ACCORDANCE WITH THIS SECTION COLD-FORMED STEEL FRAMING SHALL BE ANCHORED DIRECTLY TO THE FOUNDATION OR FASTENED TO WOOD SILL PLATES ANCHORED TO THE FOUNDATION ANCHORAGE OF COLD-FORMED STEEL FRAMING AND SILL PLATES SUPPORTING COLD-FORME STEEL FRAMING SHALL BE IN ACCORDANCE WITH THIS SECTION SECTION R505.3.1 OR R603.3.1.

R404.1 CONCRETE AND MASONRY FOUNDATION WALLS. REFER TO SECTION 404.1 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR CONCRETE AND MASONRY FOUNDATION WALLS.

> R404.2 WOOD FOUNDATION WALLS. REFER TO SECTION 404 2 FOR EURTHER SPECIFICATIONS NOTES AND DESIGN CRITERIA FOR WOOD FOUNDATION WALLS.

FOUNDATION AND RETAINING WALLS

R404.3 WOOD SILL PLATES. WOOD SILL PLATES SHALL BE A MINIMUM OF 2-INCH BY 4-INCH (51 MM BY 102 MM) NOMINAL LUMBER. SILL PLATE ANCHORAGE SHALL BE IN ACCORDANCE WITH SECTIONS R403.1.6 AND R602.11

FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING

WHERE REQUIRED BY SECTIONS R317 AND R318

NOTE: SEE SECTION 403.1.6 FOR EXCEPTION

R403.1.6.1 FOUNDATION ANCHORAGE IN SEISMIC DESIGN

NOTE: SEE SECTION 403.1.6.1 FOR REQUIREMENTS

CATEGORIES C, DO, DI AND D2. IN ADDITION TO THE REQUIREMENTS OF SECTION R403.1.6, THE FOLLOWING REQUIREMENTS SHALL APPLY TO WOOD LIGHT-FRAME

STRUCTURES IN SEISMIC DESIGN CATEGORIES D0. D1 AND D2 AND

VOOD LIGHT-FRAME TOWNHOUSES IN SEISMIC DESIGN CAT. C

R403.1.7 FOOTINGS ON OR ADJACENT TO SLOPES. THE PLACEMENT OF BUILDINGS AND STRUCTURES ON OR ADJACENT TO SLOPES STEEPER THAN ONE UNIT VERTICAL IN

FOUNDATION AND FLOOR SLABS FOR BUILDINGS LOCATED ON

NOTE: SEE SECTION 403-1.8. FOR EXCEPTION AND EXPANSIVE

R4032 F00 INGS F00 WOOD F00 NDATIONS. F00 TINGS F00 WOOD F00 NDATIONS SHALL BE IN ACCORDANCE WITH FIGURES R403.1(2) AND R403.1(3). GRAVEL SHALL BE WASHED AND WELL GRADED. THE MAXIMUM SIZE STONE SHALL NOT

ORGANIC CLAYEY OR SILTY SOILS, SAND SHALL BE COARSE NOT

FROM ORGANIC, CLAYEY OR SILTY SOILS. CRUSHED STONE SHALL

FOR BUILDINGS WHERE THE MONTHLY MEAN TEMPERATURE OF

FOOTINGS ARE NOT REQUIRED TO EXTEND BELOW THE FROST

FOUNDATIONS PROTECTED FROM FROST IN ACCORDANCE WITH

FIGURE R403 3(1) AND TABLE R403 3(1) SHALL NOT BE LISED FOR

BASEMENTS OR CRAWL SPACES THAT ARE NOT MAINTAINED AT A

-R403.3.1 FOUNDATIONS ADJOINING FROST-PROTECTED SHALLOW

FOUNDATIONS -R403.3.2 PROTECTION OF HORIZONTAL INSULATION BELOW

R403.4 FOOTINGS FOR PRECAST CONCRETE FOUNDATIONS.

FOOTINGS FOR PRECAST CONCRETE FOUNDATIONS SHALL COMPLY WITH SECTION R403.4.

THE BUILDING IS MAINTAINED AT A MINIMUM OF 64°F (18°C).

ACCORDANCE WITH FIGURE R403.3(1) AND TABLE R403.3(1)

INHEATED SPACES SUCH AS PORCHES, UTILITY ROOMS,

MINIMUM MONTHLY MEAN TEMPERATURE OF 64°E (18°C)

REFER TO SECTION 403 FOR THE FOLLOWING AREAS:

GROUND.

PA03 3 3 DPAINAGE

SECTION 404

-R403.3.4 TERMITE PROTECTION

GARAGES AND CARPORTS, AND SHALL NOT BE ATTACHED TO

LINE WHEN PROTECTED FROM FROST BY INSULATION I

EXCEED 3/4 INCH (19.1 MM), GRAVEL SHALL BE FREE FROM

SMALLER THAN 1/16-INCH (1.6 MM) GRAINS AND SHALL BE F

R403.3 FROST-PROTECTED SHALLOW FOUNDATIONS.

THREE LINITS HORIZONTAL (33 3-DERCENT SLOPE) SHALL

CONFORM TO SECTIONS R403.1.7.1 THROUGH R403.1.7.4

EXPANSIVE SOILS SHALL BE DESIGNED IN ACCORDANCE SECTION 1808.6 OF THE INTERNATIONAL BUILDING CODE.

R403.1.8 FOUNDATIONS ON EXPANSIVE SOILS.

R403 2 FOOTINGS FOR WOOD FOUNDATIONS

HAVE A MAXIMUM SIZE OF 1/2 INCH (12.7 MM

WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES

WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC R404.4 RETAINING WALLS. RETAINING WALLS THAT ARE NOT SLARS, WOOD SOLE PLATES OF RRACED WALL PANELS AT LATERALLY SUPPORTED AT THE TOP AND THAT RETAIN IN EXCESS OF 48 INCHES (1219 MM) OF UNBALANCED FILL, OR RETAINING WALLS EXCEEDING 24 INCHES (610 MM) IN HEIGHT THAT RESIS BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2-INCHDIAMETER (12.7 MM) ANCHOR BOLTS SPACED A MAXIMUM LATERAL LOADS IN ADDITION TO SOIL. SHALL BE DESIGNED IN OF 6 FEET (1829 MM) ON CENTER OR APPROVED ANCHORS OR ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE TO ANCHOR STRAPS SPACED AS REQUIRED TO PROVIDE EQUIVALEN ENSURE STARILITY AGAINST OVERTURNING SUDING EXCESSIVE FOUNDATION PRESSURE AND WATER UPLIFT. RETAINING WALLS SHALL BE DESIGNED FOR A SAFETY FACTOR OF 1.5 AGAINST ANCHORAGE TO 1/2-INCH-DIAMETER (12.7 MM) ANCHOR BOLTS. BOLTS SHALL EXTEND A MINIMUM OF 7 INCHES (178 MM) INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY LINITS LATERAL SLIDING AND OVERTURNING. THIS SECTION SHALL NOT THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE APPLY TO FOUNDATION WALLS SUPPORTING BUILDINGS WIDTH OF THE PLATE. A NUT AND WASHER SHALL BE TIGHTENED R404.5 PRECAST CONCRETE FOUNDATION WALLS. ON EACH ANCHOR BOLT THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305 MM) OR LESS THAN SEVEN BOLT DIAMETERS

REFER TO SECTION 404.5 FOR FURTHER SPECIFICATIONS. NOTES AND DESIGN CRITERIA FOR PRECAST CONCRETE FOUNDATION WALLS

SECTION R405 FOUNDATION DRAINAGE

R405.1 CONCRETE OR MASONRY FOUNDATIONS DRAINS SHALL BE PROVIDED AROUND CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS. PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND NOT LESS THAN 1 FOOT (305 MM) BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES (152 MM) ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN ABOVE THE TOP OF THE POOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER. EXCEPT WHERE OTHERWISE RECOMMENDED BY THE DRAIN MANUFACTURER. PERFORATED DRAINS SHALL BE SURPOUNDED WITH AN APPROVED EILTER MEMBRANE OR THE FILTER MEMBRANE SHALL COVER THE WASHED GRAVEL OR CRUSHED ROCK COVERING THE DRAIN. DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2 INCHES PERFORMED MIPS SHALL BE PLACED ON A MINIMUM OF 2 INCHES (51 MM) OF WASHED GRAVEL OR CRUSHED ROCK NOT LESS THAN ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORMENT AND COVERED WITH NOT LESS THAN 6 INCHES (152 MM) OF THE SAME MATERIAL.

REFER TO SECTION 405 FOR FURTHER SPECIFICATIONS NOTES. ND DESIGN CRITERIA FOR PRECAST CONCRETE FOUNDAT WALLS

SECTION R406 FOUNDATION WATER-PROOFING AND DAMP-PROOFING

REFER TO SECTION 405 FOR FURTHER SPECIFICATIONS. NOTES AND DESIGN CRITERIA FOR WATER-PROOFING AND DAMP-PROOFING FOUNDATIONS INCLUDING THE FOLLOWING AREAS

R406.1 CONCRETE AND MASONRY FOUNDATION DAMPPROOFING. -R406.2 CONCRETE AND MASONRY FOUNDATION WATERPROOFING RANG 3 DAMPEROOFING FOR WOOD FOUNDATIONS

R406.4 PRECAST CONCRETE FOUNDATION SYSTEM

SECTION R407 COLUMNS

REFER TO SECTION 407 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR COLUMNS INCLUDING THE FOLLOWING ARFAS

B407 4 WOOD COLUMN PROTECTION -R407.1 WOOD COLUMN PROTECTION. -R407.2 STEEL COLUMN PROTECTION. -R407.3 STRUCTURAL REQUIREMENTS.

SECTION R408 UNDER-FLOOR SPACE

 $\langle \Phi \rangle$ REFER TO SECTION 408 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR UNDER-FLOOR SPACE INCLUDING THE FOLLOWING AREA:

-R408 1 VENTIL ATION R408.2 OPENINGS FOR UNDER-FLOOR VENTILATION. -R408.3 UN-VENTED CRAWL SPACE. -R408 4 ACCESS -R408.4 ACCESS. -R408.5 REMOVAL OF DEBRIS -R408.6 FINISHED GRADE. -R408.7 FLOOD RESISTANCE.

CHAPTER 5 :: FLOORS

SECTION R501 GENERAL

R501.1 APPLICATION

THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN AND CONSTRUCTION OF THE FLOORS FOR BUILDINGS, INCLUDING THE FLOORS OF ATTIC SPACES USED TO HOUSE MECHANICAL OR PLUMBING FIXTURES AND FOUIPMENT

R501.2 REQUIREMENTS.

ELCOR CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IN ACCORDANCE WITH SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING STRUCTURAL ELEMENTS

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SECTION R502 WOOD FLOOR FRAMING

R502.1 GENERAL. WOOD AND WOOD-BASED PRODUCTS USED FOR LOAD-SUPPORTING PURPOSES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THIS SECTION. SEE SECTIONS 502.1.1 THROUGH 502.1.7 FOR FURTHER SPECIFICATIONS.

R502.2 DESIGN AND CONSTRUCTION FLOORS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER, FIGURE R502.2 AND SECTIONS R317 AND R318 OR IN ACCORDANCE WITH ANSI AWC NDS. SEE SECTIONS 502.2.1 THROUGH 502.2.2 FOR FURTHER SPECIFICATIONS.

R502.3 ALLOWABLE JOIST SPANS.

NOLS ARLOWAUE SOLOT SPANE SPANS FOR FLOOR JOINT SHALL BE IN ACCORDANCE WITH TABLES R502.3.1(1) AND R502.3.1(2). FOR OTHER GRADES AND SPECIES AND FOR OTHER LOADING CONDITIONS, REFER TO THE AWC STJR. SEE SECTIONS 502.3.1 THROUGH 502.3.3 FOR FURTHER SPECIFICATIONS

R502.4 JOISTS UNDER BEARING PARTITIONS. JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE OF

ADEQUATE SIZE TO SUPPORT THE LOAD.DOUBLE JOISTS. SIZED TO ADECULATELY SUPPORT THE LOAD. THAT ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS SHALL BE FULL DEPTH SOLID BLOCKED WITH LUMBER NOT LESS THAN 2 INCHES (51 MM) IN NOMINAL THICKNESS SPACED NOT MORE THAN 4 FEET (1219 MM) ON CENTER, BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS OR PARTITIONS MORE THAN THE JOIST DEPTH UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL

R502.5 ALLOWABLE GIRDER AND HEADER SPANS. THE ALLOWABLE SPANS OF GIRDERS AND HEADERS FABRICATED

OF DIMENSION LUMBER SHALL NOT EXCEED THE VALUES SET FORTH IN TABLES R602.7(1), R602.7(2) AND R602.7(3).

