

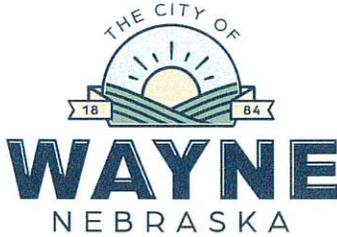
CITY OF WAYNE



Building Permit Packet

NOTE: Plan review and permit issuance may take up to 10 (ten) working days.

Last Updated July ~ 2021



NOTICE OF RECEIPT

I/We, _____, do hereby certify to the following:

- I/We have received, read, and examined the NOTICE TO CONTRACTORS packet, including the Building Permit Deposit Fee information, and do hereby understand what is required for submission of a building permit application.
- I/We, further agree that no portion of the proposed structure covered by this building permit will be occupied until a final inspection has been conducted by the City of Wayne Building Inspection Department, and an occupancy certificate issued.
- I/We, further acknowledge that I/we have received a copy of Article 13 State Highways, specifically sections 39-1311 through 39-1311.05, as it relates to the Highway 35 Expressway project. (May or may not be applicable to your specific project.)
- I/We further acknowledge that up to ten (10) working days may be required for plan review and permit issuance.
- I/We further acknowledge that the plans will only be reviewed once the following has been submitted:
 - Building Permit Application
 - Full Set of Plans, Including a Site Plan
 - Engineer's Stamp, if applicable
 - Plan Review by State Fire Marshal, if applicable
- I/We further acknowledge that inspections will only be conducted once the building permit has been issued and paid for.
- I/We further acknowledge that by Municipal Code silt protection will be required on the downhill side of any lot (Commercial or Residential) prior to a footing inspection being conducted. City Code prohibits property owners from allowing dirt to run across any public sidewalk or street.

Owner

Date

Contractor

Date



BUILDING PERMIT DEPOSIT FEE INFORMATION

On November 5, 2019 the Wayne City Council approved Resolution No. 2019-66, which amended the deposit fee for building permits and a penalty for obtaining no building permit.

The amended deposits became effective November 5, 2019 with the following:

1. Building Permit Cash Deposit:
 - a. On a project valued at \$100,000 or less \$500.00
 - b. On a project valued over \$100,001 \$1,000.00
2. The cash deposit shall be forfeited to the City if the contractor fails to call the Building Official to request the required inspections as noted on the building permit card.
3. Upon forfeiture of the building permit cash deposit, a new cash deposit of the same amount shall be required before construction can continue.
4. The building permit cash deposit shall not be waived.
5. The cash deposit shall be returned to the owner or contractor as stated on the building permit application within ten (10) business days after issuance of the Certificate of Occupancy.

The following became effective immediately upon passage of Resolution No. 2007-86 (the original resolution which established the deposits): the penalty for no building permit shall be two times the building permit fee.

Further, any building permit plans submitted, the initial review of the plans shall be at no cost. Any subsequent plan review (for changes, additions, revisions) shall be subject to a non-refundable charge of \$35 for the first hour of review and \$25 per hour thereafter, plus any expenses incurred.



NOTICE TO CONTRACTORS

This office will no longer conduct a string line / batter board inspection prior to excavation, unless otherwise noted by the Building Official.

This office will not conduct an inspection unless the Building Permit card is posted at the construction site or made available at the time of inspection (for both Residential and Commercial).

No rough-in inspections will be conducted on any commercial projects until plans for such project have been reviewed and approved by the State Fire Marshal and a rough-in inspection conducted and signed off by the respective entities (State Fire Marshal and/or State Electrical Inspector).

Further, this office will not conduct a final inspection until the State Electrical and/or State Fire Marshal's office has signed off on the Building Permit card in their respective places.

Please note that stated on the Building Permit is the following:

"Approved plans MUST be retained on the job and this card KEPT POSTED until final inspection has been made."

If you, as the contractor, will not be available at the time of inspection, please notify this office where the Building Permit card can be found, for signature of approval or disapproval.

The City of Wayne is currently using the 2018 International Building Code, 2018 International Residential Code for One- and Two-Family Dwellings, 2018 International Plumbing Code, 2018 International Mechanical Code, 2018 International Property Maintenance Code, 2018 International Energy Conservation Code, and 2017 National Electrical Code.

Should you have any questions, please contact the Building Inspection Department at 375-1733.

Minimum Plan Submittal Requirements

Residential Construction

Revised ~ August 2021

Coversheet:

1. ___ Project identification.
2. ___ Project address and location map.
3. ___ All design professionals identified, including but not limited to, contractor, electrician, plumber

Site Plan: (Required for new structures or additions or reuse of structures under use or special permit, etc. approvals)

1. ___ Proposed new structure.
2. ___ Existing buildings and other structures.
3. ___ Property lines with distances to streets, easements, setbacks, and building location.
4. ___ Streets, easements and setbacks.
5. ___ Water, sewer, electrical.
6. ___ North Arrow.
7. ___ Scale.
8. ___ Curb cut information, if applicable

Floor Plan: (Must be drawn to scale, preferably 1/4" or 1/2")

1. ___ All floors, including basement.
2. ___ All rooms, currently/proposed use of each, room dimensions and room names, including room area
3. ___ Location of structural elements and openings.
4. ___ Doors and windows; location, size swing, hardware.
5. ___ Decks or porches, including stairs to ground elevation.
5. ___ Fire assemblies, separations.
6. ___ Identify new/existing walls, call out construction of new walls.
7. ___ Stairways, including rise, run, and overhead clearances
8. ___ Location of smoke detectors, all levels

Foundation Plan (please see the packet):**

1. ___ All footings and foundations.
2. ___ Size, location, thickness, materials, strengths, reinforcing.
3. ___ Imbedded anchoring.
4. ___ Foundation drain
5. ___ Radon System

Framing Plans Roof Framing Plans:

1. ___ All floor, roof, and ceiling structural members.
 - a. ___ Material size, spacing, grade and species (if available).
 - b. ___ Methods of attachment
 - c. ___ Hurricane clips
 - d. ___ Design roof truss / rafter, including girder truss systems calculation sheet
2. ___ Attic / soffit ventilation areas for both
3. ___ Design floor truss, I-joist or laminated joist systems calculation sheet
4. ___ Fire wall separation, if required (Two-family or greater)

Building Sections & Wall Sections (please see the packet):**

1. ___ Show materials of construction.
2. ___ Fire rated assemblies, if required
3. ___ Dimensions

Final Checklist:

1. ___ Kitchen Layout
2. ___ Mechanical System
3. ___ Plumbing System
4. ___ Electrical System
5. ___ Structural Calculations
6. ___ Detail Drawings of trusses
7. ___ Notification to Diggers Hotline
8. ___ Plans MUST Be Prepared & Sealed by the Registered Architect and Engineer of Record, if applicable
9. ___ Energy Conservation Standards shall be followed as stated in the packet, if applicable to the project.

****NOTE:** Please see the building permit packet for example drawings. Feel free to use these drawings if they apply to your project.

COMMERCIAL PLAN REVIEW CODE CHECKLIST

Revised ~ August 2021

ZONING:

Classification _____
Is use allowed _____
Future highway right-of-way _____
Front yard setback _____
Rear yard setback _____
Required parking count _____
Parking lot lighting _____
Airport noise _____
Airport sound district _____
Historic district _____
Open space requirements _____
Signage/awning/canopy _____

Abutting zoning districts _____
Special permit _____
Building line district _____
Side yard setback _____
Maximum height allowed _____
Parking count actually provided _____
Parking lot paving _____
Airport zoning _____
Capital environs _____
Lot area _____
Flood plain _____

BUILDING CODE:

Occupancy type(s) _____
Type of fire sprinkler system _____
Fire alarm system _____
Actual number of stories _____
Actual height _____
Exterior wall protection _____
Parapets _____
Rated assemblies per construction type _____
Allowable area increases:
 Open Space _____
 Sides _____
 % _____
Fire sprinkler increase _____
 300% single story / 200% multi-story
Basement area _____
Upper floor(s) area _____
Area separation wall(s) _____
First floor occupant load _____
Total building occupant load _____

Construction type _____
Occupancy separations _____
Stand pipe _____
Number of stories allowed _____
Maximum height allowed _____
Opening protection in exterior walls _____
Projections beyond exterior walls _____
Basic allowable floor area _____
Allowable area per floor _____
Multilevel increase _____
Total allowable building floor area _____
Check allowable floor area if mixed occupancies _____

First floor area _____
Total area (excluding basement) _____
Basement occupant load _____
Upper floor occupant load _____

Exits:
Required number _____
Travel distance _____
Adjoining rooms _____
Property line _____
Exit sign _____
Corridor width _____
Rated corridor doors _____
Dead-end corridors _____

Required width _____
Exit separation _____
Door swing _____
Hardware _____
Exit illumination _____
Rated corridors _____
Corridor HVAC fire/smoke dampers _____

Stairs:

Required number _____
Space under stairs _____
Headroom _____
Guardrails _____
Distance between landings _____
Ramps _____

Rated enclosure _____
Rise/Run _____
Handrails _____
Landing size _____
Stair to roof _____

Miscellaneous:

Interior finish _____
Usable space under first floor _____
Fire stop assemblies _____
Roof covering _____
Light & Ventilation _____
Insulation _____
Foam plastics _____
Boiler separation _____
Americans w/Disabilities Act _____
Safety glazing (fire rated) _____
Shaft ratings _____
Special occupancy requirements _____

Treated sills _____
Attic access _____
Draft stops _____
Roof drainage _____
Smoke detection _____
Smoke vents _____
Fire assembly numbers _____
Toilet fixture count (per plumbing code) _____
Architect/Engineer seals _____
Fire and/or smoke dampers _____
Projections beyond property line _____

*Energy Conservation Standards, if applicable, shall be followed as stated in the packet.

