



ST. TAMMANY PARISH
DEPARTMENT OF PERMITS & REGULATORY
P. O. BOX 628
COVINGTON, LA 70434
PHONE: (985) 898-2574 OR (985) 646-4166
FAX: (985) 898-2785
e-mail: permits@stpgov.org

Kevin Davis
Parish President

Basic Plan Review Requirements

Dear Applicant:

This is to advise that we will review the drawings and specifications you have submitted for your proposed construction. Our review will be based on compliance with the 2003 International Residential Code adopted by St. Tammany Parish subject to the following:

BASIC WIND SPEED:

(Chapter 3)

1. Residence must be designed to withstand a _____ mph wind load with fasteners and connectors. (Permit Department will designate windspeed based on location within parish)
2. Buildings and structures located in a 130 mph or greater wind zone shall comply with article R301.2.1.2 of the **2003 International Residential Code** regarding wind borne debris, which states: Wood structural panels (plywood) with a minimum thickness of 7/16 inch and a maximum span of 8 feet shall be permitted for opening protection. Panels shall be precut to cover the glazed openings with attachment hardware provided. Attachments shall be provided in accordance with Table R301.2.1.2. Submit evidence of compliance

FLOOD RESISTANT CONSTRUCTION:

(Chapter 3)

1. Buildings and structures constructed in flood hazard areas (including A or V Zones as established in Table R301.2 (1) shall be designed in accordance with Section R323 of the 2003 IRC.
2. Mechanical and Electrical systems shall be elevated in accordance with article R323.1.5 of the 2003 IRC.
3. Enclosed areas below design flood elevation shall comply with article R323.2.2 of the 2003 IRC.
4. Walls below design flood elevation shall comply with article R323.3.4 of the 2003 IRC.

LOCATION ON LOT:

(Chapter 3)

3. All walls less than 3'-0" from adjacent property lines must be of not less than 1 hour fire-resistive construction as per article R302.1 of the 2003 IRC.
4. Dwelling units in two family dwellings shall be separated from each other by wall and/or floor assemblies having not less than 1 hour fire resistant rating when tested in accordance with ASTM

E119. Fire resistance rated floor ceiling and wall assemblies shall extend to the underside of the roof sheathing as per article R317.1 of the 2003 IRC.

3. Each townhouse shall be considered a separate building and shall be separated by fire resistance rated wall assemblies meeting the requirements of Section R302, 2003 IRC for exterior walls.

Exception:

A common 2 hour fire resistance rated wall is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. Electrical installations shall be installed in accordance with Chapters 33 through 42. Penetrations of electrical outlet boxes shall be in accordance with Section R317.3.

The common wall for townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab and shall extend the full length of the common wall including walls extending through and separating attached accessory structures as per article R317.2.1 of the 2003 IRC

Penetrations of wall or floor/ceiling assemblies required to be fire resistance rated in accordance with Section 317.3.1.1 or R317.3.1.2. of the 2003 IRC.

GLAZING:

1. Glazing must comply with article [B] R308.1 of the 2003 IRC concerning:
 - a. Identification
 - b. Impact load
 - c. Hazardous location

GARAGES AND CARPORTS:

1. Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20 minute fire rated doors as per article R309.1 of the 2003 IRC.
2. The garage shall be separated from the residence and its attic area by not less than 1/2 inch gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8 inch Type X gypsum board or equivalent. Where the separation is a floor ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2 inch gypsum board or equivalent as per article R309.2 of the 2003 IRC.
3. A minimum of 27" is required at garage walls adjacent to the garage door opening as per article

EGRESS:
(Chapter 3)

1. Landings are required at exterior doors as per article R310.1 of the 2003 IRC
2. Bedroom windows must comply with the emergency egress provisions of article R310.1 of the 2003 IRC.
3. The maximum stair riser height shall be 7 ³/₄ inches as per article R311.5.3.1.
4. The minimum stair tread depth shall be 10 inches as per article R311.5.3.1 of the 2003 IRC.
4. There shall be a floor or landing at the top and bottom of each stairway. A landing is required at the top of an interior flight of stairs as per article R311.5.4.
6. A flight of stairs shall not have a vertical rise greater than 12 feet between floor levels or landings as per article R311.5.4.1.
7. The width of each landing shall not be less than the stairway served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel as per article R311.5.4.1.
8. Handrails shall be provided on at least one side of each continuous run of stair treads or flight with four or more risers as per article R311.5.6 of the 2003 IRC.
9. Handrail height shall be not less than 34 inches and not more than 38 inches as per article R311.5.6.1 of the 2003 IRC.
10. Spiral stairways as per R311.5.8.1 2003 IRC are permitted, provided the minimum width shall be 26 inches with each tread having a 7 ¹/₂ inches minimum tread depth at 12 inches from the narrower edge. All treads shall be identical, and the rise shall be no more than 9 ¹/₂ inches. A minimum headroom of 6 feet 6 inches shall be provided.
11. Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads as per article R312.1 of the 2003 IRC.
12. Smoke alarms shall be installed in the following locations:
 - In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics.
 - In dwelling or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 - When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

All alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.

EMERGENCY ESCAPE AND RESCUE OPENINGS (Bedroom Windows)
(Chapter 3)

R310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED. Basements with habitable space and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings are provided they shall have a sill height of not more than 44 inches above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section 310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

R310.1.1 MINIMUM OPENING AREA. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet.

R310.1.2 MINIMUM OPENING HEIGHT. The minimum net clear opening height shall be 24 inches.

R310.1.3 MINIMUM OPENING WIDTH. The minimum net clear opening width shall be 20 inches.

ENERGY EFFICIENCY:
(Chapter 11)

1. Residence must comply with the following insulation requirements as per Table N1102.1 of the 2003 IRC:

Ceilings:	R-26
Walls:	R-13
Floors:	R-11
Crawl space walls:	R-5

2. Heating and air conditioning equipment performance must comply with article [E] N1103.1 of the 2003 IRC.

1. Water heating appliance and equipment performance shall be in accordance with Table 1103.4.1 of the 2003 IRC.

FOUNDATION:
(Chapter 4)

1. Indicate soil bearing pressure and verify compliance with Table R401.4.1 of the 2003 IRC.
2. Indicate concrete slab's compressive strength and verify compliance with article R402.2 of the 2003 IRC.

3. Indicate concrete footing's compressive strength and verify compliance with article R403.1 of the 2003 IRC.
4. Footing size must comply with the minimum width and depth as per articles R403.1.1 and R403.1.4 of the 2003 IRC.
5. Minimum footing rebar size must be Number 4 at the top and bottom of the footing as per article R403.1.3.2.
6. All exterior footings shall be placed at least 12 inches below the undisturbed ground surface as per article R403.1.4 of the 2003 IRC.
7. Foundation anchor bolt minimum spacing of 12" and minimum depth of 7" shall comply with the requirements of article R403.1.6 of the 2003 IRC.
8. Under floor space must comply with articles R408.1 through R408.5 of the 2003 IRC concerning the following:
 - a. Ventilation
 - b. Ventilation openings
 - c. Access
 - d. Removal of debris
 - e. Flood resistance
9. Concrete slab on ground shall be a minimum of 3.5 inches as per article 506.1 of the 2003 IRC.
10. A 6 mil polyethelene or approved vapor retardar is required as per article R506.2.3 of the 2003 IRC.

FLOORS:

(Chapter 5)

1. Floor joists appears to exceed the allowable span of _____ ft as per Table R502.3.1 (1) of the 2003 IRC. Submit evidence of compliance.
2. Truss design drawings shall comply with article R502.11.4 of the 2003 IRC.
3. A minimum Draft stopping of 1000 square feet of area when there is usable space both above and below the concealed space of a floor/ceiling assembly must comply with article R502.12 of the 2003 IRC.
4. Pressure preservatively treated wood basement floors shall comply with article R504.1 of the 2003 IRC.
5. Under floor space must meet the provisions of Section R408 of the 2003 IRC relative to ventilation, openings, access, and flood resistance
6. Specify wood species and grade as per article R502.
- 7.

COLUMNS:

(Chapter 4)

1. Columns at porch shall meet the structural, anchorage, and decay provisions of Section R407 of the 2003 IRC.

WALLS:

(Chapter 6)

1. Gable end walls must be adequately braced to withstand a wind suction load of 28.9 psf as per Table 2.4 of the Wood Frame Construction Manual.
2. Wall framing must comply with the identification marking as per article R602.1 of the 2003 IRC.

CEILINGS:

(Chapter 5 and 8)

1. Specify wood species and grade as per article R502.
2. Allowable span of _____ feet for the ceiling joists appear to have been exceeded as per Table R802.4(1). Submit evidence of compliance.