R502.6 BEARING

THE ENDS OF EACH JOIST BEAM OR GIRDER SHALL HAVE NOT

LESS THAN 1 1/2 INCHES (38 MM) OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES (76 MM) ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1-INCH BY 4-INCH (25 MM BY 102 MM) RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS. THE BEARING ON MASONRY OR CONCRETE SHALL BE DIRECT, OR A SILL PLATE OF 2-INCH-MINIMUM (51 mm) NOMINAL THICKNESS SHALL BE PROVIDED UNDER THE JOIST BEAM OR GIRDER. THE SINLE DE PROVIDED UNDER THE JOIST, DEWIN OR GIRDER. THE SILL PLATE SHALL PROVIDE A MINIMUM NOMINAL BEARING AREA OF 48 SQUARE INCHES (30 865 SQUARE MM). SEE SECTIONS 502.6.1 THROUGH 502.6.2 FOR FURTHER SPECIFICATIONS.

REFER TO THE IRC FOR FURTHER INFORMATION ON THE -R502.7 LATERAL RESTRAINT AT SUPPORTS. -R502.8 CUTTING, DRILLING AND NOTCHING.

P502.9 EASTENING R502.10 FRAMING OF OPENINGS. -R502.11 WOOD TRUSSES. -R502.12 DRAFTSTOPPING REQUIRED. -R502.13 FIREBLOCKING REQUIRED

REFER TO THE IRC FOR THE FOLLOWING SECTIONS:

SECTION 503 ELOOR SHEATHING SECTION 503 PEODR SHEATHING SECTION 504 PRESSURE PRESERVATIVE TREATED WOOD FLOORS SECTION 505 COLD-FORMED STEEL FLOOR FRAMING

SECTION 506 CONCRETE FLOORS (ON GROUND)

R506.1 GENERAL. CONCRETE SLAB-ON-GROUND FLOORS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION OR ACI 332, FLOORS SHALL BE A MINIMUM 3 1/2 INCHES (89 MM) THICK (FOR EXPANSIVE SOILS, SEE SECTION R403.1.8). THE SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE SHALL BE AS SET FORTH IN SECTION R402.2

R506.2 SITE PREPARATION. THE AREA WITHIN THE FOUNDATION WALLS SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED

GRAVEL AND 8 INCHES (203 MM) FOR EAR

FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ENSURE UNIFORM SUPPORT OF THE SLAB. AND EXCEPT WHERE APPROVED. THE FILL DEPTHS SHALL NOT EXCEED 24 INCHES (610 MM) FOR CLEAN SAND

2506 2 2 BASE

A 4-INCH-THICK (102 MM) BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE, CRUSHED CONCRETE OR CRUSHED BLAST-FURNACE SLAG PASSING A 2- INCH (51 MM) SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHERE THE SLAB IS BELOW GRADE

NOTE: SEE SECTION 506.2.2. EOR EXCEPTION

P506 2 3 VAPOR RETARDER

A 6-MIL (0.006 INCH; 152 MM) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES (152 MM) SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAI AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE NO BASE COURSE EXISTS

P506 2 4 REINFORCEMENT SUPPORT

WHERE PROVIDED IN SLABS-ON-GROUND, REINFORCEMENT SHALL BE SUPPORTED TO REMAIN IN PLACE FROM THE CENTER TO UPPER ONE-THIRD OF THE SLAB FOR THE DURATION OF THE CONCRETE PLACEMENT

SECTION R507 DECKS

R507.1 DECKS.

WOOD-FRAMED DECKS SHALL BE IN ACCORDANCE WITH THIS SECTION OR SECTION R301 FOR MATERIALS AND CONDITIONS NOT PRESCRIBED HEREIN. WHERE SUPPORTED BY ATTACHMENT TO AN EXTERIOR WALL, DECKS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE AND DESIGNED FOR BOTH VERTICAL AND LATERAL LOADS. SUCH ATTACHMENT SHALL NOT BE ACCOMPLISHED BY THE USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL. WHERE POSITIVE CONNECTION TO THE PRIMARY

BUILDING STRUCTURE CANNOT BE VERIFIED DURING INSPECTION DECKS SHALL BE SELF-SUPPORTING. FOR DECKS WITH CANTILEVERD FRAMING MEMBERS CONNECTIONS TO EXTERIOR WALLS OR OTHER FRAMING MEMBERS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST UPLIFT RESULTING FROM THE FULL LIVE

LOAD SPECIFIED IN TABLE R301.5 ACTING ON THE CANTILEVERED PORTION OF THE DECK

R507.2 DECK LEDGER CONNECTION TO BAND JOIST

DECK LEDGER CONNECTIONS TO BAND JOISTS SHALL BE IN ACCORDANCE WITH THIS SECTION, TABLES R507.2 AND R507.2.1 AND FIGURES R507.2.1(1) AND R507.2.1(2), FOR OTHER GRADES. SPECIES, CONNECTION DETAILS AND LOADING CONDITIONS, DECK LEDGER CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R301. SEE SECTIONS 507.2.1 THROUGH 502.3.4 FOR ELIPTHER SPECIFICATIONS

R507.3 PLASTIC COMPOSITE DECK BOARDS, STAIR TREADS, GUARDS, OR HANDRAILS. PLASTIC COMPOSITE EXTERIOR DECK BOARDS, STAIR TREADS,

GUARDS AND HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D 7032 AND THE REQUIREMENTS OF SECTION 507.3. SEE SECTIONS 507.3.1 THROUGH 502.3.5 FOR FURTHER SPECIFICATIONS.

R507.4 DECKING.

MAXIMUM ALLOWABLE SPACING FOR JOISTS SUPPORTING DECKING SHALL BE IN ACCORDANCE WITH TABLE R507.4. WOOD DECKING SHALL BE ATTACHED TO EACH SUPPORTING MEMBER WITH NOT LESS THAN (2) 8D THREADED NAILS OR (2) NO. 8 WOOD

R507.5 DECK JOISTS. MAXIMUM ALLOWABLE SPANS FOR WOOD DECK JOISTS, AS SHOWN IN FIGURE R507.5, SHALL BE IN ACCORDANCE WITH TABLE R507.5. DECK JOISTS SHALL BE PERMITTED TO CANTILEVER NOT GREATER THAN ONE-FOURTH OF THE ACTUAL. ADJACENT JOIST SPAN.

R507.5.1 LATERAL RESTRAINT AT SUPPORTS.

JOIST ENDS AND BEARING LOCATIONS SHALL BE PROVIDED WITH LATERAL RESTRAINT TO PREVENT ROTATION. WHERE LATERAL RESTRAINT IS PROVIDED BY JOIST HANGERS OR BLOCKING BETWEEN JOISTS, THEIR DEPTH SHALL EQUAL NOT LESS THAN 60 PERCENT OF THE JOIST DEPTH. WHERE LATERAL RESTRAINT IS PROVIDED BY RIM JOISTS, THEY SHALL BE SECURED TO THE END OF EACH JOIST WITH NOT LESS THAN (3) 10D (3-INCH DE 0.128-INCH) NAILS OR (3) NO. 10 X 3-INCH (76 MM) LONG WOOD SCREWS.

R507.6 DECK BEAMS.

MAXIMUM ALLOWABLE SPANS FOR WOOD DECK BEAMS, AS SHOWN IN FIGURE R507.6, SHALL BE IN ACCORDANCE WITH TABLE R507.6. BEAM PLIES SHALL BE FASTENED WITH TWO ROWS OF 10D (3-INCH X 0.128-INCH) NAILS MINIMUM AT 16 INCHES (406 MM) ON CENTER ALONG EACH EDGE. BEAMS SHALL BE PERMITTED TO CANTILEVER AT EACH END UP TO ONE-FOURTH OF THE ACTUAL BEAM SPAN. SPLICES OF MULTI-SPAN BEAMS SHALL BE LOCATED AT INTERIOR POST LOCATIONS.

R507.7 DECK JOIST AND DECK BEAM BEARING.

R807.7 DECK JOIST AND DECK BEAM BEAKING. THE ENDS OF EACH JOIST AND BEAM SHALL HAVE NOT LESS THAN 1 1/2 INCHES (38mm) OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES (76 MM) ON CONCRETE OR MASONRY FO THE ENTIRE WIDTH OF THE BEAM. JOIST FRAMING INTO THE SIDE OF A LEDGER BOARD OR BEAM SHALL BE SUPPORTED BY

APPROVED JOIST HANGERS. JOISTS BEARING ON A BEAM SHALL BE CONNECTED TO THE BEAM TO RESIST LATERAL DISPLACEMENT.

R507 7 1 DECK POST TO DECK BEAM

R807.7.1 DECK POST TO DECK BEAM. DECK BEANS SHALL BE ATTACHED TO DECK POSTS IN ACCORDANCE WITH FIGURE R507.7.1 OR BY OTHER EQUIVALENT MEANS CAPABLE TO RESIST LATERAL DISPLACEMENT. MANUFACTURED POST-TO-BEAM CONNECTORS SHALL BE SIZED FOR THE POST AND BEAM SIZES. ALL BOLTS SHALL HAVE NOTE: SEE SECTION 507.7.1 FOR EXCEPTION

R507.8 DECK POSTS. FOR SINGLE-LEVEL WOOD-FRAMED DECKS

WITH BEAMS SIZED IN ACCORDANCE WITH TABLE R507.6, DECK POST SIZE SHALL BE IN ACCORDANCE WITH TABLE R507.8.

8507.8.1 DECK POST TO DECK FOOTING

POSTS SHALL BEAR ON FOOTINGS IN ACCORDANCE WITH SECTION R403 AND FIGURE R507.8.1. POSTS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM SUPPORT SUCH LATERAL RESTRAINT SHALL BE PROVIDED BY MANUFACTURED CONNECTORS INSTALLED IN ACCORDANCE WITH SECTION R507 AND THE MANUFACTURERS' INSTRUCTIONS OR A VINIMUM POST EMBEDMENT OF 12 INCHES (305 MM) IN ₹Ĉ SURROUNDING SOILS OR CONCRETE PIERS

CHAPTER 6 :: WALL CONSTRUCTION

SECTION R601 GENERAL

R601.1 APPLICATION. THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN AND CONSTRUCTION OF WALLS AND PARTITIONS FOR BUILDI

R601.2 REQUIREMENTS. WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL CADS INFOSED IN ACCORDANCE WITH SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING STRUCTURAL ELEMENTS.

SECTION R602 WOOD WALL FRAMING

R602.1 GENERAL. WOOD AND WOOD-BASED PRODUCTS USED FOR LOAD SUPPORTING PURPOSES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THIS SECTION. SEE SECTIONS 602.6.1 THROUGH 502.6.10 FOR UNTHER SPECIFICATIONS.