Energy conservation standards. Minimum requirements are as follows:

- (a) Ceiling: R-60 insulation.
- (b) Frame walls: R-20 (combined R-value of wall elements).
 - (1) Exterior wall cavities of conditioned spaces shall be filled to a minimum of 98% capacity with insulation.
- (c) Slab edge (on-grade): R-10 insulation, from top of slab to 42" below finished grade.
- (d) Floors (over unheated spaces): R-38 insulation.
- (e) Finished basement walls: R-18 (Combined R-value of wall elements).
- (f) Crawl spaces: R-10 insulation. Shall be a conditioned space. Floor shall be covered with not less than three (3) inches of concrete.
- (g) Windows: Minimum of double-glazed and maximum U-factor of .30.
- (h) Doors:
 - (1) Sliding glass: Double-glazed, maximum U-value of .30.
 - (2) Swinging: Maximum U-value of .35 based on testing prior to installation of glazing.
- (i) Weather-stripping/caulking: Whatever is necessary to minimize infiltration.
- (j) HVAC equipment.
 - (1) Heat pumps – Heating mode:
 - a. COP=2.5/1.5 (air source).
 - b. COP=2.5 (water source).
 - (2) Boilers and furnaces: Combustion efficiency equals eighty-two (82) percent.
 - (3) Air Conditioners/heat pumps – Cooling: SEER minimum rating 15.0.
 - (4) Controls: Each system controlled by thermostat; heating system capable of setback to fifty-five (55) Fahrenheit; cooling system capable of setup to eighty-five (85) Fahrenheit.
 - (5) All duct work shall be located within the conditioned envelope of the dwelling. Duct work within an attic shall be considered to be in a conditioned space when,
 - a. Immediately adjacent to conditioned living spaces, and

b. Remaining surfaces are covered by not less than R-60 insulation.

Joints in duct work shall be sealed as required by HVAC equipment manufacturer.

- (k) Insulate exterior of foundation of slab-on-grade heated structures or provide a thermal break between floor and exterior foundation.
- (l) When proposed rehabilitation of a structure exceeds 50% of assessed value, the structure shall meet or exceed all energy code requirements adopted by the City of Wayne.
- (m) Radon venting shall not be located within walls that are required to be insulated unless minimum R-values can be achieved.
- (n) A minimum R-value of R-44 shall be maintained above all exterior wall plates of conditioned spaces.

Deviations from above requirements require approval of the code official.

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. 1. The *dwelling unit* contains a fuel-fired *appliance*. 2. The *dwelling unit* has an attached garage with an opening that communicates with the dwelling unit.

R315.2.2 Alterations, repairs and additions. Where *alterations, repairs* or *additions* requiring a permit occur, the individual *dwelling unit* shall be equipped with carbon monoxide alarms located as required for new *dwellings*.

Exceptions:

1. Work involving the exterior surfaces of *dwellings*, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck. 2. Installation, alteration or repairs of plumbing or mechanical systems.

R315.3 Location. Carbon monoxide 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 Interconnectivity. Where more than one carbon monoxide alarm is required to be installed within an individual *dwelling unit* in accordance with Section R315.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual *dwelling unit*. Physical interconnection of carbon monoxide alarms shall not be required where *listed* wireless alarms are installed and all alarms sound upon activation of one alarm.

Exception: Interconnection of carbon monoxide alarms in existing areas shall not be required where *alterations* or *repairs* do not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an *attic*, crawl space or basement available that could provide access for interconnection without the removal of interior finishes.

R315.6 Power source. 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 overcurrent protection.

Exceptions:

1. Carbon monoxide alarms shall be permitted to be battery operated where installed in buildings without commercial power.
2. Carbon monoxide alarms installed in accordance with Section R315.2.2 shall be permitted to be battery powered.

R315.7 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 R315.7.1 through R315.7.4.

R315.7.1 General. Household carbon monoxide detection systems shall comply with NFPA 720. Carbon monoxide detectors shall be *listed* in accordance with UL 2075.

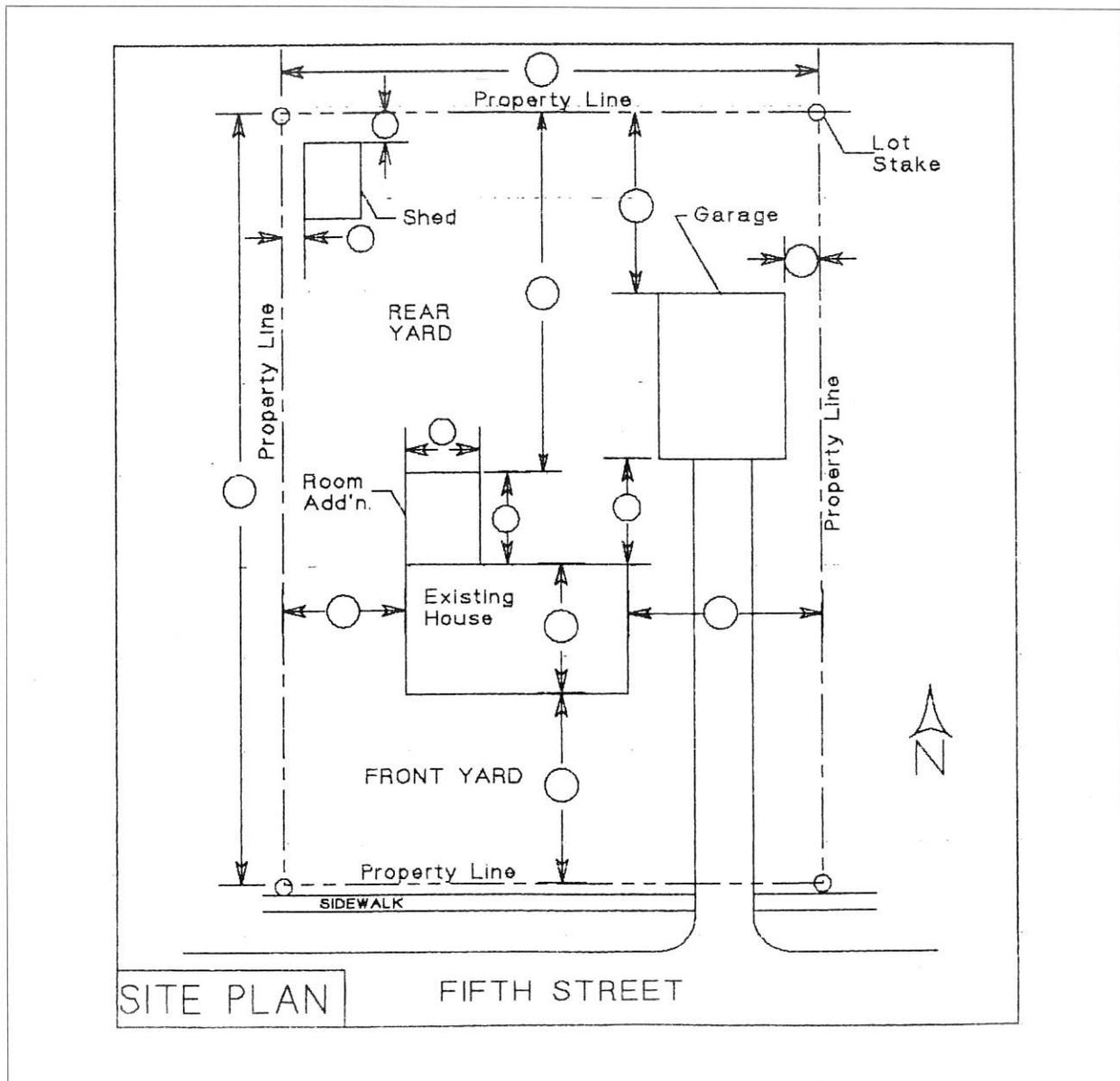
R315.7.2 Location. Carbon monoxide detectors shall be installed in the locations specified in Section R315.3. These locations supersede the locations specified in NFPA 720.

R315.7.3 Permanent fixture. Where a household carbon monoxide detection system is installed, it shall become a permanent fixture of the occupancy and owned by the homeowner.

