

# CHECKLIST OF CODE REQUIREMENTS

## HABITABLE ROOM

### *Floor Areas*

- One  $\geq$  120 sq. ft.*
- Others  $\geq$  70 sq. ft.*
- Minimum dimensions 7' except kitchens*

### **Ceiling Heights**

- Habitable rooms, hallways, bathrooms, laundry rooms, toilet rooms & basements ceiling height of at least 7 ft.*
- Sloped ceilings, ceiling height of at least 7 ft 50% of area*
- Basement beams if spaced 4 ft on center or greater ceiling height of at least 6'-6"*

### **Garages**

- Openings from garage to a sleeping room are prohibited*
- Openings from garage to dwelling unit shall be solid wood; honey combed steel or equivalent and self-closing.*
- Garage shall be separated from the residence by not less than  $\frac{1}{2}$ " gypsum board*
- Floor to be noncombustible & sloped*

### **Smoke Alarms**

- Location sleeping rooms, outside of each sleeping area & each level including basements*
- Alterations, repairs & additions requiring permit smoke detectors if possible shall be hard wired & interconnected, but may be battery operated.*
- Smoke alarms shall be interconnected non-switched primary power & battery backup for new construction*

### **Light and Ventilation**

- Glazing shall be  $\geq$  8% of floor area*
- 50% of glazing shall be openable*
- Mechanical light & ventilation may be provided in lieu of required glazing*
- All bathrooms shall be provided with an openable window of at least 3 sq ft or mechanical ventilation to the exterior*

### Tempered glazing

- Windows within 24" of a door in closed position & < 60" above the floor shall have safety glazing
- Glazing in walls enclosing bathtubs, showers, hot tubs etc where the bottom of glazing is within 60" of the waters edge

### **Means of Egress**

#### Sleeping room egress windows

- Net area  $\geq 5.7$  sq ft (grade -floor  $\geq 5$  sq ft)
- Window sill height  $\leq 44$ " above floor

#### Egress door

- Operable from inside without key
- Side-hinged
- Minimum height 6'-8"
- Exit hall minimum width 36"

### **Landings & Ramps**

- Minimum 3' x 3' landing each side of a door
- Landing  $\leq 1-1/2$ " lower than threshold

#### Exceptions:

- Top of stairs where door does not swing over stairs
- Exterior door landing where landing  $\leq 7-3/4$ " below threshold & where door does not swing over landing

#### Ramps

- Maximum slope is 1/8
- Minimum 3' x 3' landing each end of ramp
- Handrail required 1 side of ramp when slope exceeds 1/12

### **Stairways**

#### Width

- Minimum width above handrail 36"
- Minimum width below one handrail 31.5"
- Minimum width below two handrails 27"

#### Handrails

- Height 34"-38" above tread nosing
- Handrails shall not project more than 4.5" on either side of stairway
- 1 handrail required if three or more risers
- Handrail ends return to wall or terminate in newel post
- Spaced from wall  $\geq 1-1/2$ "

### Risers & treads

- *Maximum riser is  $7\frac{3}{4}$ "*
- *Maximum riser variation is  $\frac{3}{8}$ "*
- *Minimum tread (nose to nose) is 10"*
- *Maximum tread variation is  $\frac{3}{8}$ "*
- *Maximum tread slope is  $\frac{1}{48}$  (2%)*

### Profile

- *Nosing  $\frac{3}{4}$ " minimum to  $1\frac{1}{4}$ " maximum*
- *Nosing is not required if tread is  $\geq 11$ "*

### Headroom

- *Minimum headroom is 6'-8"*

### Winders

- *Tread  $\geq 10$ " at 12" from narrower side*
- *Tread  $\geq 6$ " at all points*

### Guards

- *Required if raised floor surfaces  $> 30$ " above floor or grade below*
- *Minimum height of guard is 36"*
- *Minimum height of rail above stair nosing is 34"*
- *Not allow passage of a 4" diameter sphere*

### Attic Access

- *Provide 22' x 30" attic access where required*

### Foundation

- *Provide thermal barrier for walkout*

### Roof Ice Protection

- *Ice barrier required at least 24" inside the exterior wall line of the building*

*This is a partial list of requirements from the 2006 International Residence Code. Consult the publication for full text & additional requirements.*