R602.2 GRADE. STUDS SHALL BE A MINIMUM NO. 3, STANDARD OR NOTE: SEE SECTION 506.2.2. FOR EXCEPTION

R602.3 DESIGN AND CONSTRUCTION EXTERIOR WALLS OF WOODFRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ISIONS OF THIS CHAPTER AND FIGURES R602.3(1) AND R602 3(2) OR IN ACCORDANCE WITH AWC NDS. COMPONENTS OF OR WALLS SHALL BE FASTENED IN ACCORDANCE WITH TABLES R602 3(1) THROUGH R602 3(4) WALL SHEATHING SHALL BE EASTENED DIRECTLY TO FRAMING MEMBERS AND WHERE PLACED ON THE EXTERIOR SIDE OF AN EXTERIOR WALL, SHALL BE CAPABLE OF RESISTING THE WIND PRESURES LISTED IN TABLE R331 22) ADJASTED FOR HEICHT AND EXPOSIZE USING TABLE R331 22) ADJASTED FOR HEICHT AND EXPOSIZE USING TABLE R331 22) ADJASTED FOR HEICHT AND EXPOSIZE USING TABLE STUDIES HALL BE CONTINUOUS FROM THE REQUIREMENTS FOR EXPOSIZE STABLE CONTINUOUS FROM THE SOLE PLATE TO A SUPPORT AT THE TOP PLATE TO RESIST LOADS PERPENDICULAR CONTINUOUS FROM THE SOLE FOUNDATION OR FLOOR. CELING OR ROOF DUMPHICAGI OR SHALL FOUNDATION OR FLOOR. CELING OR ROOF DUMPHICAGI OR SHALL PROTEINE. ON THE EXTERIOR SIDE OF AN EXTERIOR WALL SHALL BE PRACTICE.

NOTE: SEE SECTION 506.2.3 FOR EXCEPTION

SEE SECTIONS 602.3.1 THROUGH 603.3.5 FOR FURTHER

SPECIFICATIONS. REFER TO THE IRC FOR FURTHER INFORMATION ON THE FOLLOWING AREAS

R602.4 INTERIOR LOAD-BEARING WALLS.

R602.5 INTERIOR NONBEARING WALLS. R602.6 DRILLING AND NOTCHING OF STUDS. R602.9 CRIPPLE WALLS.

R602 10 WALL BRACING

R02.10 WALL BRACING. BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH THIS SECTION OR, WHEN APPLICABLE. SECTION R02.12, WHERE A BUILDING, OR PORTION THEREFOR DOES NOT COMPY WITH ONE OR MORE OF THE BRACING REQUIREMENTS IN THIS SECTION, THOSE PORTIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION R01.1.

REFER TO SECTIONS 602.10.1 THROUGH 602.10.12 FOR BRACED ALL PANELS, DESIGN AND CRITERIA

REFER TO THE IRC FOR THE FOLLOWING SECTIONS:

R703 & ELASHING

SPECIFICATIONS

FOLLOWING AREAS

WITH DRAINAGE.

WOOD FRAMING.

R802.1 GENERAL

SPECIFICATIONS

SIDING.

APPROVED CORROSION-RESISTANT FLASHING SHALL

THE BUILDING STRUCTURAL FRAMING COMPONENTS.

BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY

OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO

SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY

EXTERIOR WALLS SHALL COMPLY WITH AAMA 714 THE FLASHING

SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH.

EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT

EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE

WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR

EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN

SUBSECUENT ORAINAGE, MECHANICALLY ATTACHED ELEVIRI E

APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE

SURFACE OF THE EXTERIOR WALL FINISH OR TO THE

FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT

ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:

REFER TO THE IRC FOR FURTHER INFORMATION ON THE

-R703.5 WOOD, HARDBOARD AND WOOD STRUCTURAL PANEL

-R703.8 ANCHORED STONE AND MASONRY VENEER, GENERAL.

-R703.9 EXTERIOR INSULATION AND FINISH SYSTEM (FIES)/FIES

-R703.15 CLADDING ATTACHMENT OVER FOAM SHEATHING TO

-R703.16 CLADDING ATTACHMENT OVER FOAM SHEATHING TO

-R703.17 CLADDING ATTACHMENT OVER FOAM SHEATHING TO

CHAPTER 8 :: WOOD ROOF FRAMING

WOOD AND WOOD-BASED PRODUCTS USED FOR LOAD

SEE SECTIONS 802.1.1 THROUGH 802.1.7 FOR FURTHER

UNITS HORIZONTAL (25-PERCENT SLOPE) OR GREATER.

FASTENED IN ACCORDANCE WITH TABLE R602.3(1)

ROOF-CEILINGS SHALL BE DESIGNED AND CONSTRUCTED

IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND

FIGURES R606.11(1), R606.11(2) AND R606.11(3) OR IN ACCORDANCE WITH AWC NDS. COMPONENTS OF ROOF-CEILINGS SHALL BE

RAFTERS SHALL BE FRAMED NOT MORE THAN 1 1/2-INCHES (38 MM)

OFFSET FROM EACH OTHER TO RIDGE BOARD OR DIRECTLY

OPPOSITE FROM EACH OTHER WITH A GUSSET PLATE AS A TIE.

RIDGE BOARD SHALL BE NOT LESS THAN 1-INCH (25 MM) NOMINAI

THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE

RAFTER. AT VALLEYS AND HIPS THERE SHALL BE A VALLEY OR HIP

RAFTERNOT LESS THAN 2-INCH (51 MM) NOMINAL THICKNESS AND

SUPPORTING PURPOSES SHALL CONFORM TO THE APPLICABLE

THE FRAMING DETAILS REQUIRED IN SECTION R802 APPLY TO ROOFS HAVING A MINIMUM SLOPE OF THREE UNITS VERTICAL IN 12

ASONRY OR CONCRETE WALL CONSTRUCTION

-R703.11 VINYL SIDING. -R703.12 ADHERED MASONRY VENEER INSTALLATION

REFER TO SECTION 1.1 THROUGH 1.3 FOR FURTHER

-R703.6 WOOD SHAKES AND SHINGLES.

-R703.7 EXTERIOR PLASTER

-R703.10 FIBER CEMENT SIDING.

P703 13 INSULATED VINYL SIDING

-R703.14 POLYPROPYLENE SIDING

COLD-EORMED STEEL ERAMIN

PROVISIONS OF THIS SECTION

R802.2 DESIGN AND CONSTRUCTION.

R802.3 FRAMING DETAILS

INSTALLED AT THE FOLLOWING LOCATIONS

WITH AAMA 711. FLUID-APPLIED MEMBRANES USED AS FLASHING IN

SECTION 643 COLD-FORMED STEEL WALL FRAMING SECTION 644 WOOD STRUCTURAL PANELS SECTION 645 CARTACLEBOARD SECTION 645 CARTACLEBOARD SECTION 645 CARTACLEBOARD SECTION 645 CARTEROR CONC. WALL CONSTRUCTION SECTION 645 CARTEROR CONC. WALL CONSTRUCTION SECTION 645 STRUCTURAL INSULATED PANEL WALL CONSTRUCTURAL

SECTION 609 EXTERIOR WINDOWS AND DOORS.

R609 1 GENERAL THIS SECTION PRESCRIBES PERFORMANCE AND CONSTRUCTION REQUIREMENTS FOR EXTERIOR WINDOWS AND DOORS INSTALLED IN WALLS, WINDOWS AND DOORS SHALL BE INSTALLED AND ELASHED IN ACCORDANCE WITH THE FENESTRATION MANUFACTURER'S WRITTEN INSTRUCTIONS. WINDOW AND DOOR OPENINGS SHALL BE FLASHED IN ACCORDANCE WITH SECTION R703.4. WRITTEN INSTALLATION INSTRUCTIONS SHALL BE IDED BY THE FENESTRATION MANUFACTURER FOR EACH WINDOW OR DOOR

R609.2 PERFORMANCE, EXTERIOR WINDOWS AND DOORS SHALL BE DESIGNED TO RESIST THE DESIGN WIND LOADS SPECIFIED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH TABLE R301.2(3) OR DETERMINED IN ACCORDANCE WITH ASCE 7 USING THE ALLOWABLE STRESS DESIGN LOAD COMBINATIONS OF ASCE 7. DESIGN WIND LOADS FOR EXTERIOR GLAZING NOT PART OF A LABELED ASSEMBLY SHALL BE PERMITTED TO BE DETERMINED IN ACCORDANCE WITH CHAPTER 24 OF THE INTERNATIONAL BUILDING CODE.

R609.4 GARAGE DOORS. GARAGE DOORS SHALL BE TESTED IN ACCORDANCE WITH EITHER ASTM E 330 OR ANSI/DASMA 108, AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/DASMA 108. CHAPTER 7 :: INTERIOR COVERING

R702.1 GENERAL. INTERIOR COVERINGS OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1), TABLE R702.1(2), TABLE R702.1(3) AND TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF

SECTION R703.7.1 FOR SUPPORT AND SECTION R703.7.4 FOR SECTION R705.7.1 FOR SOPPORT AND SECTION R705.7.4 FOR ANCHORAGE, EXCEPT AN AIRSPACE IS NOT REQUIRED. INTERIOR FINISHES AND MATERIALS SHALL CONFORM TO THE FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS OF SECTION SEE SECTIONS 702.2 THROUGH 502.7 FOR FURTHER

SPECIFICATIONS SECTION R703 EXTERIOR COVERING

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EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN

SECTION R703 4 R703.2 WATER-RESISTIVE BARRIER. ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED VER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FEL OR MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES

(51 MM). WHERE JOINTS OCCUR. FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 MM) THE FELT OR OTHER APPROVED MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1. THE VATER-RESISTIVE BARRIER IS NOT REQUIRED FOR DETACHED ACCESSORY BUILDINGS

R703.3.2 FASTENERS.

EXTERIOR WALL COVERINGS SHALL BE SECURELY FASTENED WITH ALUMINUM, GALVANIZED, STAINLESS STEEL OR RUST-PREVENTATIVE COATED NAILS OR STAPLES IN ACCORDANCE WITH TABLE R703.3(1) OR WITH OTHER APPROVED CORROSION-RESISTANT FASTENERS IN ACCORDANCE WITH THE WALL COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS, NAILS AND STAPLES SHALL COMPLY WITH ASTM F 1667. NAILS SHALL BE T-HEAD, MODIFIED ROUND HEAD, OR ROUND HEAD WITH SMOOTH OR DEFORMED SHANKS. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH (11.1 MM) OUTSIDE DIAMETER AND BE MANUFACTURED OF MINIMUM 16-GAGE WIRE. WHERE FIBERBOARD, GYPSUM, OR FOAM PLASTIC SHEATHING BACKING IS USED, NAILS OR STAPLES SHALL BE DRIVEN INTO THE STUDS. WHERE WOOD OR WOOD STRUCTURAL PANEL SHEATHING IS USED, FASTENERS SHALL BE DRIVEN INTO STUDS UNLESS OTHERWISE PERMITTED TO BE DRIVEN INTO STUDS UNLESS ACCORDANCE WITH EITHER THE SIDNIG MANUFACTURER'S INSTALLATION INSTRUCTIONS OR TABLE R703.3.2.

NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT WHERE THE ROOF PITCH IS LESS THAN THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE), STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS, SUCH AS RIDGE REAMS HIPS AND VALLEYS. SHALL BE DESIGNED AS BEAMS

REFER TO THE IRC FOR FURTHER INFORMATION ON THE FOLLOWING AREAS:

R802.4 ALLOWABLE CEILING JOIST SPANS. R802.5 ALLOWABLE RAFTER SPANS R802.6 BEARING.

8802.7 CUTTING, DRILLING AND NOTCHING R802.8 LATERAL SUPPORT. R802.9 FRAMING OF OPENINGS

P802 10 WOOD TRUSSES

R802.10.1 TRUSS DESIGN DRAWINGS. TRUSS DESIGN DRAWINGS. PREPARED IN CONFORMANCE TO SECTION R802.10.1, SHALL BE PROVIDED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION. TRUSS DESIGN DRAWINGS SHALL BE PROVIDED WITH THE SHIPMENT OF TRUSSES DELIVERED TO THE JOB SITE. TRUSS DESIGN DRAWINGS SHALL INCLUDE. AT A MINIMUM. THE FOLLOWING INFORMATION

REFER TO SECTION 802 10 1 (1-12 FOR MINIMUM INFORMATION)

R802.10.2 DESIGN

WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL-PLATE-CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI 1. THE TRUSS DESIGN DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL WHERE REQUIRED BY THE STATUTES OF THE JURISDICTION IN WHICH THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION

LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS. SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR THE BUILDING AND ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE SUCH AS THE SBCA BUILDING COMPONENT SAFETY INFORMATION (BDSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD

SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL ALTERATIONS RESULTING IN THE ADDITION OF LOAD SUCH AS HVAC EQUIPMENT WATER HEATER THAT EXCEEDS THE DESIGN LOAD FOR THE TRUSS SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.