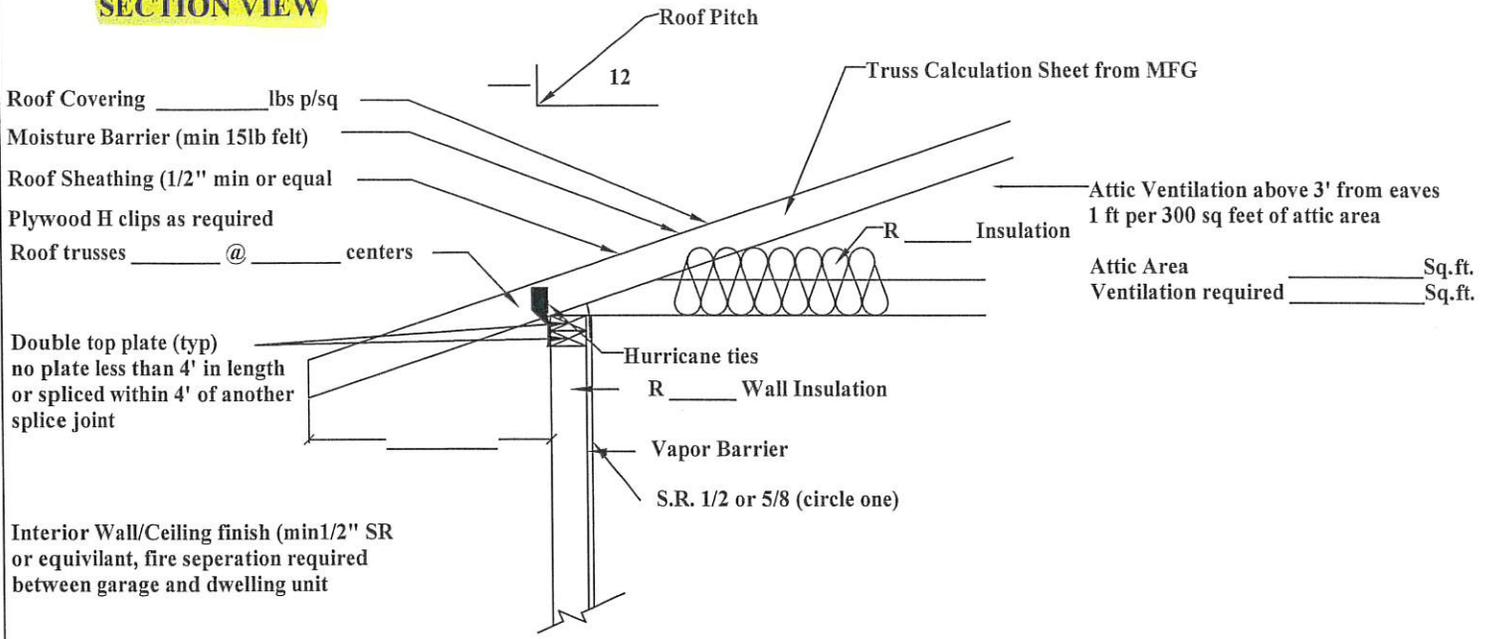
R315.7.4 Combination detectors. Combination carbon monoxide and smoke detectors installed in carbon monoxide detection systems in lieu of carbon monoxide detectors shall be *listed* in accordance with UL 2075 and UL 268.

EXAMPLE SITE PLAN

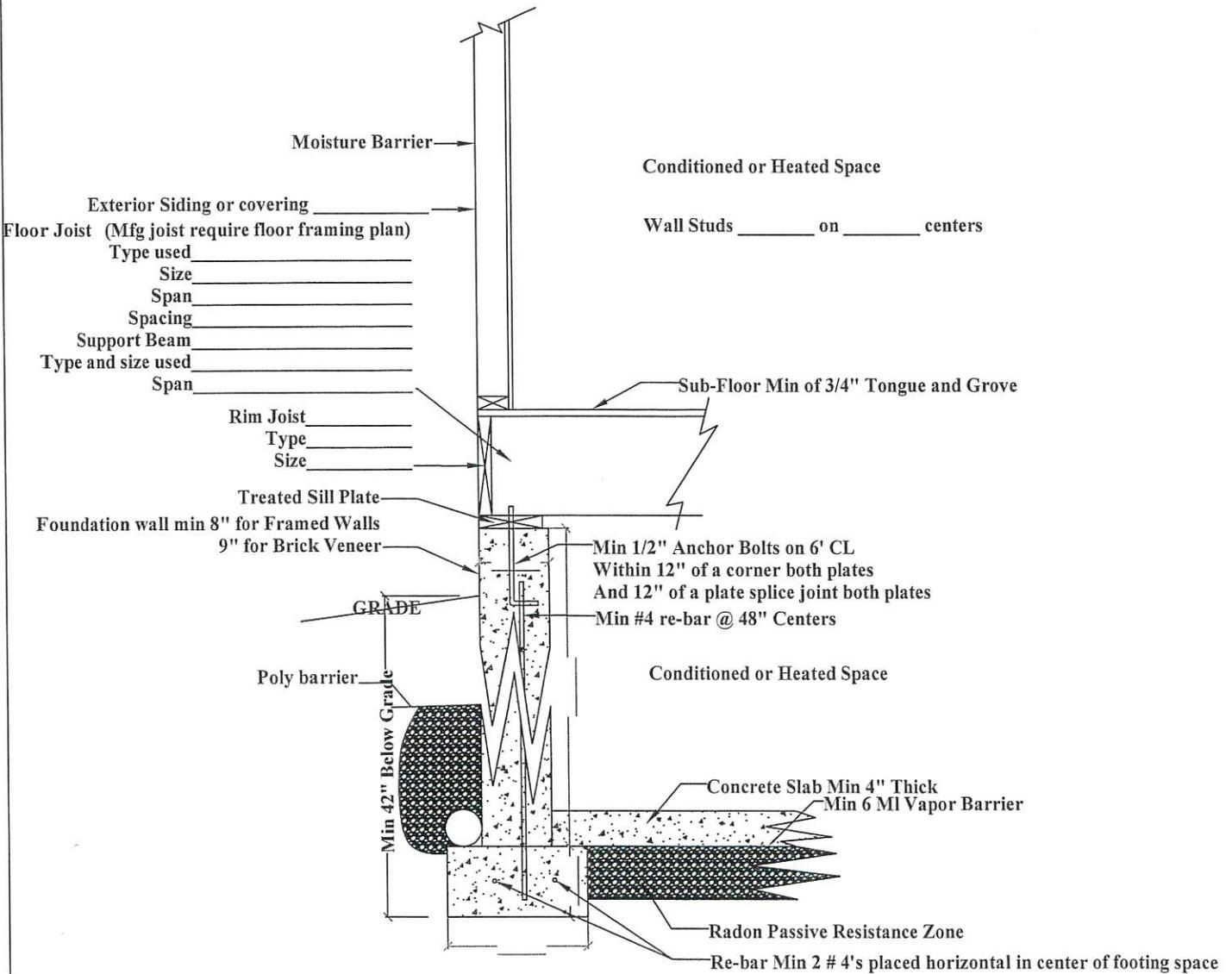
1. PLEASE NOTE DISTANCE BETWEEN EXISTING AND PROPOSED STRUCTURES & FROM PROPERTY LINES.
2. SITE PLAN NEEDS TO BE SUBMITTED WITH EACH BUILDING PERMIT APPLICATION.
3. PLEASE NOTE "NORTH" ON SITE PLAN.



