



BASEMENT PLAN ADDENDUM

The following code minimums shall be considered part of the approved plans, may be superceded by more stringent submitted specifications, and shall not be considered inclusive of all code requirements.

All bedroom windows, and at least one in every basement below grade, shall meet **egress requirements**: having a sill height of not more than 44", minimum net clear open area of 5.7 sq. ft., a minimum height of 24", and a minimum width of 20". (Minimums may not be combined.) Window with sills not more than 44" above or below grade may be 5 sq. ft.

Minimum **window size** for habitable rooms is 8% of the floor area, half of which is openable.

Window wells serving required **egress windows** shall have dimensions in keeping with the minimums required for windows:

- 1) Greater than 44" in depth; provide permanent steps or ladder rungs.
- 2) 36" horizontal clearance from foundation to front of window well.
- 3) 24" Vertical clearance required from any projection into the horizontal clearance stated above (i.e. bay windows, cantilevers, etc).
- 4) Gratings or guardrails protecting window wells shall be easily removable or be designed such as to not hinder egress.

All **plates** attached to concrete or masonry foundations and slabs placed on earth shall be redwood or treated wood.

Beam pockets in concrete or masonry walls shall be sized to allow a minimum ½" air space on the top, sides, and ends of the beam.

Minimum ceiling heights for habitable rooms, kitchens, bathrooms, bathrooms, and halls shall have ceiling heights of not less than 7'-0". Minimum clearance to beams spaced at 48" or more on center shall not be less than 6'-6" above the floor.

All point, beam, and header **loads** shall be transferred to footings by trimmers, columns, studs, or other framing members adequate in size. Bearing points shall be full width and of a length adequate to support the load imposed but in no case be less than 1-1/2" on wood or 3" on concrete or masonry. Solid blocking is required for all joists at bearing points.

Fire blocking is required in walls at all soffits, dropped ceilings, cove ceilings, openings around vents, pipes and ducts, in line with stairs when underside is unfinished, and at the floor and ceiling levels of all shafts and chases. Furred-out walls require this blocking at the top plate and in a vertical direction every 10' horizontally. Fire blocking shall consist of 2" nominal lumber; two thicknesses of 1" lumber with joints lapped; or one thickness of

23/32" wood structural panel with joints backed by same, lapped; gypsum board; cement fiber board; or batts or blankets of mineral or glass fiber.

Draft stopping of concealed spaces of floor-ceiling assemblies is required so that no space exceeds 1000 sq. ft., if there is usable space above and below such assemblies. Such draft stopping shall divide the concealed space into approximately equal areas. Draft stopping shall be not less than ½" gypsum board, 3/8" wood structural panel, adequately supported.

Rise of **stairways** shall be 8" maximum and run shall be 9" minimum. No riser shall be less than 4" and all rises and runs shall be within 3/8" of each other. Minimum width of any stairway shall be not be less than 36". Head clearances for stairways shall be at least 6'-8" finished, measured in a diagonal line formed from the front of the tread.

Winder stairs and landings shall have a minimum tread width of 6" at the narrowest point and at least a 9" tread length at 12" out. Not to exceed 3/8" variation of common winder treads or riser heights.

Landings of stairways shall have a minimum length of not less than the width of the stairway, but need not exceed 36". Landings are required at exterior doors and shall be at least 36" long. (Exception: Landing not required on outside when a stairway of two or fewer risers, provided the door does not swing over the stairway.)

Under-stair space that is enclosed and usable shall have ½" sheetrock on the walls and ceiling.

Handrails located at a height of 34" to 38" above nose of treads are required for all stairways serving individual dwelling units having four or more risers.

Guards shall protect all open balconies, stairways, floor or roof openings, landings, or ramps with changes in elevations exceeding 30". Minimum heights shall be 36" for individual dwelling units. Guard shall have intermediate rails or spindles spaced such that a 4" sphere may not pass through.

Minimum **hearth extension** dimensions for fireplace openings 6 sq. ft and larger are: 20" front and 12" sides. For smaller openings: 16" front and 8" sides.

Glass, if installed in or within 24" of doors, shall be tempered unless the bottom of the glass adjacent to the door is 60" or more from the floor. Shower doors shall be tempered and shall open outward. Glazing located in the shower/tub enclosure shall be tempered.

Wall receptacles shall be spaced so that at no point along the floor-wall line, shall the distance to a receptacle be greater than 6 feet. Walls two feet or more in width shall have a receptacle. No space along the kitchen counter can be more than 24" from an outlet. (4' on center.)

GFCI receptacles are required in bathrooms, kitchens, garages, laundry rooms, crawl spaces, for hydro massage tubs, and unfinished areas in basements. Kitchen counter receptacles shall be served by a minimum of two 20 amp circuits. All island counters and counter areas wider than 12" shall be served by a receptacle.

At least one **wall-switch-controlled lighting outlet** is required in habitable rooms, bathrooms, hallways, stairways, garages with power, and at exterior exits/entrances. Lights for stairways with 6 or more stairs shall have a switch at each landing. Lighting outlets are required in attics, under floor spaces, utility rooms, and basements, only when these areas are used for storage or contain equipment requiring servicing.

Non-recessed incandescent **lighting fixtures in clothes closets** shall be at least 12" horizontally from any shelving (6" for recessed or florescent)

110 volt **smoke detectors** as for new dwellings are required for all additions, alterations, or repairs to dwellings, or a bedroom is added. Existing areas shall be interconnected to all smoke alarms except when destruction of existing finish is required, then battery-operated smoke detectors are allowed.

Carbon monoxide detectors must be provided on each habitable level if there are gas-burning appliances in the house. All new areas and existing areas shall be interconnected except when removal of existing finish materials would be required, then battery-operated CO detectors are allowed.

Hydro-massage-tub motors shall be provided with adequate ventilation, be accessible by way of a door or removable panel (not a permanent finish), and be on a dedicated GFCI circuit. (Per manufacturers listing. Listing to be on site for inspection.)

Outside **combustion air** sources are required for all fuel-burning furnaces and water heaters.

Ventilating fans are required for bathrooms and water closet compartments when such rooms have no openable window to the exterior of at least 3 square feet. All bathroom and laundry exhaust fans shall be ducted to the exterior of the building (no attic or underfloor terminations).

Dryer duct vents shall be a maximum length of 25'. Five feet shall be subtracted for each additional 90 degree elbow, and 2-1/2' for each 45 degree elbow. Ducts shall not have any screws, which might catch lint.

Furnaces installed in closets or alcoves shall be 12" narrower than the space and shall maintain a minimum of 3" space along the top, sides, and back.

The **water heater** shall be adequately braced to resist seismic forces, anchored or strapped in the upper third of the appliance.

Gas appliances shall not be located in or have sole access through a bedroom or bathroom unless it is a direct vent appliance.

Range and microwave clearances shall be installed per appliances listings and installation instructions.

No **pipng** shall be installed so as to be subject to freezing.

No lead or acid-bearing **solders or fluxes** are allowed to be used on potable water systems.

Pressure reducing valves are required on all water mains in Orem.

Floor drains shall be provided near all water heaters. All floor drains shall be fully visible and accessible.

Water closet and sinks spaces shall be a minimum of 30" in width and have 21" front clearance.

Shower floor areas shall be a minimum of 30" X 30" finished dimensions and have 24" front clearance and an opening of 22" clear width.

House-to-garage doors shall be 1-3/8" solid core or a 20-min. rated fire door.

Rated or metal boxes shall be used in walls separating houses from garages.