R802.11 ROOF TIE-DOWN

P802 11 1 LIDI JET RESISTANCE ROOFASSEMBLIES SHALL HAVE UPLIFT RESISTANCE IN ACCORDANCE WITH SECTIONS R802.11.1.1 AND R802.11.1.2. WHERE THE UPLIFT FORCE DOES NOT EXCEED 200 POUNDS (90.8 KG), RAFTERS AND TRUSSES SPACED NOT MORE THAN 24 INCHES (610 MM) ON CENTER SHALL BE PERMITTED TO BE ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES IN ACCORDANCE WITH TABLE R602.3(1). WHERE THE BASIC WIND SPEED DOES NOT EXCEED 115 MPH. THE WIND EXPOSURE CATEGORY IS B, THE ROOF PITCH IS 5:12 OR GREATER, AND THE ROOF SPAN IS 32 FEET (9754 MM) OR LESS, RAFTERS AND TRUSSES SPACED NOT MORE THAN 24 INCHES (610 MM) ON CENTER SHALL BE PERMITTED TO BE ATTACHED TO THEIR SUPPORTING WALLASSEMBLIES IN ACCORDANCE WITH TABLE R602.3(1).

R802.11.1.1 TRUSS UPLIFT RESISTANCE. TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF RESISTING UPLIET FORCES AS SPECIFIED ON THE TRUSS DESIGN DRAWINGS FOR THE ULTIMATE DESIGN WIND SPEED AS DETERMINED BY FIGURE R301.2(4)A AND LISTED IN TABLE R301.2(1) OR AS SHOWN ON THE CONSTRUCTION DOCUMENTS. UPLIFT FORCES SHALL BE $\langle \Phi \rangle$ PERMITTED TO BE DETERMINED AS SPECIFIED BY TABLE PRO2 11 IF APPLICABLE, OR AS DETERMINED BY ACCEPTED ENGINEERING PRACTICE

R802.11.1.2 RAFTER UPLIFT RESISTANCE.

INDIVIDUAL RAFTERS SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES AS DETERMINED BY TABLE R802.11 OR AS DETERMINED BY ACCEPTED ENGINEERING PRACTICE. CONNECTIONS FOR BEAMS USED IN A ROOF SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE

REFER TO THE IRC FOR THE FOLLOWING SECTIONS:

SECTION 803 ROOF SHEATHING CTION 804 COLD-FORMED STEEL ROOF FRAMING

SECTION 805 CEILING FINISHES

R805.1 CEILING INSTALLATION

CEILINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS FOR INTERIOR WALL FINISHES AS PROVIDED IN SECTION R702

SECTION R806

R806.2 MINIMUM VENT AREA.

THE VENT.

ASSEMBLIES.

R806.3 VENT AND INSULATION CLEARANCE

ROOF VENTILATION R806.1 VENTILATION REQUIRED. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE LINDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH

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CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTS ΔIR

SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN A

INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF

VENTILATORS IN ROOF SYSTEMS SHALL BE IN ACCORDANCE WITH

THE REQUIREMENTS OF SECTION R903. INSTALLATION OF VENTILATORS IN WALL SYSTEMS SHALL BE IN ACCORDANCE WITH

8806.5 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER

UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING

TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND

WHERE ALL THE FOLLOWING CONDITIONS ARE MET

SEE CONDITIONS 806.5 (1 THROUGH 5)

SECTION R807 ATTIC ACCESS

R807.1 ATTIC ACCESS.

FRAMING MEMBERS.

ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY

STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP

OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED

BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION

SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT

HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER

VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE

CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF

THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22

INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHERE

LOCATED IN A WALL. THE OPENING SHALL BE NOT LESS THAN 22

INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH).

UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30

INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED

VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS.

R001 1 SCOPE THE PROVISIONS OF THIS CHAPTER SHALL COVERN

THE DESIGN, MATERIALS, CONSTRUCTION AND QUALITY OF ROOF

CHAPTER 10 :: CHIMNEYS & FIREPLACES

MASONRY FIREPLACES SHALL BE CONSTRUCTED IN ACCORDANCE

WITH THIS SECTION AND THE ADDI ICABLE DROVISIONS OF

SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE

WHERE THE ACCESS IS LOCATED IN A CEILING MINIMUM

MECHANICAL FOUIPMENT IS LOCATED IN ATTICS.

SECTION R901 GENERAL

ASSEMBLIES

R1001.1 GENERAL

CHAPTERS 3 AND 4.

CHAPTER 9 :: ROOF ASSEMBLIES

OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET (2.8 M2). THE

1-INCH (25 MM) SPACE SHALL BE PROVIDED BETWEEN THE

VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH

R806.4 INSTALLATION AND WEATHER PROTECTION.

MANUFACTURER'S INSTRUCTIONS. INSTALLATION OF

THE REQUIREMENTS OF SECTION R703.1

THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. R802.10.3 BRACING. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE NOTE: SEE SECTION 806.2 FOR EXCEPTION WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION

P802 10 4 ALTERATIONS TO TRUSSES

TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED,

1211 S Walnut St Bloomington, IN 47401

Patrick Riggs

Subject: 2415 Fountain Dr. – Karst Survey Bloomington, IN

Mr. Riggs,

Hydrogeology Inc. (HGI) respectfully submits this summary report for the karst survey conducted at 2415 Fountain Dr. in Bloomington, IN (the Site, Figure 1).

1 – Overview

The Site is located at 2415 Fountain Dr. in Bloomington, Indiana and is approximately 0.6-acres (Figures 1 & 2). The purpose of this survey was to evaluate a known sinkhole at the Site. The Site currently consists primarily of woods.

2 - Geology / Physiography

The Site is in the Mitchell Plateau physiographic region, which is one of the primary karst forming areas in Indiana. The bedrock at the Site is the St. Louis Limestone (Hasenmueller, Estell, Keith, and Thompson, 2008). The St. Louis Limestone is composed primarily of thinly bedded limestone and is known for karst development.

3 – Sinkholes & Springs

Sinkholes are surface depressions that form in a variety of ways in karst areas (Figure 3). Sinkholes often have a swallow hole, which is an opening in the ground where water infiltrates. Groundwater flow in karst areas is predominantly fracture flow, meaning the bedrock itself has low permeability while the fractures in the bedrock are open conduits that allow water, soil, and other materials to travel quickly through the subsurface. Water that drains into a sinkhole can eventually discharge at a karst spring (Figure 4).

4 – Karst Desktop Review

A review of available karst resources was conducted prior to the field survey. These resources include United State Geological Survey (USGS) topographic maps, Indiana Map 2011 1-ft LIDAR, karst spring maps, and private cave databases. One sinkhole was identified at the Site based on the USGS topographic map and LIDAR data. The

Date: March 13, 2025

Contact: Jason Krothe

Phone: 812-219-0210

Email: jnkrothe@hydrogeologyinc.com

1211 S Walnut St Bloomington, IN 47401

sinkhole center is located on the property directly west of the Site (Figure 1). Using 2-ft topographic contours, the last closed contour for this sinkhole would be 862 ft. The sinkhole is also part of a larger compound sinkhole that extends across multiple properties (Figure 2). Based on 2-ft topographic contours, the last closed contour for the larger sinkhole is 866 ft.

5 – Karst Field Survey

HGI conducted a field review of the Site on January 31, 2025 (Photos in Appendix A). The proposed building footprint was inspected for the presence of karst development including soil piping and ground subsidence. No obvious signs of karst development were observed.

6 – Study Limitations

The identification of karst features at the Site was limited to surface inspection. No subsurface investigations were conducted. Undocumented karst features are possible in the subsurface.

7 – Conclusions

- 1. The proposed building is outside of the 25-ft karst setback from the last closed sinkhole contour (866 ft) and therefore no karst variance is required.
- 2. The footprint for the proposed building was inspected and no signs of karst development were observed.
- 3. Run-off from the building will drain to the adjacent sinkhole, with no impacts to existing drainage volume to the sinkhole expected.

1211 S Walnut St Bloomington, IN 47401

HGI appreciates the opportunity to provide this summary report. If you have any questions, concerns, or comments please do not hesitate to contact me directly at (812) 219-0210.

Sincerely,

Hydrogeology Inc.

Jason N. Krothe, LPG IN-2511 President



1211 S Walnut St Bloomington, IN 47401

References

Hasenmueller, W. A., Estell, C. M., Keith, B., and Thompson, T. A., 2009, Bedrock geologic map of Monroe County, Indiana: Indiana Geological Survey Miscellaneous Map 73, scale 1:48,000.

4





ic Contour

FIGURE

2







Karst Survey - 2415 Fountain Dr Appendix A



Comments: Northeast corner of building outline.

Recommended treatment: NA





Photograph Number:

4

Coordinates (UTM Meters) NA

Photograph Date: 1-31-25

Comments: Southwest corner of building outline.

Recommended treatment: NA





Comments:

Drainage running east to west through the Site. .

Recommended treatment: NA



36 Karst Survey - 2415 Fountain Dr Appendix A


hydrogeology inc.

Photograph Number: 9 Coordinates (UTM Meters) NA Photograph Date: 1-31-25 Comments: Center of the Site looking north. Center of the Site looking north. Recommended treatment: SCA

10 Coordinates (UTM Meters) NA Photograph Date: 1-31-25 Comments: Center of the Site looking west.

Photograph Number:

Recommended treatment: SCA



hydrogeology inc.

Photograph Number: 11 Coordinates (UTM Meters) NA Photograph Date: 1-31-25 Comments: West side of the Site looking east. Recommended treatment: NA



Photograph Number:

12

Coordinates (UTM Meters) NA

Photograph Date: 1-31-25

Comments: West side of the Site looking east.

Recommended treatment: NA







RENEWAL SEPTIC PERMIT

DATE PERMIT ISSUED:

SITE INFORMATION: Name of Applicant: State Parcel #:

Owner Name:

Subdivision Lot #: Number of Bedrooms:

System

Owner Address Site Address:

Patrick Riggs 53-05-31-100-018.000-005 Riggs, Patrick D Jr 2415 W Fountain Dr 2415 W Fountain DR Bloomington, IN 47404-2780 N/A N/A 2 Bedroom Capacity of the Proposed Septic 5

December 5, 2024

SEPTIC SYSTEM SPECIFICATIONS:

Septic Tank Size (gal.): Pump Tank Size (gal.): Type of Septic System: Septic Field Size (ft. x ft.): Depth of cut (in.): Min. Depth of # 23 sand (in.): Number of Pipes: Length of each Pipe (ft.): Total Linear foot of pipe: Low Vent Required: High Vent Required: Subsurface Drainage: Depth of Subsurface Drain (in.): 1000 gal Sexton Wilbert and 1500 gal Sexton Wilbert N/A subsurface, sand-lined, Presby AES 72 feet x 24 feet 10 in 6 in 5 70 feet 350 total linear feet Yes Perimeter Drain on all sides 46 in

ADDITIONAL COMMENTS:

Install according to septic site plans submitted by Lloyd Moore

DISCLAIMER By the ministerial issuance of this permit, the Monroe County Health Department does not certify the compliance of the planned residential sewage system with the applicable administrative rule of the Indiana Department of Health concerning residential onsite sewage systems. ANY DEVIATIONS FROM THIS PERMIT MUST BE PRE-APPROVED BY THE MONROE COUNTY HEALTH DEPARTMENT. Duration of Permit: Permit Expires 2 years from May 3, 2024

Staf chother

Dr. Philip Clark Brittain Monroe County Health Officer

Permit ID WW-23-296

Shian'ah Cox Senior Environmental Health Specialist

BLOOMINGTON BOARD OF ZONING APPEALS STAFF REPORT Location: 655-657 South Meadowlark Lane

CASE #: CU-09-25 / USE2025-02-0074 DATE: March 27, 2025

PETITIONER/OWNER: Marisa Arce 85 Niles Avenue Lake Forest, IL

REQUEST: Petitioner is requesting conditional use approval to allow an increase in the number of bedrooms within the existing structure of a lawfully existing "Dwelling, Duplex" in the Residential Medium Lot (R2) zoning district.