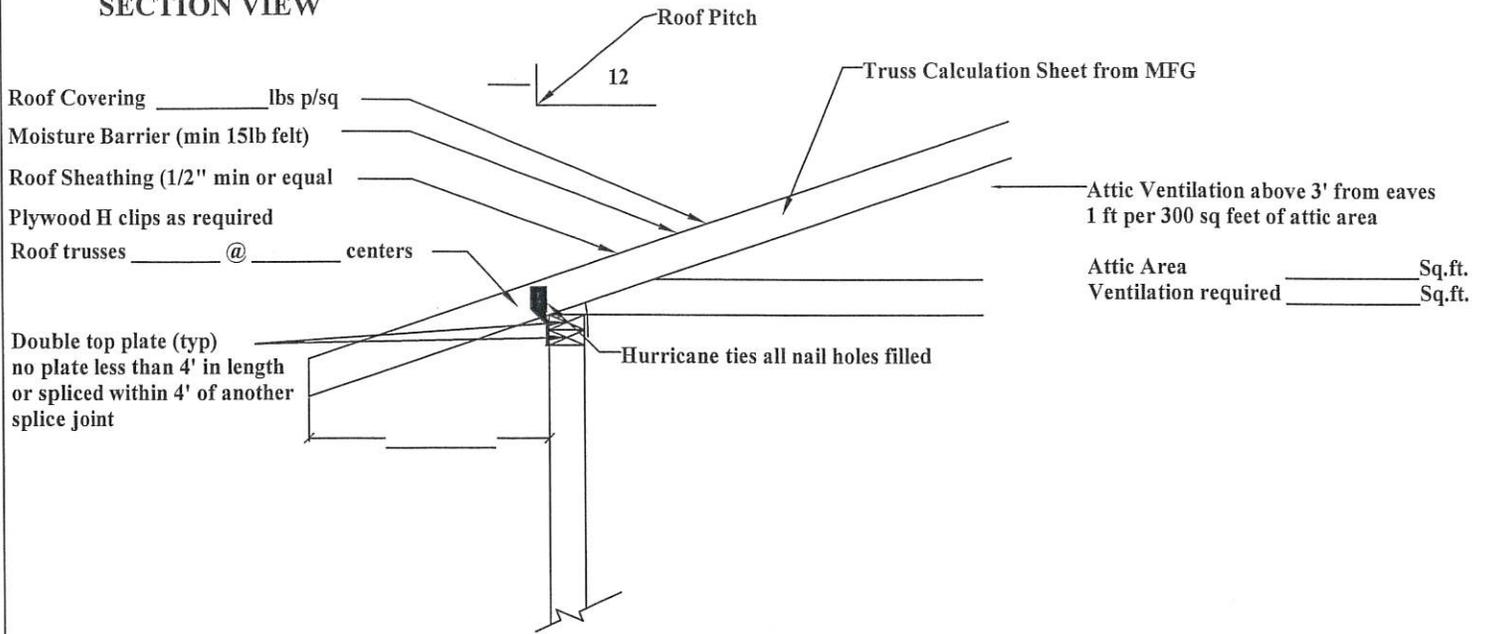
SECTION VIEW



Exterior Sheathing min 7/16 Plywood or equivalent



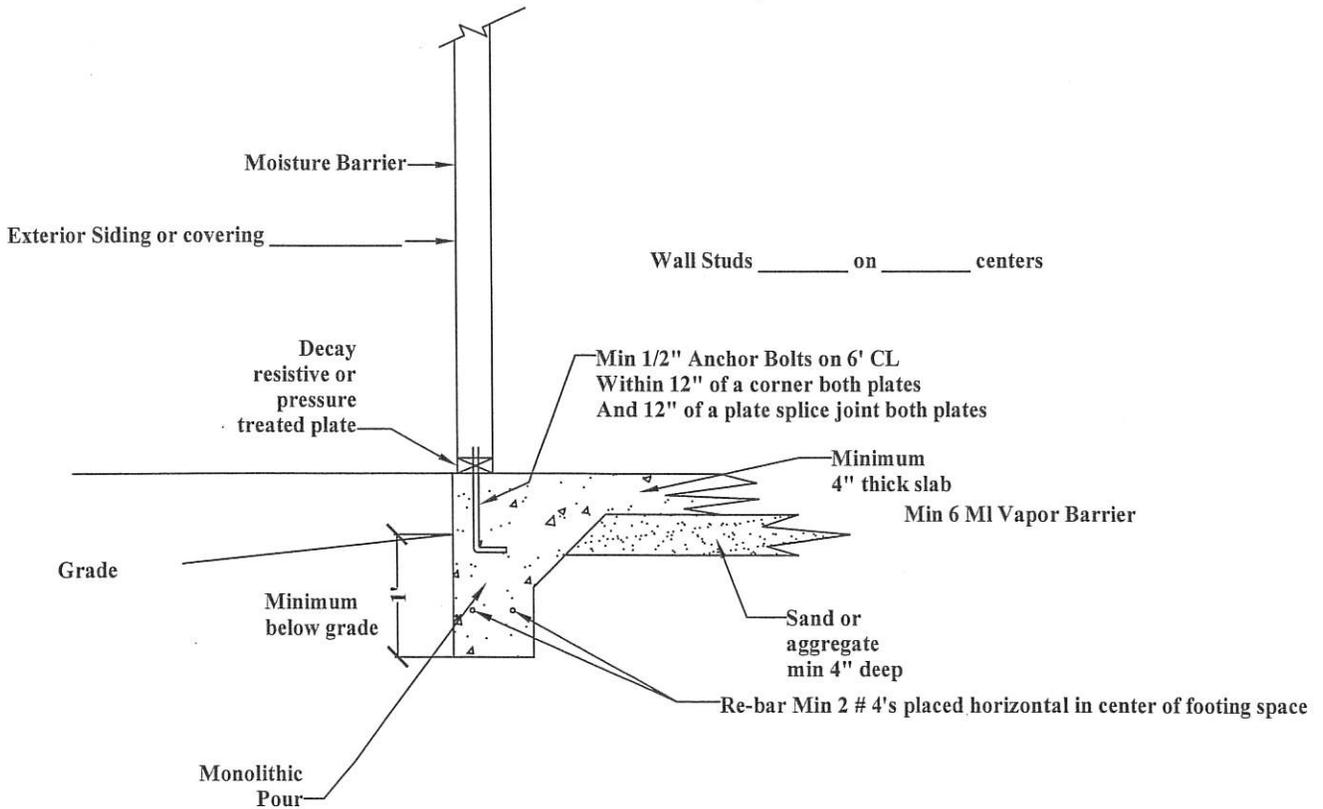
SECTION VIEW



Exterior Sheathing min 7/16 Plywood or equivalent

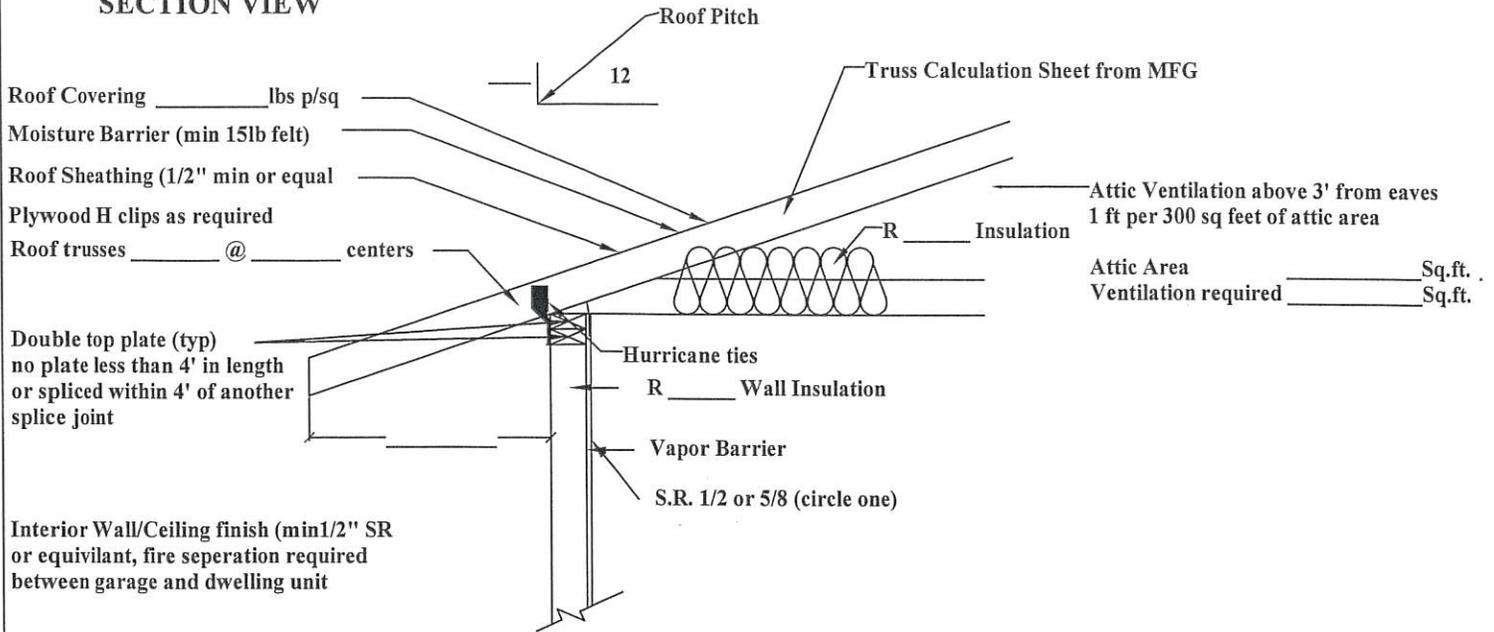
Slab on Grade

Unconditioned Space (Garage or tool shed)