FIRE WALLS:

(Chapter 3)

1. All walls less than 3'-0" from adjacent property lines must be of not less than 1 hour fire-resistive construction as per article R302.1 of the 2003 IRC.
2. Dwelling units in two family dwellings shall be separated from each other by wall and/or floor assemblies having not less than 1 hour fire resistant rating when tested in accordance with ASTM E119. Fire resistance rated floor ceiling and wall assemblies shall extend to the underside of the roof sheathing as per article R317.1 of the 2003 IRC.
3. Each townhouse shall be considered a separate building and shall be separated by fire resistance rated wall assemblies meeting the requirements of Section R302, 2003 IRC for exterior walls.

Exception:

A common 2 hour fire resistance rated wall is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. Electrical installations shall be installed in accordance with Chapters 33 through 42. Penetrations of electrical outlet boxes shall be in accordance with Section R317.3.

The common wall for townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab and shall extend the full length of the common wall including walls extending through and separating attached accessory structures as per article R317.2.1 of the 2003 IRC

Penetrations of wall or floor/ceiling assemblies required to be fire resistance rated in accordance with Section 317.3.1.1 or R317.3.1.2. of the 2003 IRC.

ROOF:

(Chapter 8 and 9)

1. 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 as per article R802.3 of the 2003 IRC
2. Metal roofs must comply with the installation requirements of article R905.4 through R905.4.6 of the 2003 IRC

3. Slate roofs must comply with the installation requirements of article R905.6 through R905.6.6 of the 2003 IRC
4. Wood shingle roofs must comply with the installation requirements of article R905.7 through R905.8.9. of the 2003 IRC
5. Built up roofs must comply with the installation requirements of article R905.9 through R905.9.3. of the 2003 IRC
6. Metal roof panels must comply with the installation requirements of article R905.10 through R905.10.4 of the 2003 IRC
7. Gable end walls shall be designed to withstand a 28.9 psf wind pressure. Submit evidence of compliance.
8. Rafter ties shall be spaced not more than 4 feet on center as per article R802.3.1 of the 2003 IRC.

CHIMNEYS AND FIREPLACES:
(Chapter 10)

1. Factory built fireplaces shall be listed and tested in accordance with UL 127 as per article R1004.1 of the 2003 IRC.
2. Hearth extensions shall comply with the provisions of article R1004.3 of the 2003 IRC.
3. Combustible material clearance shall meet the requirements of article R1003.11 of the 2003 IRC.

FLOOR PLAN:
(Chapter 3)

1. Door leading from garage to the residence must comply with article R309.1 if the 2003 IRC.

R309.1 OPENING PROTECTION. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20 minute fire rated doors.

Bathroom must comply with the artificial light provisions of article R303.3 of the IRC.

R303.3 BATHROOMS. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one half of which must be openable.

Exception:

The glazed areas shall not be required where artificial light and a mechanical ventilation system are provided. The mechanical ventilation rates shall be 50 c.f.m. for intermittent ventilation of 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.

All rooms must have a minimum ceiling height of 7 feet as per article R305.1 of the 2003 IRC.

R305.1 MINIMUM HEIGHT. Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 7 feet. The required height shall be measured from the finish floor to the lowest projection from the ceiling.

Glazing in hazardous locations must comply with article R308.4 of the 2003 IRC.

[B] R308.4 HAZARDOUS LOCATIONS. The following shall be considered specific hazardous locations for the purposes of glazing:

- Glazing in swinging doors except jalousies.
- Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bi fold closet door assemblies.
- Glazing in storm doors.
- Glazing in all unframed swinging doors.
- Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
- All glazing in railings regardless of an area or height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels.
- Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches horizontally of the water's edge. This shall apply to single glazing and all panes in multiple glazing.
- Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface.
- Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread.

R311.5.2 HEADROOM. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically from the sloped

plane adjoining the tread nosing or from the floor surface of the landing or platform.

- Wood stud, 20 minutes- Table 721.6.2(2)
time assigned for contribution of wood frame
Page 153
- Type X-Gypsum-40 minutes-Table 721.2.1.4(2)
Time assigned to finish materials on fire exposed side of wall
Page 131

Insulation requirements:

- Ceilings: R-26
- Walls: R-13
- Floors: R-11

Kevin G. Johnson
Building Plan Examiner