REPORT: The property comprises approximately one half acre at the northwest corner of North Meadowlark Lane and East Post Road in the Grandview Hills neighborhood. The property and all surrounding properties are located in the Residential Medium Lot (R2) zoning district. Surrounding properties contain detached single-family dwellings with a small number of vacant undeveloped lots.

The property contains one residential structure built in 1970 and designed for use as two separate dwelling units. As originally designed and constructed, each unit included two bedrooms and other living areas on the main floor above a garage and finished basement area on the lower floor. The southern unit (on the left when viewed from Meadowlark Lane) uses the address 655 North Meadowlark Lane. The northern unit (on the right) uses 657 North Meadowlark Lane. Since construction, the structure has been used continuously as two separate dwelling units, which the current Unified Development Ordinance (UDO) calls a "dwelling, duplex". Establishment of the duplex use in 1970 was lawful because a two-family house was an allowed use at this location at the time. Although establishing a new duplex use at this location has been prohibited for many of the intervening years between 1970 and now, the use was allowed to continue as a lawful nonconforming use. Since amendments to the UDO in 2021, the duplex use is allowed in the R2 zoning district by conditional use approval, and the existing units have been deemed to have conditional use approval per the UDO's transition rules.

As part of a regular inspection cycle for a rental occupancy permit, in December 2024 an inspector from the City of Bloomington Housing and Neighborhood Development (HAND) Department observed that a third basement bedroom had been added to each unit. The third bedroom in 667 had existing for at least a few years, while the third bedroom in 665 was recently constructed and not yet occupied. Adding the bedrooms changes the previous existing use which was previously allowed to continue, and requires conditional use approval for the new configuration.

Before filing a petition for conditional use approval of a duplex use in the R2 zoning district, the petitioner must hold a neighborhood meeting on the proposal. The petitioner invited members of the Grandview Hills neighborhood association to an open house at the property on February 25, 2025. Twelve people attended the open house. Because the invitation for the February open house was sent on the day of the event instead of a minimum ten days before as required by the UDO, the petitioner sent a second invitation to the neighborhood association on February 27 for another open house on March 10. Besides the host, no one attended the second open house.

CRITERIA AND FINDINGS FOR CONDITIONAL USE PERMIT

20.06.040(d)(6)(B) General Compliance Criteria: All petitions shall be subject to review and pursuant to the following criteria and shall only be approved if they comply with these criteria.

- *i.* Compliance with this UDO
- ii. Compliance with Other Applicable Regulations
- iii. Compliance with Utility, Service, and Improvement Standards
- iv. Compliance with Prior Approvals

PROPOSED FINDING: There are use-specific standards that apply to the "dwelling, duplex" within the R2 zoning district and this petition meets those standards. Neither the property owners Michael and Marisa Arce nor the HAND-registered agent Jared Taylor of Superior Management have any notices of violation on file in the Planning and Transportation Deparment. Each unit has its own separate exterior entrance facing Meadowlark Lane. The duplex structure was constructed in the same era and with a similar deisgn style as the other houses on Meadowlark Lane. Consequently, the roof pitch, front porch width and depth, front building setback and vehicle parking access for the duplex dwelling are similar in general shape, size, and design with the majority of other single-family or duplex structures on the same block face. The duplex structure contains six bedrooms total, which does not exceed the maximum of six. The property has maintained a HAND rental occupancy permit since at least 1999 and is in the process of renewing the permit for another cycle. The duplex will use existing approved utility connections. There are no known prior approvals for this site.

20.06.040(d)(6)(C) Additional Criteria Applicable to Conditional Uses

i. Consistency with Comprehensive Plan and Other Applicable Plans The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other applicable adopted plans and policies.

PROPOSED FINDING: This proposal is consistent with the goals of the Comprehensive Plan. The Comprehensive Plan identifies this area as the "Neighborhood Residential" land use category. The Comprehensive Plan states that Neighborhood Residential areas contain a mixture of densities, housing types and a curvilinear street network of local low traffic volume streets. This property is located on a dead-end street that is shared by a few single-family houses. The Comprehensive Plan provides guidance for land development in the Neighborhood Residential areas, including that "redevelopment or rehabilitation of existing structures, or new infill development of single lots or developments less than one acre, should complement the context of surround land uses." The proposal uses an existing residential structure that is already a complementary part of the existing context. Comprehensive Plan Policy 5.3.1 encourages opportunities for infill and redevelopment across Bloomington with consideration for increased residential densities, complementary design, and underutilized housing types such as accessory dwelling units and duplexes. This location is served by existing services and utilities.

ii. Provides Adequate Public Services and Facilities

Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, streets, potable water, sewer, stormwater management structures, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

PROPOSED FINDING: The site has existing utility connections and no issues have been identified.

iii. Minimizes or Mitigates Adverse Impacts

- 1. The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.
- 2. The proposed development shall not cause significant adverse impacts on surrounding properties nor create a nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights.
- 3. The hours of operation, outside lighting, and trash and waste collection must not pose a hazard, hardship, or nuisance to the neighborhood.
- 4. The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.

PROPOSED FINDING: There are no natural, scenic, or historic features that will be impacted. No significant adverse impacts are expected from the addition of two bedrooms within the existing duplex structure. No changes to outside lighting or to trash and waste collection are expected. The petitioner has offered multiple occasions to meet with interested parties to discuss and address any concerns about the project. The petitioner invited members of the Grandview Hills neighborhood association to neighborhood meetings in the form of open houses at the property on February 25 and March 10, 2025.

iv. Rational Phasing Plan

If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements.

PROPOSED FINDING: No phasing is proposed.

RECOMMENDATION: Based upon the written findings above, the Department recommends that the Board of Zoning Appeals adopt the proposed findings and approve CU-09-25 / USE2025-02-0074 with the following condition:

1. This conditional use approval is limited to the exterior design and interior floor plans shown and discussed in the packet.





655-657 N Meadowla#k Lane

Context Aerial



Created: 3/18/2025

Petition to grant Continuous use.

Subject Matter I Jared Taylor on behalf of Michael & Marisa Arce petition the Board of Zoning to grant Continuous use for a third bedroom in a duplex that has been grandfathered into a R2 zone.

655 and 657 N Meadowlark Ln Bloomington IN 47408 was grandfathered into a R2 zoned area. 657 unit has 3 bedrooms we are petitioning to make the 655 unit 3 bedrooms as well. This would make the duplex 3 bedrooms per unit.

Jared Taylor 4614 S Victor Pike Bloomington, IN 47403

Jared Taylor 2/27/2025



East Elevation (Front)



South Elevation (Side)



West Elevation (Rear)





View from northwest: North Elevation (Side) and part of West Elevation (Rear)



Downstairs (third) bedroom in the left unit (655 North Meadowlark Lane)



DOWN Stairs





Re: Open house at 655 N Meadowlark tonight at 5pm - Tuesday 2/25

Anna Hungerfield Greene <annahungerfield@gmail.com> Cc: Jared Taylor <taylor.r.jared@gmail.com>, gabriel.holbrow@bloomington.in.gov

Wed, Feb 26, 2025 at 9:31 AM

54

Hello, Jared and Gabriel,

I'm a resident of GHNA and I was not able to make it for the open house but I approve of retaining the 3rd bedroom.

~Anna

[Quoted text hidden] [Quoted text hidden]

Groups.io Links:

You receive all messages sent to this group.

View/Reply Online (#2009) | Reply to Group | Reply to Sender | Mute This Topic | New Topic Your Subscription | Contact Group Owner | Unsubscribe [annahungerfield@gmail.com]

BLOOMINGTON BOARD OF ZONING APPEALS STAFF REPORT Location: 300 E. 6th Street

CASE #: V-11-25 VAR2025-03-0065 DATE: March 27, 2025

PETITIONER:	David Hays 8301 S. Anne Avenue, Bloomington, IN
CONSULTANTS:	Doug Bruce 1101 S. Walnut Street, Bloomington

REQUEST: Variance from use specific standards to allow ground floor dwelling units within 20' of the first floor façade within the Mixed-Use Downtown in the Downtown Core Overlay (MD-DCO).

BACKGROUND: The Board of Zoning Appeals heard case #V-24-23 from this petitioner for the same request on August 24, 2023 and denied the petition. The petitioner has slightly modified the request to create an interior wall that is 1.5' from the east (front) wall along Morton Street to separate the units from the street by creating a void space, however the location of the units and overall petition is the same. There have not been any changes to the overall property or adjacent streetscape since the previous petition was denied.

The Board of Zoning Appeals Rules and Procedures states that-

No zoning petition which has been disapproved by the Board shall again be placed on the docket for hearing within a period of 6 months from the date of the Board's original disapproval, except upon the motion of a member adopted by the unanimous vote of all members present at a regular or special meeting. In all cases involving a rehearing of a zoning petition previously disapproved by the Board, the Board may require the petitioner to demonstrate a material change in circumstances.

The decision on whether or not there has been a material change should be based on whether or not there has been a material change in circumstances or facts which induced the prior denial.

Although the proposed floor plan has changed slightly, it is as the Board's discretion if they feel the proposed change is a "material change in circumstances" and wants to rehear this petition. The Department does not believe that this slight change is a material change in circumstances regarding the proposal or the property itself. The Board should vote on whether or not to rehear this petition since it was previously denied.

REPORT: The 9,583 sq. ft. property is located at the northwest corner of N Morton St. and W 6th St. and is zoned Commercial Downtown (CD), within the Downtown Core Overlay (DCO) district. Surrounding land uses include mixed-use buildings to the north and south, a commercial use to the west, and mixed-use and the Morton Street Garage to the east. The B-Line Trail runs along the property's west property line. The current structure is designated as a contributing local historic structure.

The property has been developed with a one-story, mixed-use building on the south portion of the site and a two-story, residential building on the north portion of the site that was constructed in 2019 (SP-28-19) with 16 units. The building on the south portion of the site has been developed with 2 ground floor units at the northwest corner of the building and a commercial space on the south side of the building. A building permit (CZC-2023-0266) was approved to remodel the commercial space for a new dentist office.

The petitioner is requesting a variance from the use specific standards to allow a portion of the existing space to be converted into 2 ground floor dwelling units. No changes to the exterior of the building are proposed and the units would be accessed from an interior hallway and door on the north side of the building. The modified site plan shows the creation of a 1.5' deep dead space between the front of the building and the proposed apartments. The creation of this void space is not deemed an improvement as it further creates an inactive ground floor pedestrian experience and streetscape. In addition, this space is shown to be used for signage, however there is no commercial use that occupies the space adjacent to the signage and therefore no signage would be allowed in this space.

Section 20.03.030(b)(5)(D)(ii) states that in the MD zoning district, each dwelling unit located on the ground floor shall be located at least 20 feet behind each building façade facing a public street. The proposed residential units would be within 20' of the front façade of the building and therefore requires a variance.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE 20.06.080(b)(3)(E) Standards for Granting Variances from Development Standards:

A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

PROPOSED FINDING: The granting of the variance will not be injurious to the public health, safety, morals, or general welfare of the community. There will be no impact to the overall safety in the design of the building with the granting of this variance.

2) The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.

PROPOSED FINDING: While no direct adverse impacts to the use and value of surrounding properties as a result of the requested variance are found, the presence of the ground floor unit does detract from the overall pedestrian experience that was desired by the UDO with the requirement that residences be located 20' behind the façade. The intent of this regulation is to create active, nonresidential space along the portions of a building immediately adjacent to the sidewalk and pedestrian area. The location of a residence immediately adjacent to the sidewalk does not provide the desired pedestrian experience

within the Downtown that is desired by the UDO and adopted policies.

3) The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.

PROPOSED FINDING: The Department does not find that the strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property as the ground floor of the building, including this location, has always had commercial space and met all of the requirements of the UDO. There do not appear to be any practical difficulties that are peculiar to the property in question that prevent a nonresidential use from occupying this space. In addition, the petitioner previously applied for a permit to remodel the ground floor for a new commercial tenant and excluded this proposed space from that plan for the proposed new units. There is space within the building that new residences could be added and meet the 20' setback requirement from the front facade as required.