Typical Garage With Shallow Footings

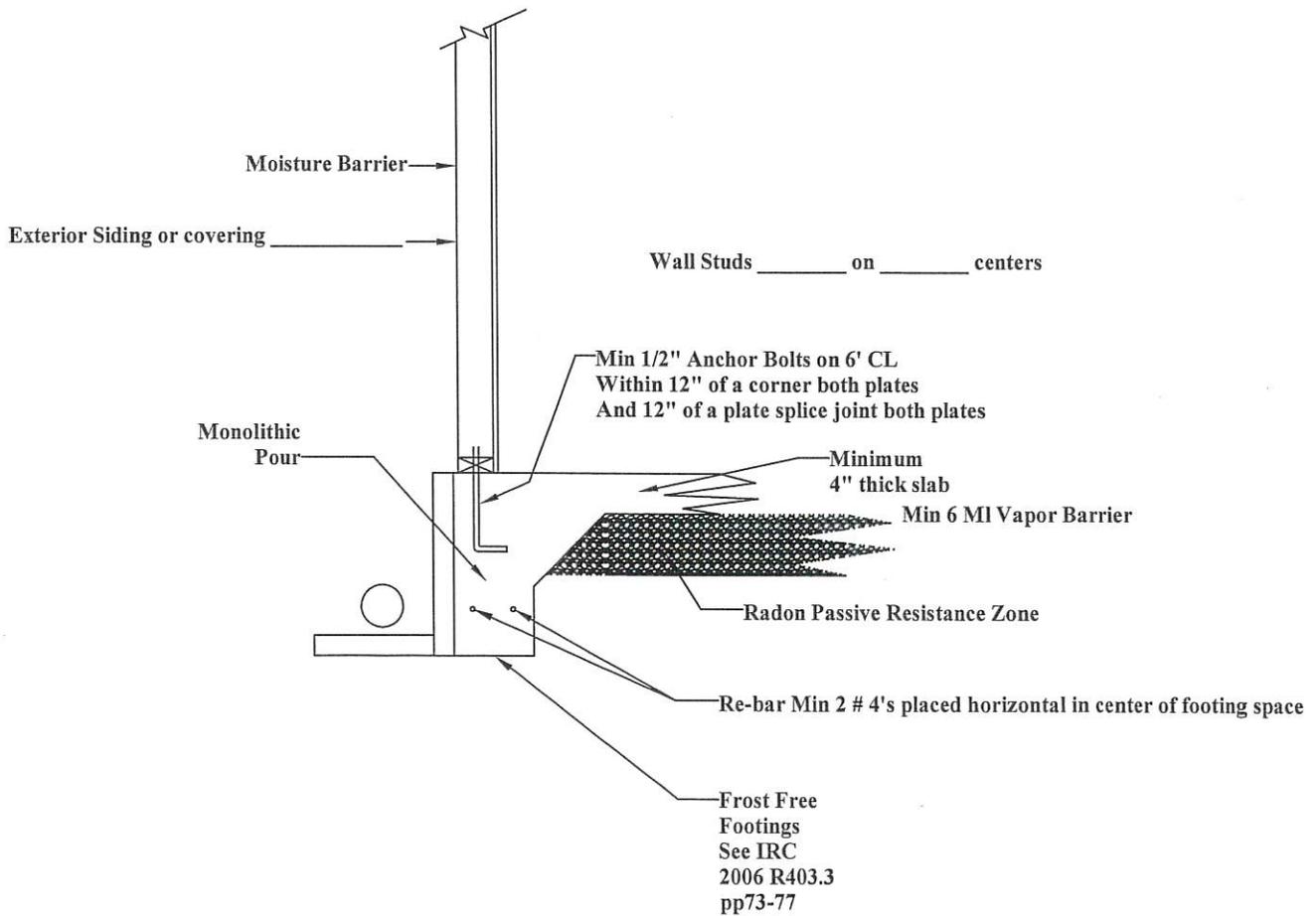
SECTION VIEW



Exterior Sheathing min 7/16 Plywood or equivalent

Slab on Grade

Conditioned or Heated Space





Building Guide

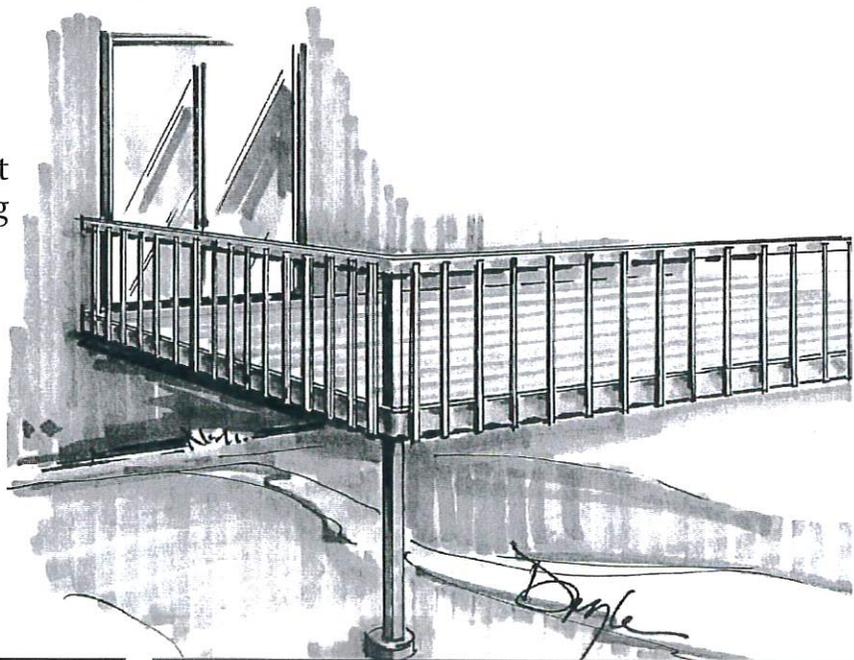
Single Family Residential Uncovered Decks and Porches

How to Use this Guide

Provide two sets of plans and complete the following:

- 1. Complete this Building Guide** by filling in the blanks on page two, and indicating which construction details will be used.
- 2. Provide 2 Plot Plans** (site plan) showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines drawn to scale.
- 3. Fill out a building permit application.**

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.



This information is for reference purposes only. If you wish to use as part of your submittal documents, please complete the blanks and submit with the remaining building permit packet application.

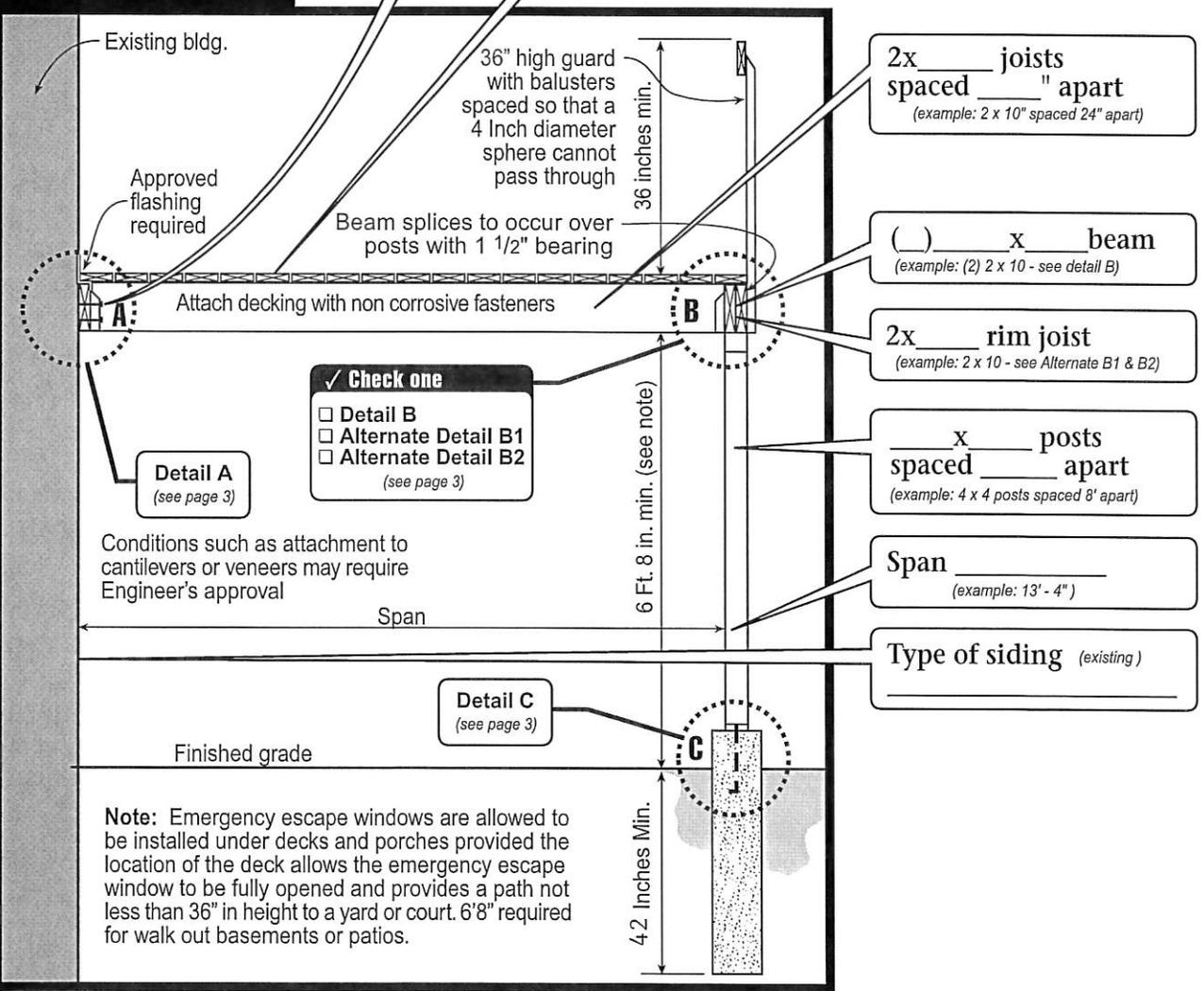
Single Family Residential Uncovered Decks and Porches

Directions

1. Fill in the blanks on pages 2 and 3 with dimensions and materials which will be used to build the structure. Please print legibly.
2. Indicate in the check box which detail from page 3 will be used.

Address: _____

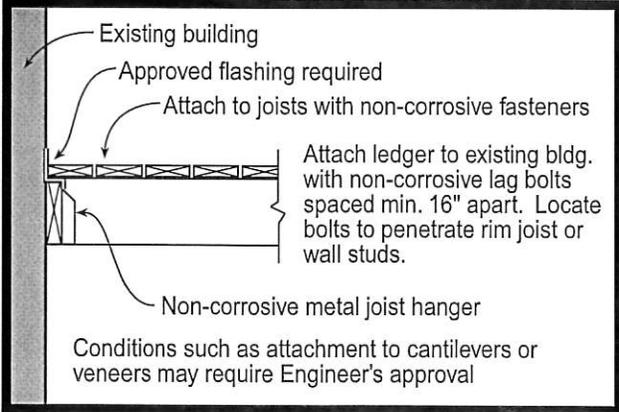
Deck Section



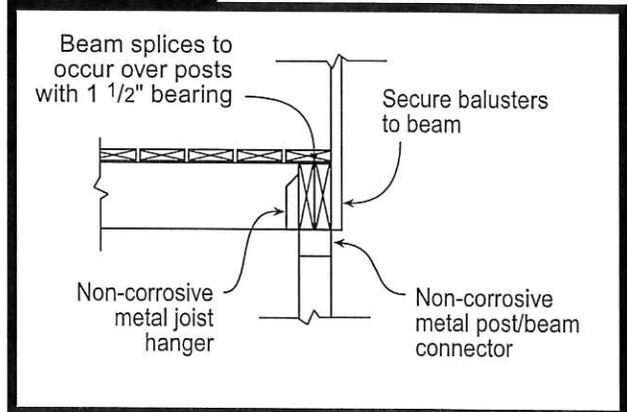
Note: A plot plan (plan view) showing the dimensions of your project or additions and its relationships to existing buildings or structures on the property must be included. In addition to project dimensions, your plot plan must also show other details such as post locations and spacing, joist and beam spans, and any other pertinent information not shown on the section drawing.

