

REQUIRED RESIDENTIAL NOTES ON ALL PLANS

The following notes shall be incorporated into the plans. If these notes are reproduced on the plans as a block, it will facilitate the review of the project.

PLACE THE FOLLOWING REQUIRED NOTES ON THE DRAWING

APPLICABLE CODES

2015 International Building Code

2015 International Residential Code

NOTES

1. All products listed by an Evaluation Service Report (ESR) shall be installed per the report and the manufactures written instructions. Product substitutions shall also be listed by an ESR.
2. Separate permits required: pools, spas, fences, site walls, retaining walls, and gas storage tanks.
3. Foundation & Footing depth shall be a minimum of 18 inches **below grade** (or per property soil report), provide a minimum of 3-inch clearance between Rebar and soil. (R403.1)
4. Doors between the garage and residence shall be self-closing minimum 1 3/8" thick solid core or 20-minute fire rated. (R302.5.1)
5. Exterior wall penetrations by pipes, ducts or conduits shall be sealed. (R703.1)
6. Wood sill plates shall be pressure treated or decay resistant. Exterior sill plates shall bear a minimum of 6 inches above finish grade. (R317.1)
7. Gypsum board applied to a ceiling shall be 1/2" when framing members are 16" o.c. or 5/8" when framing members are 24" o.c. or use labeled **1/2" sag-resistant gypsum ceiling board**. (Table R702.3.5 (d))
8. Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type. (P2708.4)
9. Shower area walls shall be finished with a smooth, hard non-absorbent surface, such as ceramic tile, to a height of not less than 72 inches above the drain inlet. Cement, fiber-cement or glass mat gypsum backers installed in accordance with manufacturers' recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas. (R702.4.2)
10. Plumbing fixtures shall comply with the following conservation requirements: Water closets-Tank type 1.28 gal. /flush. Shower heads- 2.0 gpm. Sinks- 2.2 gpm. Lavatory-1.5 gpm (Table P2903.2)
11. Storage-tank type water heaters shall be installed with a drain pan and drain line. (P2801.6)
12. A demand-controlled hot water circulation system shall be provided in accordance with amended Sections N1103.5.1.1 and N1103.5.1.2.
13. Provide roof/attic ventilation unless insulation is applied directly to underside of roof sheathing or the dimension is 24 inches or less between the ceiling and bottom of roof sheathing.

14. The building thermal envelope shall comply with climate zone 2. Energy compliance shall be demonstrated by UA tradeoff (REScheck) **OR** performance (REM/Rate) compliance path **OR** by the following prescriptive values (Table N1102.1.2):
 - i. Prescriptive **minimum** R-values : <Ceiling=R-38> / < Walls=R-13>
 - ii. Prescriptive **maximum** Window Fenestration values: <U-Factor=0.40> / <SHGC=0.25>
16. Provide Minimum R-3 insulation on hot water pipes. (N1103.5.3)
17. Supply and return ducts in attics shall be insulated to a minimum **R-6**. Ducts in other portions of the building shall be insulated to minimum R-6. Ducts and air handlers located completely inside the building thermal envelope are exempt. (N1103.3.1).
18. Registers, diffusers and grilles shall be mechanically fastened to rigid supports or structural members on at least two opposite sides.
19. Exhaust air from bathrooms, kitchens and toilet rooms shall be exhausted directly to the outdoors, not recirculated or discharged indoors. (M1507.2)
20. Exhaust fans in bathrooms with a shower or tub shall be provided with a delay timer or humidity/condensation control sensor. Exhaust fans shall be switched separately from lighting systems. (R303.3)
21. Provide a wall mounted GFCI protected receptacle outlet within 36" of a bathroom or powder room lavatory. (E3901.6)
22. Receptacles serving kitchen countertops installed in bathrooms, garages, unfinished accessory buildings, outdoors and located within 6 feet of sinks shall have **GFCI** protection for personnel. (E3902)
23. All branch circuits that supply 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter (**AFCI**) installed to provide protection of the branch circuit. (E3902.12)
24. General purpose 15- and 20-ampere receptacles shall be listed **tamper-resistant**. (E4002.14)
25. Provide **Smoke Alarms** in new and existing areas of home. (R314)
26. Approved **Carbon Monoxide Alarms** shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. (R315)
27. A minimum of 90 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps. (N1104.1 amended)
28. Recessed luminaires installed in the building thermal envelope shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering. (N1102.4.5).
29. Provide illumination with wall switches for stairways when there are 6 or more risers. (R303.7)
30. Receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6 feet, measured horizontally, from an outlet in that space, including any wall space 2 feet or more in width. (E3901.2)
31. Provide a minimum of two 20-amp small appliance branch circuits for the kitchen/dining/breakfast. (E3703.2)
32. Both metal piping systems and grounded metal parts in contact with the circulating water associated with a hydro massage tub shall be bonded together using an insulated, covered, or bare solid copper bonding jumper not smaller than 8 AWG. (E4209)
33. Provide outside combustion air to all indoor fireplaces with air intake located not higher than the firebox. (R1006.1)
34. At least one thermostat shall be provided for each separate heating and cooling system. (N1103.1)

35. The building shall be provided with a whole-house mechanical ventilation system that meets the requirements of Section M1507. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating. (N1103.6)
36. The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding five air changes per hour for detached dwelling units and seven air changes per hour for attached dwelling units. Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be conducted by an approved third party (RESNET certified). A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope. (N1102.4.1.2 amended)
37. Ducts, air handlers, and filter boxes shall be sealed in accordance with N1103.3.2. Joints and seams shall comply with Section M1601.4.1. Ducts shall be pressure tested to determine leakage by one of the following methods (N1103.3.3):
 1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.
 2. Post-construction test: Total leakage shall be measured with a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

Exception: A duct leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.

A written report of the results shall be signed by the party conducting the test and provided to the code official