RECOMMENDATION: The Department recommends that the Board of Zoning Appeals adopt the proposed findings and deny V-11-25.









Planning and Transportation Department



For use as map information only, information is NOT warranted.



William J. Beggs Partner Direct: 812-245-6015 wjbeggs@lawbr.com

February 26, 2025

Eric Greulich Senior Zoning Planner City of Bloomington Planning & Transportation Department 401 N. Morton Street, Suite 130 Bloomington, IN 47404 Via email to: greulice@bloomington.in.gov

Re: Petitioner's Statement Our Client: Smith & Hays Properties, LLC "Hays Market Building" 6th Street & Morton Street Property Address: 300 West Sixth Street Zone: Mixed-Use Downtown, Downtown Core Overlay (MD-DCO) Request: Partial Relief From 20 foot Building Façade Requirement

Dear Mr. Greulich:

Please accept this Petitioner's Statement in connection with the variance request being sought by Smith & Hays Properties, LLC. The subject property is known as the "Hays Market Building" and is designated historic. That designation is critical to the request being sought in this variance. In general, Petitioner seeks to convert space located on the ground floor in the northeast area of the building into two separate dwelling units. One would be a studio apartment and the other would be a one-bedroom apartment.

You will recall that this property was the subject of a request for variance identified as Case No. V-24-23 where a different request was denied. In light of that result and information learned through that hearing, the Petitioner has substantially modified the request for variance to satisfy the stated concerns.

We believe that the UDO section from which relief is sought is 20.03.030(b)(5)(D)(ii), which requires that "...each dwelling unit located on the ground floor shall be located at least 20 feet behind each building façade facing a public street."

The 2023 Variance Request sought relief from the entire 20-foot setback requirement. The present request seeks relief only as to approximately 15 feet when the definition of "façade" is applied because of the presence of exterior canopies. (See 20.07.010 definition of "façade").

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211 South College Ave | PO Box 910 | Bloomington, IN 47402 | Phone 812.332.9295 | Fax 812.331.8808

No changes to the exterior of the historic Hays Market Building are proposed except installation of an operable window at the north end of the building, within the locked courtyard. That window cannot be seen from Morton Street so, effectively, no change to the appearance is proposed.

Much of the ground floor of this property is presently occupied by a dental office. The back (west) of the building is bordered by the B-Line Trail and the rear façade is approximately six (6) feet from the edge of the trail. The "front" of the building faces Madison Street.

The primary concern raised in 2023 that has been solved in the current Petition concerns the "overall pedestrian experience" along Madison Street. In order to guard against there being some unpleasant visual experience by those walking or driving along Madison Street, Petitioner proposes installation of an interior wall that will be positioned approximately three feet inside each apartment unit. The purposes of the wall are to (a) protect the "overall pedestrian experience" by causing the appearance of the building to be similar to its south side and other commercial properties in the immediate area, and (b) to eliminate the need for a variance as to the entire 20foot setback requirement. In 2023, Petitioner's request was for a variance from the entire 20 foot setback requirement. This petition seeks a variance of approximately 15 feet instead.

For passers-by, the view into these buildings would be of anticipated commercial advertisements and marketing materials rather than any residential characteristics, thus protecting the "overall pedestrian experience." Because the building is designated historic, there will be no change to the openings or other appearance along Madison Street. Whether this variance request is granted or not, there will be no new doorways installed on the exterior of the building. In other words, the Morton Street side of the building will look the same even if the request is granted.

With respect to the elements that the BZA will consider, the Petitioner states the following.

First, granting this variance will not be injurious to the public health, safety, morals, and general welfare of the community. There will be no impact to public health and safety if the subject space is occupied by residential tenants as opposed to hoped-for commercial tenants, which Petitioner has been unable to secure. To the contrary, allowing for occupancy of the subject space will serve the general welfare of the community by adding to the vibrancy of the street and eliminating yet more idle ground floor commercial space downtown.

Second, the use and value of the area adjacent to the site will not be affected in a substantially adverse manner if this Petition is granted. There is clearly an overabundance of commercial space available within mere feet of this site. The property at the north end of this block is commercial and has been vacant since its construction in what we believe was approximately 2019. In fact, that building's ground floor commercial space has never been finished or occupied. Imposing the setback requirement on the Hays Market building will only serve to perpetuate Bloomington's now-characteristic unoccupied ground floor commercial space, both in the immediate vicinity and beyond. Also, there are already multiple residential units within two blocks of the Hays Market building, further supporting the fact these two additional residential units would pose no adverse impact to the use and value of the area adjacent to the Hays Market building.



Third, strict application of the terms of the UDO has, and will continue to, result in practical difficulties in the use of this property; the practical difficulties are peculiar to the property; and the variance sought will relieve those practical difficulties. The Hays Market building's peculiarities include its historic designation, its location on the B-Line Trail, its longtime entrance door at the southeast corner of the building that remains today, and its mechanical service location along the rear (west) of the building. The historic designation means that no new openings or significant changes can be made to the exterior of the building without permission by the Commission. The rear of the property being located on the B-Line Trail is another peculiarity because the building's mechanical service is located there along with restroom space. Those would have to be situated on the Morton Street side of the building otherwise. Requiring Petitioner to locate residential tenants along the B-Line would simply transfer concerns about "overall pedestrian experience" to the B-Line, which sees more pedestrian traffic than this stretch of Morton, instead. The present request relieves that peculiarity altogether and would allow Petitioner to finally put the space to use, albeit still at a loss to Petitioner due to the decreased available square footage. Finally, the relief being sought is not for the entire 20-foot setback but, instead, seeks to place the residential units approximately five (5) feet from the front facade.

While Petitioner believes that the proposed modification will satisfy the concerns imposed by UDO Section 20.03.030(b)(5)(D)(ii), it would frankly prefer not to construct the new wall along the east side of the two proposed apartments and receive a variance as to the entire twenty (20) feet. If the BZA were willing to grant Petitioner's variance request without that wall, Petitioner would be grateful. If the BZA is not so inclined then Petitioner respectfully requests approval of this revised variance request.

Sincerely yours,

William J. Beggs

WJB/khj













CASE #: V-12-25 VAR-2025-03-0066 DATE: March 27, 2025

PETITIONER:	Don Cowden Foundation, Inc. PO Box 2177, Bloomington, IN
CONSULTANTS:	Kimley-Horn 500 E 96 th Street, Indianapolis, IN

REQUEST: Variance from parking maximums, parking setback to allow parking between the building and the street, entrance and drive standards to allow drive aisles between a building and the street, maximum impervious surface coverage, minimum landscape area, and Loading, Service, and Refuse standards to allow a refuse area to be located in the front to allow for a new "Restaurant" use in the Mixed-Use Corridor (MC) zoning district.

REPORT: This 1.18 acre site comprises two properties located at 2500 and 2506 W. 3rd Street and is zoned Mixed-Use Corridor (MC). The overall proposal includes two properties located within the City and one parcel that is located in the Monroe County Planning jurisdiction. The property located within the County is not a component of this petition. Surrounding land uses include a commercial office to the west, an automobile detailing business to the east, a mobile home park to the north, and commercial businesses to the south. There are no known regulated environmental features on this property. Adjacent properties to the south, west, and east are zoned Mixed-Use Corridor (MC), and the property to the north that is within the City Planning jurisdiction is Residential Multifamily (RM). Since the property to the north of this site (within the City Planning jurisdiction) is zoned Residential Multifamily (RM), a Type 2 buffer yard is required along the north property line abutting that property and has been shown.

The site has been developed with a restaurant use and multi-tenant center along with associated surface parking areas for each use. The petitioner is proposing to remove both structures and parking areas to develop the site with a new "restaurant" use for a Chick Fil A restaurant. The proposed site plan would remove two existing drivecuts on 3rd Street and the site would be accessed by one drivecut on Kimble Drive. The drivecut would be located on the parcel that is in the Monroe County Planning jurisdiction. The site plan has placed two, approximately 400' long drive-thru lanes along the Kimble Road frontage that wrap around the site. The proposed building is located in the southwest corner of the property. The location of the building and lengthy drive thru lanes has created the need for several variances. Parking would be provided through 39 parking spaces on the portions of the site located in the City, including four ADA accessible spaces. An additional parking area for 21 spaces is proposed on the lot that is in the Monroe County Planning jurisdiction. A new 10' wide concrete sidewalk and 8' tree plot are required along 3rd Street and have been shown. A 6' wide concrete sidewalk and 5' tree plot are required along Kimble Drive and has been partially shown. Full compliance with all required pedestrian facilities and tree plot, as well as all other required improvements, will be reviewed with the site plan.

The petitioner is requesting the following variances as part of the proposed site plan-

Parking maximum- For a restaurant use, the UDO allows a maximum of 10 parking spaces per 1,000 square feet of indoor seating area plus 5 spaces per 1,000 square feet of outdoor seating area. There will be 1,120 square feet of interior seating area which would have a parking maximum of 11 spaces and 800 square feet of outdoor seating area with a parking maximum of 4 spaces. The total maximum number of spaces that would be allowed is 15 parking spaces. The proposed seating area would accommodate 74 customers in fixed seats and there are expected to be between 10-13 employees per shift. The petitioner is requesting a variance from the maximum 15 spaces that would be allowed by the UDO to allow 39 parking spaces. The 39 spaces does not include the additional parking area proposed to be provided on the portion of the site in the County. The petitioner has submitted a parking study from other Chick Fil A locations to support their request. The Department finds that the request for 39 parking spaces is consistent with the data provided in the parking study that demonstrates a need for more than the 15 spaces that would be allowed by the UDO. The proposed site plan shows 20 of the parking spaces constructed of permeable pavers, however since there are 24 spaces that exceed the maximum allowed, the UDO requires all parking spaces over the maximum to be constructed of permeable pavers and an additional 14 spaces are required to be permeable. A condition of approval to that effect has been included.

Front parking setback- The UDO requires parking spaces to be located 20' behind the front of a building. As a result of the building being at the southwest corner of the property, the proposed site plan shows several areas of parking spaces that do not meet that 20' setback requirement and are located between the building and Kimble Drive and within the front building setback. The petitioner is requesting a variance from the required 20' front parking setback to allow these spaces.

Entrance and Drive (Parallel drive between building and street)- The UDO [Section 20.04.050(c)(2)(A)(i)(1)] prohibits the placement of an entrance or drive closer to a street than an existing or proposed building running less than 45 degrees parallel to the street right-of-way. As mentioned, as a result of the proposed building being located at the southwest corner of the property the proposed site plan shows two drive-thru lanes as well as drive aisles that are between the building and the Kimble Drive and therefore requires a variance.

Maximum impervious surface coverage- Within the Mixed-Use Corridor (MC) zoning district the maximum impervious surface coverage allowance is 60%. The proposed site plan shows impervious surface coverage of 67.4% and the petitioner is therefore requesting a variance to allow that deviation. However, if the additional parking spaces over the maximum are constructed of permeable pavers as required by the UDO, the proposed site plan would meet the maximum impervious surface coverage requirements.

Minimum landscape area- Within the Mixed-Use Corridor (MC) zoning district the UDO requires a minimum 40% landscape area. The proposed site plan shows 32.5% landscape area and therefore requires a variance. The use of permeable pavers is not excluded from the minimum landscape area requirement.

Loading, Service, and Refuse standards. The UDO [Section 20.04.080(m)(3)(A)] states that outdoor loading, service, and refuse areas shall be integrated into the building design if possible or

shall be located where they are not visible from public open space, public trails, public streets, or from adjacent properties, to the maximum extent practicable. The proposed refuse area and dumpster on the site plan is located immediately adjacent to the drive thru lanes along the Kimble Drive frontage and will be highly visible from the adjacent public street. Given the large size of the property, the proposed location of the dumpster area has not been placed in a location to minimize visibility and requires a variance.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE 20.06.080(b)(3)(E) Standards for Granting Variances from Development Standards:

A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

PROPOSED FINDING:

Maximum Parking Number: The granting of the variance to allow for additional parking spaces is not expected to be injurious to the public health, safety, morals, or general welfare of the community. The number of parking spaces allowed by the UDO would not allow for adequate parking for this use as documented in the submitted parking study, number of employees, and seating capacity of the dining area.