Single Family Residential Uncovered Decks and Porches

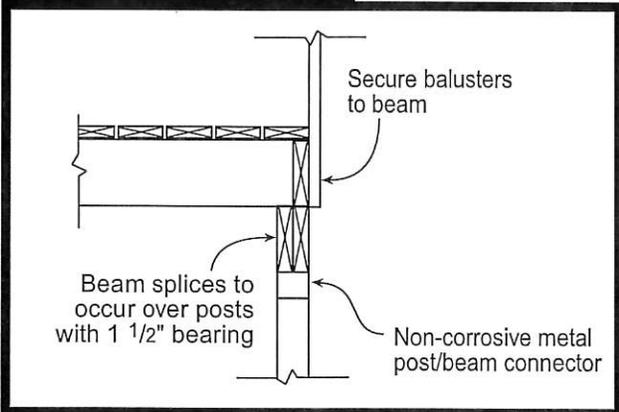
Detail A



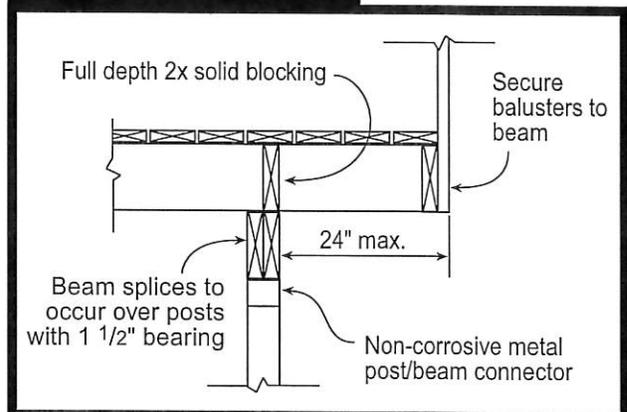
Detail B



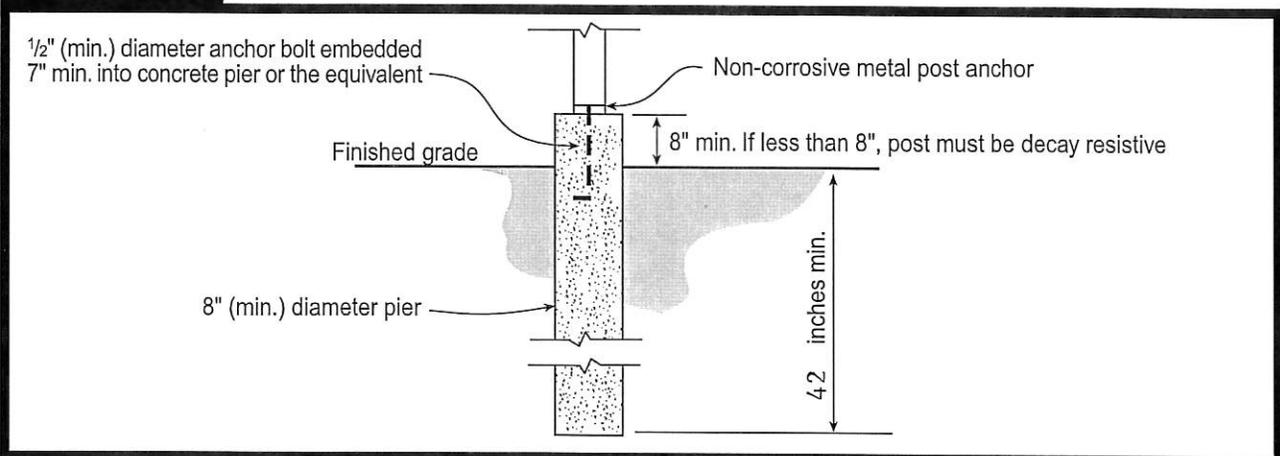
Alternate Detail B1



Alternate Detail B2

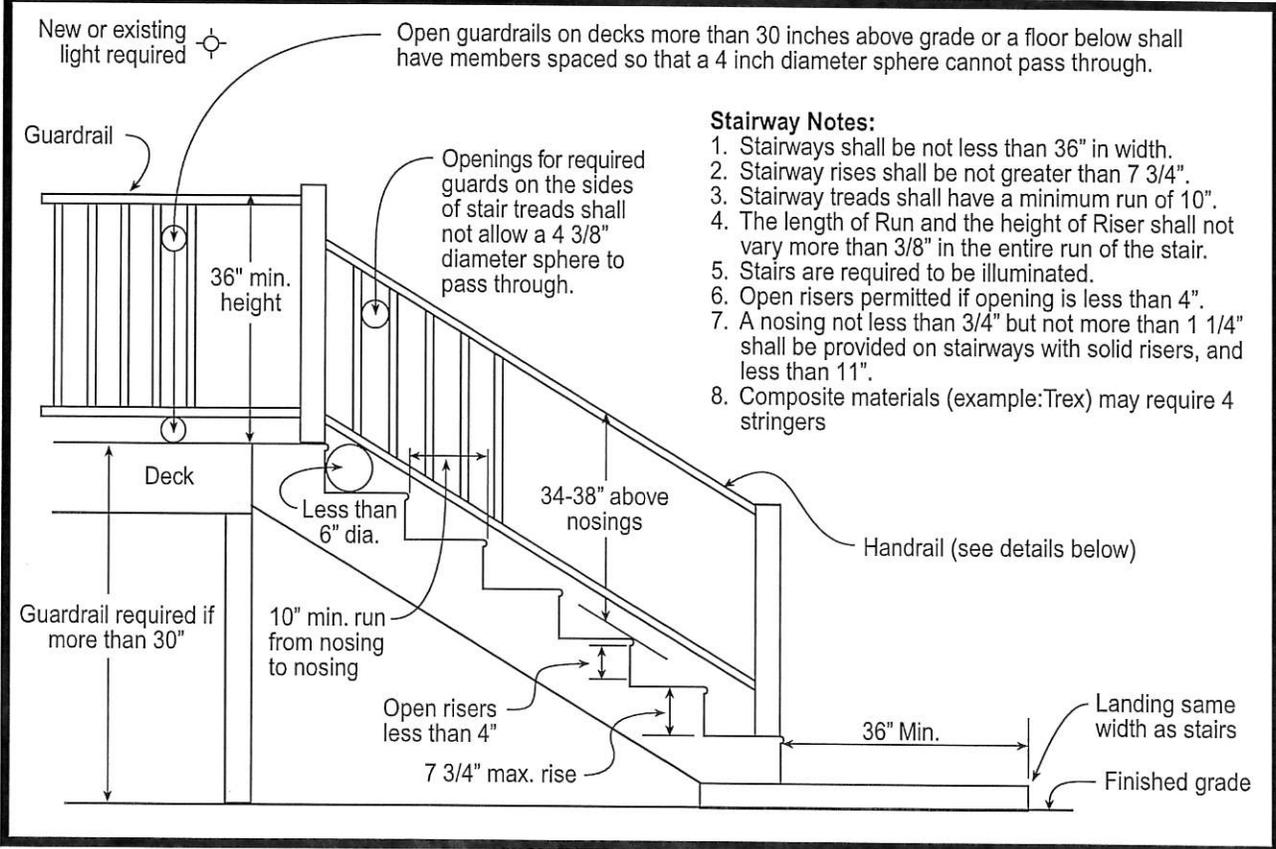


Detail C



Single Family Residential Uncovered Decks and Porches

Stair & Handrail Specifications



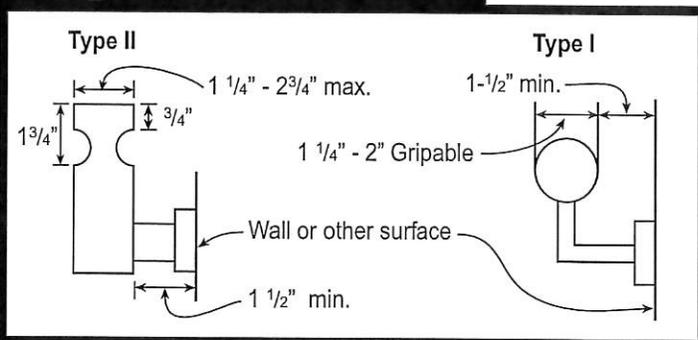
Stairway Notes:

1. Stairways shall be not less than 36" in width.
2. Stairway rises shall be not greater than 7 3/4".
3. Stairway treads shall have a minimum run of 10".
4. The length of Run and the height of Riser shall not vary more than 3/8" in the entire run of the stair.
5. Stairs are required to be illuminated.
6. Open risers permitted if opening is less than 4".
7. A nosing not less than 3/4" but not more than 1 1/4" shall be provided on stairways with solid risers, and less than 11".
8. Composite materials (example:Trex) may require 4 stringers

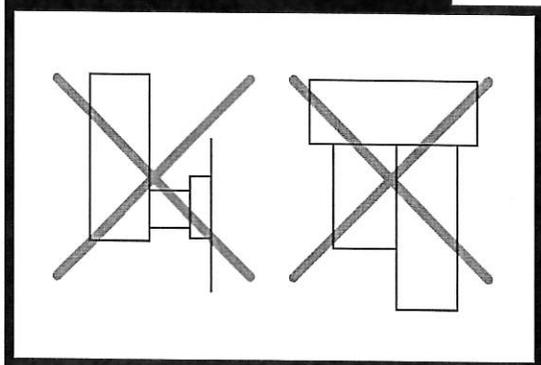
Handrail Notes:

1. Handrails shall be continuous on at least one side of stairs with 4 or more risers.
2. Top of the handrails shall be placed not less than 34 inches nor more than 38 inches above stair nosings.
3. The handgrip portion of handrails shall be not less than 1-1/4 inches nor more than 2 1/4 inches in cross section for non circular handrails.
4. Handrails shall be placed not less than 1-1/2 inches from any wall or other surface.
5. Handrails to be returned to wall, post or safety terminal (per 311.5.6.2 IRC)

Acceptable Handrail Details



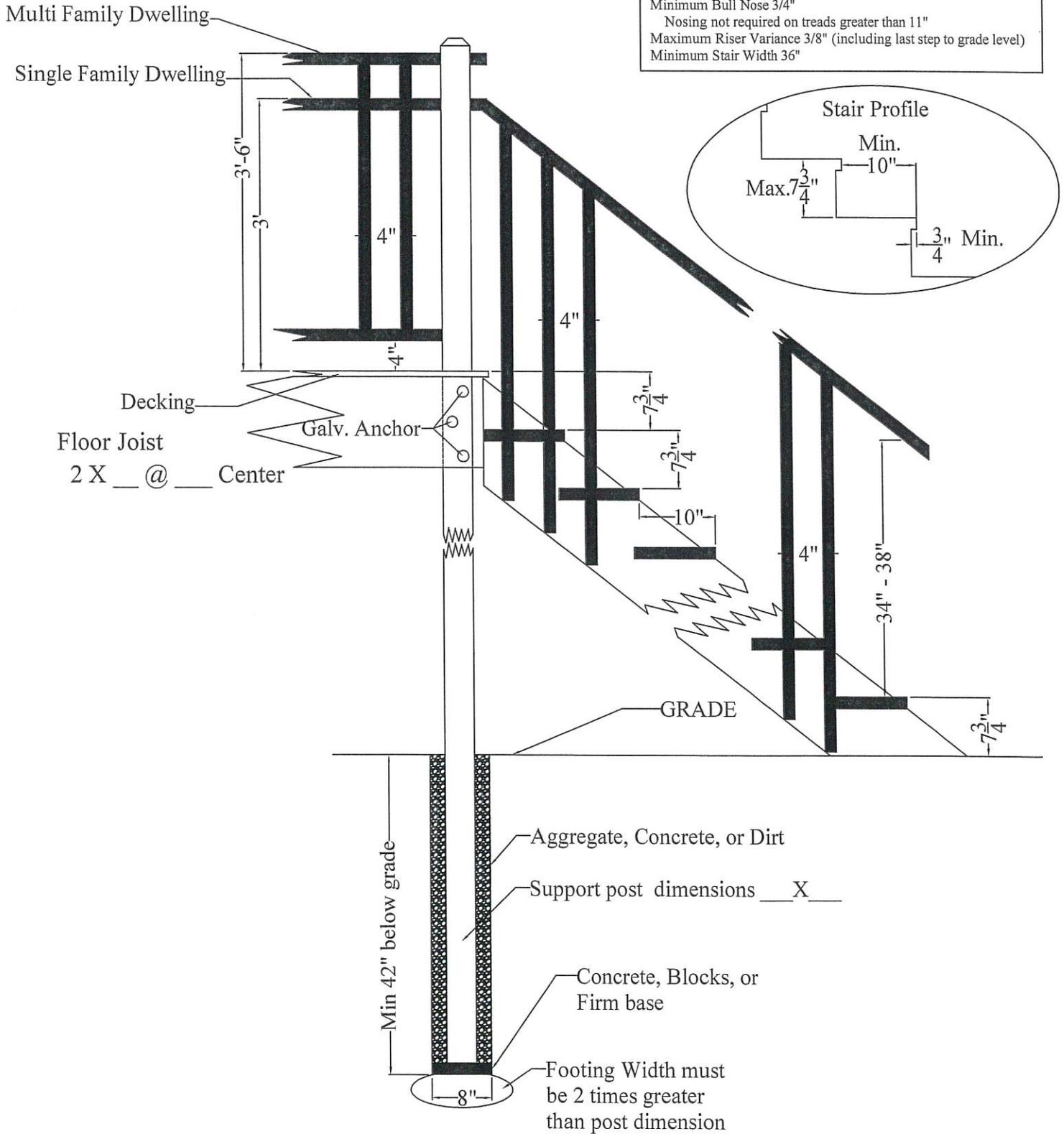
Unacceptable Handrails



DECK AND STAIR DETAIL

SAMPLE Sectional View

SCALE 1/4" = 1'



**The Following Are Sections from the
2018 International Residential Code for One- and Two-Family Dwellings**

**Please Read These Sections Carefully As They May Pertain To the
Submission of Your Building Permit Application**

Section R105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Section R105.5 Expiration. Every permit shall expire 2 years from the date of initial written approval and any remaining work will require a new permit including a new fee and deposit. At such time the original deposit will be forfeited to the City along with the original permit fee. The two years shall include any temporary occupancy of the building.

Section R105.7 Placement of Permit. The building permit or copy thereof shall be kept on the site of the work until the completion of the project.

Section R106.1 Submittal Documents. Submittal documents consisting of construction documents and other data shall be submitted in two or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Section R106.1.1 Information on Construction Documents. Construction documents shall be drawn upon suitable material. Electronic media documents are permitted to be submitted where approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

Section R106.2 Site Plan or Plot Plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from lot lines. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.

Section R106.4 Amended Construction Documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

Section R108.6 Work Commencing Before Permit Issuance. Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the applicable governing authority that shall be in addition to the required permit fees.

Section R109.2 Inspection Agencies. The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

Section R109.3 Inspection Requests. It shall be the duty of the permit holder or their agent to notify the building official that such work is ready for inspection. It shall be the duty of the person requesting any inspections required by this code to provide access to and means for inspection of such work.

Section R109.4 Approval Required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

Section R110.1 Use & Occupancy. A building or structure shall not be used or occupied, and a change of occupancy or change of use of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

Section 110.4 Temporary Occupancy. In order to obtain a temporary occupancy the following items shall be completed:

1. House numbers on the front of the building.
2. Exterior siding (not just moisture barrier) placed on the building.
3. Driveway surfaced as required by the zoning code.
4. All smoke/carbon monoxide detectors installed per code.
5. Handrails on all stairs as required by code.
6. Hot water available as required by code.
7. One working sink.
8. One working toilet.
9. One working tub or shower.
10. Front stoops/stairs completed.
11. Any deck over 30" above the adjacent grade must have guardrails installed as required by code or access to the deck denied by removing operational hardware from any exterior door entering the deck, or by other means that prevent the door from being unlocked and opened. Also any access from the ground level may not be put in place without guardrails on the deck for temporary occupancy to be allowed.
12. Final approval by the State Electrical Inspector.

Section R114.1 Notice to Owner or the Owner's Authorized Agent (Stop Work Order).

Upon notice from the building official that work on any building or structure is being executed contrary to the provisions of this code or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's authorized agent or to the person performing the work and shall state the conditions under which work will be permitted to resume.

Section 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 directly into a public way, or to a yard or court that opens to a public way.

Section R310.1.1 Operational Constraints and Opening Control Devices. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

Section R310.2 Emergency Escape and Rescue Openings. Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

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 of the 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 openings or below-grade openings shall have a net clear opening area of not less than 5 square feet (0.465 m²).

Section R310.2.2 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 mm) 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.

Section R310.2.3 Window Wells. The horizontal area of the window well shall be not less than 9 square feet (0.9 m²), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

Exception: The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well.

Section 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 Section R311.7. Ladders or rungs shall have an inside width of not

less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

Section R310.2.3.2 Drainage. Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.

Exception: A drainage system for window wells is not required where the foundation is on well-drained soil or sand-gravel mixture soils in accordance with the United Soil Classification System, Group I Soils, as detailed in Table R405.1.

Section R310.2.4 Emergency escape and rescue openings under decks and porches. Emergency escape and rescue openings installed under decks and porches shall be fully openable and provide a path not less than 36 inches (914 mm) in height to a *yard* or court.

Section R310.4 Bars, Grilles, Covers and Screens. Where bars, grilles, covers, screens or similar devices are placed over emergency escape and rescue openings, area wells, or window wells, the minimum net clear opening size shall comply with Sections R310.2.1 through 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.

Section R310.5 Dwelling Additions. Where dwelling additions contain sleeping rooms, an emergency escape and rescue opening shall be provided in each new sleeping room. Where dwelling additions have basements, an emergency escape and rescue opening shall be provided in the new basement.