Front Parking Setback: The granting of the variance to allow parking and drive-thru lanes within the parking setback and between the building and the street will be injurious to the public health, safety, morals, or general welfare of the community. The Unified Development Ordinance and Comprehensive Plan both were written and adopted to accomplish a building forward design throughout the City to place buildings along a street to minimize the emphasis on vehicles in site design, to promote a walkable community by improving the pedestrian experiences along sidewalks, and appropriately guide overall community aesthetics by locating parking and drive-thru lanes behind a building. The placement of two lengthy drive-thru lanes and parking as the predominant features on the property does not match the adopted policies or regulatory documents of the community.

Entrance and Drive: The granting of the variance to allow the drive-thru lanes and drive aisles between the building and the street would be injurious to the public health, safety, morals, or general welfare of the community as the placement of these lanes between the building and Kimble Drive requires pedestrian access from Kimble Drive to navigate through interior sidewalks. As mentioned, the standards of the UDO that prohibit drive-thru lanes and aisles between a building and the street were written to increase pedestrian accessibility and safety through direct access to a building from adjacent streets and promote site design that benefits the general welfare of the community by creating a pedestrian oriented streetscape with parking and vehicles not being the predominant visual aspect.

Maximum Impervious Surface coverage: The granting of the approval to allow the site to exceed the allowed impervious surface coverage is not expected to be injurious to the public health, safety, morals, or general welfare of the community as long as all other requirements including landscaping and stormwater management are met. If all parking spaces over the maximum 15 parking spaces allowed are constructed of permeable pavers, then this site would be in compliance with the UDO.

Minimum Landscape area: The granting of the approval to allow a reduced landscape area of 32.5% rather than the required 40% is not expected to be injurious to the public health, safety, morals, or general welfare of the community. The proposed site plan is able to meet all landscaping requirements. However, compliance with City of Bloomington Utilities Department requirements for stormwater detention and water quality standards have not been submitted for CBU to review yet.

Loading, Service, and Refuse: The granting of the approval to allow refuse and dumpster area along the front of the site is not expected to be injurious to the public health, safety, morals, or general welfare of the community.

2) The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.

PROPOSED FINDING:

Maximum Parking Number: No adverse impacts to the use and value of surrounding properties as a result of the requested variance to have more parking spaces are found. The granting of this variance would allow an appropriate number of parking spaces to be provided on this property to serve this use and could therefore reduce potential impacts on adjacent properties by being able to serve the parking needs of this use on the property.

Front Parking Setback: No adverse impacts to the use and value of surrounding properties as a result of variance to have drive thru lanes and aisles between the building and Kimble Drive are found. However, the location of the drive thru lanes as the predominant visual feature on the property does detract from the overall appearance of this property along a main commercial corridor.

Maximum Impervious Surface Coverage: No substantially adverse impacts to the use and value of the area adjacent to the property are found as a result of the request to exceed the maximum impervious surface coverage. Again, this would be mitigated further by the requirement to have all parking spaces over the maximum constructed of permeable pavers as required.

Minimum Landscape Area: No adverse impacts to the use and value of the area adjacent to the property are found from the granting of the variance to allow 32.5% landscape area rather than the required 40% as the proposed landscape area is an improvement over the current 20% landscape area and therefore improves the view of the property from adjacent

properties.

Loading, Service, and Refuse: Negative adverse impacts to the use and value of the area adjacent to the property are found from the granting of the variance to allow the refuse and dumpster area along the front in that this creates a negative appearance from the streetscape. This detracts from the overall view of the property from the public space and could negatively impact property values in the area.

3) The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.

PROPOSED FINDING:

Maximum Parking Area: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property in that limiting the number of parking spaces would create a practical difficulty in the use of this property since the number of spaces allowed by the UDO would not adequately serve this use. The practical difficulties are peculiar to the property in question in that this specific use has a demonstrated need that greatly exceeds the allowed number of spaces. The petitioner has demonstrated through a submitted parking study that shows a need for more parking spaces that what is typical for a general restaurant. The granting of the variance will relieve these difficulties by allowing an appropriate number of spaces for this specific use.

Front Parking Setback: The strict application of the terms of the Unified Development Ordinance will not result in practical difficulties in the use of the property. The standards regarding the location of parking drive aisles and drive thru lanes do not place any practical difficulties in the use of this property as there are a wide range of uses that the property could be developed with and without the need for lengthy drive thru lanes. There are no practical difficulties that are peculiar to the property in question that prevent the property from being developed with a wide range of uses allowed in this zoning district. The property is over one acre in size, is not irregular in size or shape, does not have any environmental constraints, and has previously been developed with commercial businesses. The desire to have two, substantially long drive-thru lanes and their location is self-imposed and is not a factor of the property specifically.

Maximum Impervious Surface Coverage: The strict application of the terms of the Unified Development Ordinance will not result in practical difficulties in the use of the property in that compliance with this standard since the petitioner can construct parking spaces out of permeable pavers and be in compliance with the UDO. There do not appear to be any practical difficulties that are peculiar to the property in question that prevent parking spaces from being constructed of permeable pavers or further adjustments to the site plan to be in compliance. The property is over one acre in size and does not present any peculiar conditions that prevent the site from being developed according to the maximum impervious
surface coverage standards.

Minimum Landscape Area: The strict application of the terms of the Unified Development Ordinance will not result in practical difficulties in the use of the property. The property is over one acre in size, has been previously developed with commercial uses, and can be developed with a range of uses and meet the minimum landscape area requirements. There do not appear to be any practical difficulties that are peculiar to the property in question that prevent the property from being developed without the granting of this variance. The challenges from meeting this standard arise from a desire to have two, very lengthy, drive thru lanes which is a self imposed hardship and not a result of an inherent condition that is peculiar to this property.

Loading, Service, and Refuse: The strict application of the terms of the Unified Development Ordinance will not result in practical difficulties in the use of the property. As mentioned previously, the property is over one acre in size and provides plenty of space to place the dumpster and refuse areas in locations that are not highly visible from the public streets. There are no practical difficulties that are peculiar to the property in question that prevent the dumpster and refuse areas from being placed elsewhere on the site and not require them to be placed along the Kimble Drive frontage.

RECOMMENDATION: The Department recommends that the Board of Zoning Appeals adopt the proposed findings and approve the variance for maximum parking spaces and deny all other requested variances with the following conditions:

- 1. This variance approves 39 parking spaces for this use at this location only.
- 2. All parking spaces over the 15 maximum allowed must be constructed of permeable pavers.
- 3. Site plan approval is required prior to issuance of any permits.







Created: 3/21/2025 Map By:



Planning and Transportation Department



Created: 3/21/2025 Map By:

For use as map information only, information is NOT warranted.

Kimley **»Horn**

March 3, 2025

City of Bloomington 401 N Morton St Bloomington, IN 47404

Re:

Chick fil A Bloomington Development Standard Variance Request 2500 West 3rd Street Bloomington, IN

Dear BZA Member,

On behalf of Chick fil A, we respectfully request the acceptance of the attached Development Standards Variance Application and supporting documents for the development of the proposed Chick fil A restaurant.

Project Narrative:

Chick fil A is proposing to develop approximately 1.63 acres into a restaurant with drive-thru located at 2500 West 3rd Street. The project area consists of three parcels, two of which are in the city limits of Bloomington. The two parcels within city limits are currently developed as a restaurant and a multitenant commercial building. Both parcels are zoned as Mixed-Use Corridor. The third parcel that is within Monroe County jurisdiction is presently undeveloped. Please refer to the site plan provided as a part of this petition for a depiction of the proposed improvements.

Development standards variances are being requested for three standards; 1) relief from the maximum parking count requirement. 2) allowing the drive-thru to be between the primary building structure and the secondary right of way frontage. 3) relief from the maximum impervious coverage requirement. The details regarding the specifics of the variance requests and justifications are provided below.

#1 – Maximum Parking Allowance

We respectfully request variance from : <u>Bloomington Indiana Unified Development Ordinance, 20.04.060</u> <u>Parking and Loading, Table 4-10 Maximum Vehicle Parking Allowance for a "Restaurant"</u>

The petitioner requests to be permitted to develop the site with additional parking spaces that exceed the defined maximum allowable (as stated above). The proposed Chick fil A would provide approximately 1,120SF of interior seating space and 800 SF of outdoor seating. Per the UDO, a restaurant use is allowed to provide 10 spaces for every 1,000SF of interior seating space and 5 parking spaces for every 500SF of outdoor seating space. Per these ratios the proposed Chick fil A would be permitted to provide 19 parking spaces. We are requesting that the proposed Chick fil A be permitted to provide thirty-nine parking spaces for their employees and customers on the city parcels.

There are several key reasons why we believe the proposed increase in the permissible parking is necessary. The typical employee shift for a Chick fil A is ten to thirteen employees. This is higher than a typical quick service restaurant because of Chick fil A's unique drive-thru model, which allows customers to place their order face to face with Chick fil A staff. Accounting for the employees and the overlap in shift change along with the parking spaces that are required to be reserved for ADA parking and the several parking spaces that will be reserved for mobile order pickup exceeds the number of parking spaces permissible according to the UDO. The approximately 1,120 SF of indoor seating space accommodates twenty-four tables. An additional five tables will be located outside. In order to provide

adequate parking options for Chick fil A customers, parking spaces in excess of the permitted 19 spaces must be provided. Lastly, the location of the proposed store is along a section of 3rd Street that is fronted by freestanding commercial developments and is less than a quarter mile from the I-69 and 3rd Street interchange. These types of traditional interchange type developments do not have the walk-in traffic that a more urban restaurant would have thus increasing the number of cars entering and exiting the site. Also, given the site's proximity to I-69, it is likely that this restaurant will be visited by not only locals but also those traveling along I-69.

Chick fil A typically likes to provide seventy to eighty parking spaces for their new restaurants. This proposed project has 39 parking spaces proposed. A parking study has been completed to demonstrate the need for these additional parking spaces. Three existing Indiana restaurants were analyzed as a part of the study. In summary, the parking study demonstrates that the peak parking demand on a weekend for these sites is approximately 60 vehicles. Please refer to the provided parking study for additional details. An additional 21 parking spaces are being provided on the county parcel.

Development Standards Variance Criteria:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

The variance will not be injurious to the public health, safety, morals, and general welfare of the community because the additional parking spaces will provide enough spots to safely accommodate the public. Without the additional parking, traffic may create a safety hazard to the traveling public. Additionally, the adjacent properties may be adversely impacted by the additional traffic if customers use their parking as overflow.

2. The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner:

Without additional parking there may be overflow traffic, which would create an adverse impact to the adjacent properties. The variance will reduce the potential for vehicles backing up into Kimble Drive. The parking spaces that are over the allotted value will be permeable pavers to assist in reducing the drainage impacts of the additional parking areas.

3. The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties:

Given the property's proximity to the interstate, it would not be practical to meet the high parking demands required for this use with the strict application of the code. A Chick fil A close to an interstate sees not only local customers, but also those traveling through Bloomington along I-69. The proximity to the interstate and being along a major east/west corridor attracts a higher number of commuters which results in higher peak volumes. This further amplifies the need for additional parking during the peak hours. The requested additional parking will reduce the potential traffic issues along Kimble Drive, overflow onto adjacent properties, and also alleviate the pressure on the drive-thru.

#2 – Maximum Impervious Surface Coverage

We respectfully request variance from : <u>Bloomington Indiana Unified Development Ordinance</u>, 20.04.020 <u>Dimensional Standards</u>, <u>Table 4-3 Mixed-Use District Dimensional Standards – Impervious Surface</u> <u>Coverage (Maximum)</u>

The Bloomington UDO allows for Mixed Use Corridor development to have a maximum imperious coverage of 60% of the lot and inversely requires 40% of the development to be landscape area. The current site plan proposes 67.4% impervious coverage on the city parcels. This difference is larger due in part to the first variance request for additional parking spaces. The 67.4% impervious calculation does not take into consideration the effect of the parking spaces that are proposed to be permeable pavers. If those twenty parking spaces were not included in the impervious calculation, then the proposed ratio would be 60.9% impervious coverage. Additionally, the existing city parcels have a total 80% impervious coverage, so the proposed development would be a significant reduction from the existing condition.