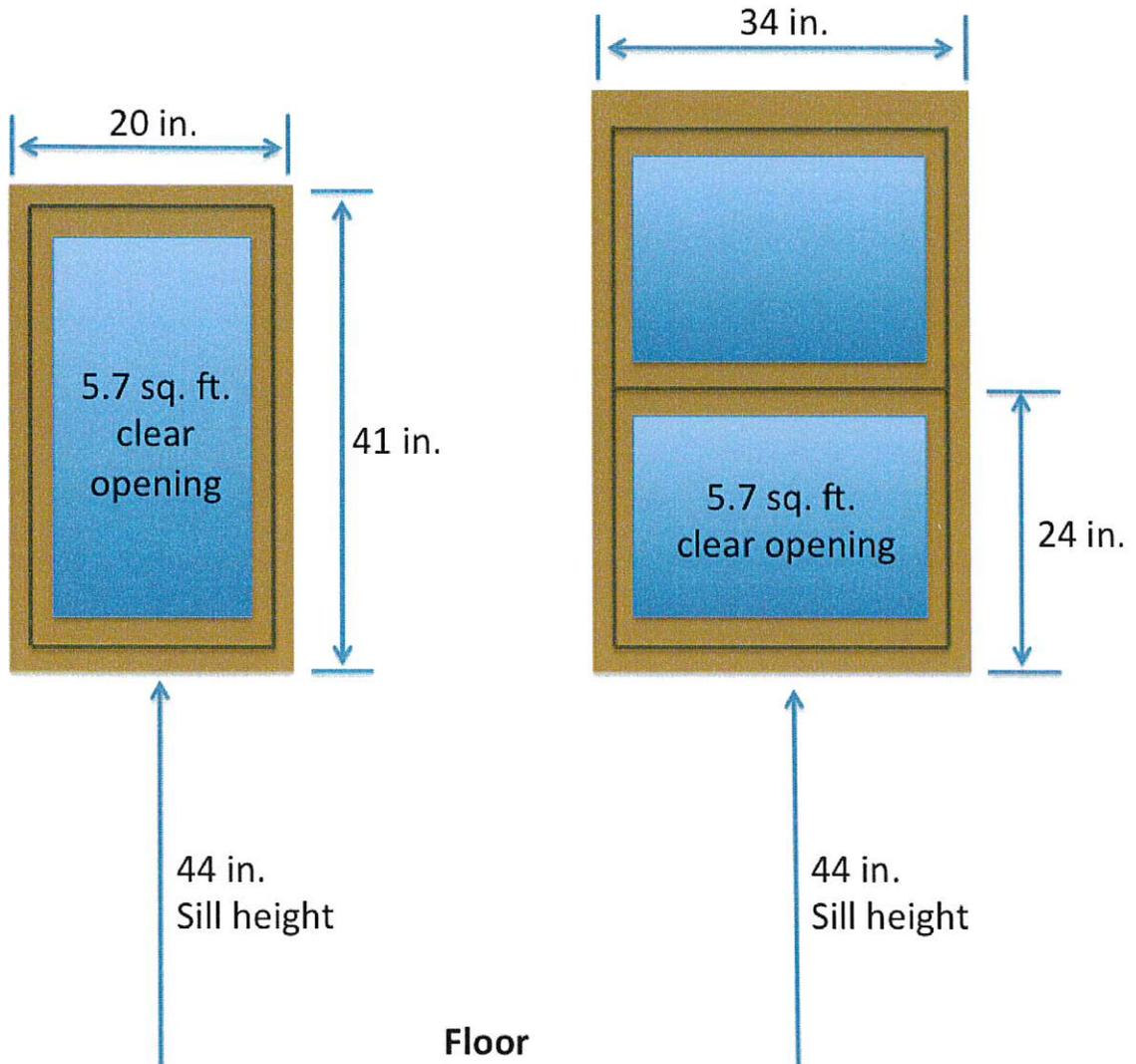
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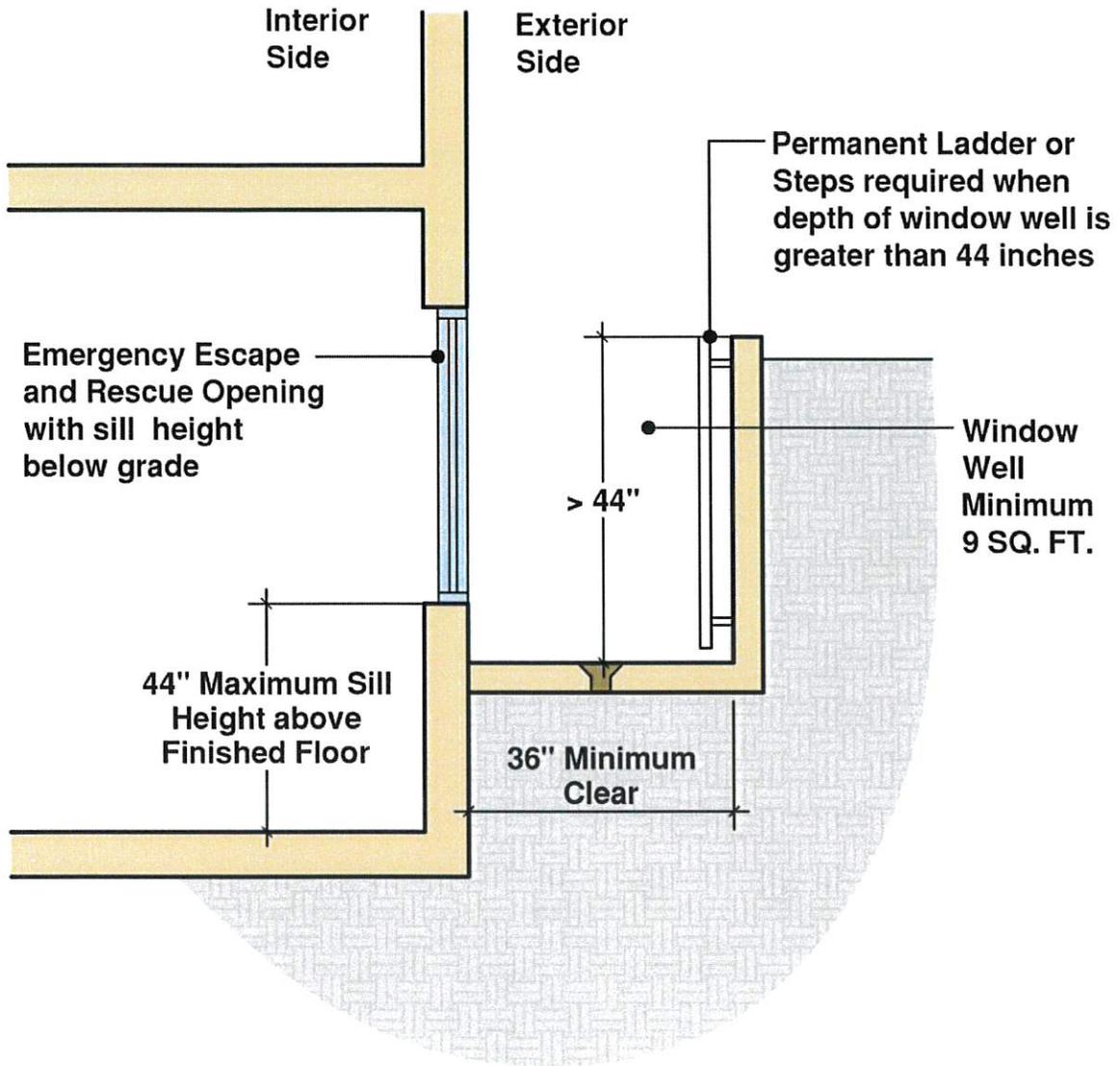
1. An emergency escape and rescue opening is not required in a new basement that contains a sleeping room with an emergency escape and rescue opening.
2. An emergency escape and rescue opening is not required in a new basement where there is an emergency escape and rescue opening in an existing basement that is accessed from the new basement.

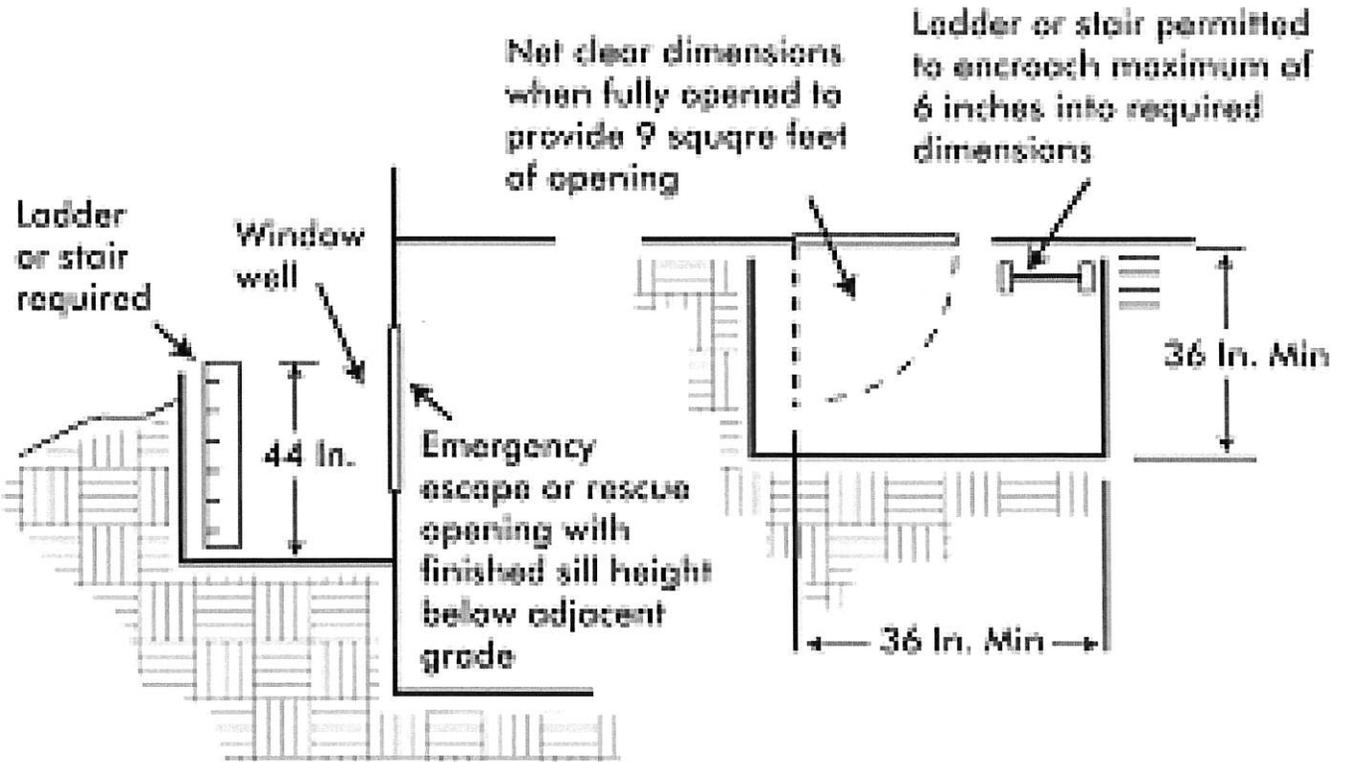
Section R310.6 Alterations or Repairs of Existing Basements. An emergency escape and rescue opening is not required where existing basements undergo alterations or repairs.

Exception: New sleeping rooms created in an existing basement shall be provided with emergency escape and rescue openings in accordance with Section R310.1.

Egress Code: Minimum Size Requirements







Stair Layout