Development Standards Variance Criteria:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

The variance will not be injurious to the public health, safety, morals, and general welfare of the community because the stormwater quantity management and stormwater quality requirements for the site will still be met and the additional impervious area requested will be offset with permeable pavers.

2. The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner:

The proposed impervious coverage area will be significantly reduced from the existing condition. Therefore, this will be a positive impact on the surrounding area.

3. The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties:

This is a redevelopment site with the unique constraint of being partially in the city jurisdiction and partially in the county. Because the City of Bloomington is not accepting new annexation requests, we cannot combine the three existing parcels and optimize the proposed layout for the site. This creates inefficiencies in the parking lot layout that requires to additional impervious area. As such, this request is unique to this particular property. The approval of this variance will allow the site to be developed in such a way that does not require a variance for the parking lot encroaching the setbacks between the city parcels and the county parcel.

#3 – Minimum Landscape Area

We respectfully request variance from : <u>Bloomington Indiana Unified Development Ordinance, 20.04.020</u> <u>Dimensional Standards, Table 4-3 Mixed-Use District Dimensional Standards – Landscape Area</u> (<u>Minimum</u>)

This is a complimentary request to variance request #2 since the standards are the inverse of one another.

Development Standards Variance Criteria:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

The variance will not be injurious to the public health, safety, morals, and general welfare of the community because the stormwater quantity management and stormwater quality requirements for the site will still be met and the additional impervious area requested will be offset with permeable pavers.

2. The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner:

The proposed impervious coverage area will be significantly reduced from the existing condition. Therefore, this will be a positive impact on the surrounding area.

3. The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties:

This is a redevelopment site with the unique constraint of being partially in the city jurisdiction and partially in the county. Because the City of Bloomington is not accepting new annexation requests, we cannot combine the three existing parcels and optimize the proposed layout for the site. This creates inefficiencies in the parking lot layout that requires to additional impervious area. As such, this request is unique to this particular property. The approval of this variance will allow the site to be developed in such a way that does not require a variance for the parking lot encroaching the setbacks between the city parcels and the county parcel.

#4 – Drive-thru and Parking Between the Primary Structure and Right of Way

We respectfully request variance from : <u>Bloomington Indiana Unified Development Ordinance</u>, 20.04.020 <u>Dimensional Standards</u>, <u>Table 4-3 Mixed-Use District Dimensional Standards – Front Parking Setback</u> (<u>Minimum</u>)

The UDO states that the front parking setback is twenty feet behind the primary structure's front building wall. Since this parcel is a corner lot, we are requesting that the drive-thru and parking lot be permitted between the primary structure and the secondary right of way (Kimble Drive). This property is in the northwest corner of an intersection. Since the drive-thru must be oriented to have the drive side window facing the building, the building must be oriented in the southwest corner of the site. The proposed drive-thru configuration is not Chick fil A's preferred configuration. However, this was the only layout that would allow the building to be located as close as possible to the 3rd Street right of way per the intent of the code. As a part of this layout, the two existing curb cuts along 3rd Street will be removed and all access to the proposed site will be from Kimble Drive.

Development Standards Variance Criteria:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

The variance will not be injurious to the public health, safety, morals, and general welfare of the community because the primary building will still be located along the primary right of way (3rd Street) and the proposed layout creates a more efficient flow of traffic around the site.

2. The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner:

The proposed variance will not negatively impact adjacent properties, which in this case is the

surrounding right of way. The proposed layout creates a better flow of traffic through the drive-thru and parking lot, which is beneficial to the surrounding properties so that traffic congestion coming into and out the Chick fil A is minimized.

3. The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties:

The variance request is unique to this property because it is a corner lot, specifically in the northwest corner of an intersection. The proposed layout is similar to that of the existing Chick fil A at 3020 East 3rd Street, but since the existing restaurant is in the southwest corner of an intersection it was able to be oriented in such a way that it would not require a variance.

#5 – Drive-thru and Parking Between the Primary Structure and Right of Way

We respectfully request variance from : <u>Bloomington Indiana Unified Development Ordinance</u>, 20.04.080-(m) Screening-(3) Loading, Service, and Refuse Areas-(A) – Location of Dumpster Enclosure

The UDO states that "Outdoor loading, service, and refuse areas shall be integrated into the building design if possible or shall be located where they are not visible from public open space, public trails, public streets, or from adjacent properties, to the maximum extent practicable." Since this parcel is a corner lot, we are requesting that the dumpster enclosure be permitted between the primary structure and the secondary right of way (Kimble Drive).

Development Standards Variance Criteria:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

The variance will not be injurious to the public health, safety, morals, and general welfare of the community because the primary building will still be located along the primary right of way (3rd Street) and the proposed layout creates a more efficient flow of traffic around the site. The dumpster enclosure is not positioned in such a way that it would impact drive site lines. Additionally, the proposed dumpster enclosure design exceeds the provisions set forth in the UDO for when an enclosure is visible from the right of way or adjacent properties.

2. The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner:

The proposed dumpster enclosure design exceeds the provisions set forth in the UDO for when an enclosure is visible from the right of way or adjacent properties. The enclosure will have a brick veneer that matches the façade of the primary building and will have landscaping around the three sides of the enclosure that the gate is not located on.

3. The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties:

The code states the enclosure shall be located where it is not visible from public open space, public trails, public streets, or from adjacent properties. Given that this is a corner lot and just over an acre and a half in size, it would not be possible for an enclosure to not be seen from some vantage point. The proposed enclosure design will meet the provisions set forth in the same section of code.

#6 – Drive-thru Canopy Setback

We respectfully request variance from : <u>Bloomington Indiana Unified Development Ordinance</u>, 20.04.020 <u>Dimensional Standards</u>, <u>Table 4-3 Mixed-Use District Dimensional Standards – Front Setback</u> (<u>Minimum</u>)

The UDO requires a 15' minimum front setback for this zoning. Chick fil A is requesting to reduce this setback to 1.5' for the order point canopy for the drive-thru along the Kimble Drive frontage. The order point canopy is a critical component to Chick fil A's drive-thru operations since they have employees taking customer orders face to face at this location. As exemplified in the previous variance justifications, the site layout is being proposed in this manner so that it maximizes the available parking and drive-thru storage that will be needed for the restaurant while still working towards meeting the design intent of the UDO. The majority of the canopy will be setback from the right of way 7'. There is a jog in the Kimble Drive right of way as it approaches 3rd Street that further restricts the proposed setback.

Development Standards Variance Criteria:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

The proposed canopy is set back approximately 60' from the 3rd Street right of way so there will not be any restriction of driver sight lines as they approach the intersection. The canopy is an open sided structure and therefore does not create the same aesthetic as a fully enclosed structure.

2. The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner:

The variance does not influence any adjacent private property. As previously mentioned, the canopy is positioned in such a way that it does not negatively impact users, whether it be pedestrian or vehicular, in the right of way.

3. The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties:

The variance request is unique to this property because it is a corner lot, specifically in the northwest corner of an intersection. The proposed layout is similar to that of the existing Chick fil A at 3020 East 3rd Street, but since the existing restaurant is in the southwest corner of an intersection it was able to be oriented in such a way that it would not require a variance. The side setback requirement for this zoning is 7', which the proposed layout would meet if it were not for it's positioning as a corner lot and the jog in the right of way line.

#7 – Driveway Separation

We respectfully request variance from : <u>Bloomington Indiana Unified Development Ordinance, Chapter</u> <u>20-.04.050-(c)-(2)-(E)-ii-1-[b] – Separation of Driveways</u>

The UDO requires a minimum of 50' of separation between driveways. The proposed layout has approximately 5' of separation from the residential driveway of the adjacent property to the north. The position of the proposed driveway was placed as far north as possible to maximize the separation from the signalized intersection and to maximize the length of the proposed drive-thru queuing. This location is a byproduct of prioritizing the building and drive-thru orientation to meet the intent of the UDO. It should be noted that the proposed driveway is within the county limits and that the Driveway Permit will be issued by Monroe County.

Development Standards Variance Criteria:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

The proposed adjacent, existing driveway is for a single-family residence. As such, the traffic generation from that driveway is minimal. Competing traffic generally the concern with having multiple driveways in close proximity. Additionally Kimble Drive is not a through street as it continues north and as such does not see relatively high volumes of traffic.

2. The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner:

Maximizing the separation from the traffic signal will be beneficial to the traffic operations in the area.

3. The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties:

This is a redevelopment site with the unique constraint of being partially in the city jurisdiction and partially in the county. Because the City of Bloomington is not accepting new annexation requests, we cannot combine the three existing parcels and optimize the proposed layout for the site. The intent of the UDO dictated that our primary building be located in the southwest corner of the site, which forces our drive-thru to be in the southeast corner. The proposed driveway positioning best meets the needs of the user and reduces the chances of traffic congestion in the public right of way.

Thank you for your time and consideration of this request. Please contact me at (317) 218-9566 or <u>Mike.Timko@Kimley-Horn.com</u> should you have any questions

Sincerely, Kimley-Horn and Associates, Inc. Mike J. Timko, PE

Kimley **»Horn**

February 27, 2025

City of Bloomington 401 N Morton St Bloomington, IN 47404

Re:

Chick fil A Bloomington Development Standard Variance Request Parking Study Memorandum 2500 West 3rd Street Bloomington, IN

Dear BZA Member,

On behalf of Chick fil A, we have submitted a petition requesting several development standards variances for the proposed development at 2500 West 3rd Street. The proposed variance allows for 39 parking spaces on the city parcels while the unified development ordinance restricts the maximum number of parking spaces to 19 spaces based on the proposed seating areas.

As a supplement to the justification provided in the Petitioner's Statement, we are providing this memorandum as further justification for the need for the requested number of parking spaces. This study analyzed three existing Chick fil A locations. The following sites were analyzed:

- 3020 E 3rd St, Bloomington, IN 47401
- 5240 E Southport Rd, Indianapolis, IN 46237
- 3675 S US Hwy 41, Terre Haute, IN 47802

These sites were selected based on their proximity to the proposed site as well as their proximity to an interstate for the Indianapolis and Terre Haute sites.

Temporary cameras were installed in the parking lots of the three sites on February 6th and February 8th, 2025. The video footage was used to capture the number of vehicles parked in each of the lots during the peak dining hours (10am -2pm and 4pm-8pm). The footage intentionally captured both a typical weekday and a typical weekend.

Below is a summary of the peak number of vehicles present at the difference locations at the lunch and dinner hours. As can be seen during the weekend lunch hour of the Indianapolis location, the parking count reaches 60 vehicles, which is the proposed total of spaces proposed for the new restaurant.

Time of Day	Typical Weekday (Thursday 2/6/25)			Typical Weekend (Saturday 2/8/25)		
	Bloomington	Indianapolis	Terre Haute	Bloomington	Indianapolis	Terre Haute
10:00 AM	12	30	24	16	39	21
11:00 AM	16	41	16	22	35	17
12:00 PM	13	48	33	15	60	34
1:00 PM	17	45	36	15	54	36
2:00 PM	18	45	24	23	46	34
4:00 PM	16	39	11	22	38	25
5:00 PM	19	41	19	17	40	26
6:00 PM	23	47	19	16	42	21
7:00 PM	15	36	19	20	31	25
8:00 PM	17	34	17	15	31	17

It important to take into consideration that this study was completed during the winter months. Customers are more inclined to utilize the drive-thru and mobile ordering in the winter months in the Midwest as opposed to parking and leaving their vehicle. Because of this, we would consider the parking counts provided relatively low compared to the peak counts during the warmer months of the year.

Thank you for your time and consideration of this request. Please contact me at (317) 218-9566 or <u>Mike.Timko@Kimley-Horn.com</u> should you have any questions

Sincerely, Kimley-Horn and Associates, Inc. Mike J. Timko, PE











