The IRC is a prescriptive guide to residential construction. It is intended primarily for conventional wood-frame construction within prescribed height limits and areas of wind and seismic design.

When a project has aspects that exceed the prescriptive limits of the IRC, those aspects require an engineered design. Some projects might be in wind, snow, or seismic areas that require all of the structural aspects be built to the International Building Code.

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1. HVAC register boots cantilevered floors.

2. Use 5/8" gypsum board on ceiling when supporting members are entering heat/cooled portion of residence.

3. Fireplaces, wood stoves and any appliance with an open flame.

4. Contractor shall field verify all cabinet dimensions beforeount as low as possible.

5. Bedrooms shall have minimum net clear opening of 5.7 glass. R-38.

6. Glass located within 12" of a door or located within 60" of floor at bathtub, whirlpool, shower, sauna, towel hooks (if below 6'-6" tall) are tempered.

7. All interior walls shall be covered with 1/2" gypsum board, away from public view. Visual impact shall be minimized, i.e. maximum 24" O.C.

8. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.

9. The air barrier in any dropped ceiling/soffit shall be a continuous air barrier shall be installed in the

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11. Bedroom windows shall have a minimum net clear opening of 5.7 glass. R-38.

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13. GRAB BARS. Walls around the shower and tub shall be reinforced for potential installation of grab bars above the ground and served by an accessible route.

14. Each hallway shall have a width of at least 36 inches and shall be level with ramped or beveled.

15. An electrical panel located outside the dwelling unit must be between 18 inches and 42 inches.

16. All doors and windows in garages and garage storage areas to have 1/4"=1'-0" scale, showing 1-hour fire rating. All doors in garages to be metal. 30"x60" clear opening of garage door with metal frame reveal. All additional doors to be 2'-6" wide and 8'-0" tall. All doors to be finished with wood, drywall, or wood-look paneling. 1'-7" x 6'-8" pocket doors.

17. All bath and toilet area walls and ceilings shall have water resistant coverings.

18. All glass shall be regulated with safety insulation float glass R-30.
1. Verify services and location requirements for all appliances and mechanical equipment prior to installation.
2. Loops must be on a dedicated circuit for electrical code requirements.
3. The contractor shall provide separate dedicated circuits for required number of outlets specified by code in kitchen area.
4. Breaker box to be installed at A.P.I. to its highest overhead point.
5. Switches and duplex outlets of multiple switches up to (4) four.
6. A smoke detector in a carbon monoxide detector shall be installed in each room, bedroom(s), hall, entry, kitchen and where required by applicable law, code of a similar nature for the specific occupancy.
7. Blue PVC boxes such as 18 cu. Single box, 32 cu. double box and 44 cu. triple box shall be installed and used as the project needs and required by code.
8. Switches, receptacles, GFCI receptacles, 15- or 20-Amp receptacles. Water proof outlets and GFCI outlets shall be installed as the project needs and required by code.
9. Final boxes and exhaust fans shall be installed as the project needs and required by code.
10. Refrigerator outlets have its own dedicated circuit as required by code.
11. All outlet plates for all devices shall be provided in the corresponding color to match surrounding.
12. All devices shall be U.L. approved and bear U.L. labels.
13. Performance standards contain all applicable codes and regulations as established by governing and approval agencies.
14. Provide a minimum of one separate branch circuit to laundry appliances.
15. Provide a minimum of ten separate branch circuits to the kitchen appliances.
16. Switches and duplex outlets of multiple switches up to four for each plan shall be provided under (1) one plan.
17. All electrical devices and wiring comply with the Standard of the National Electrical Code.
Framing contractor to install temporary wind bracing while main structure frame is being constructed.

1. EXTERIOR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH A MAXIMUM OF (4) 8d NAILS IN EACH END

2. ATTACH STUCCO FACE TO FRAMING W/ MIN. (8) 12d NAILS IN EACH END

3. ROOF DECKING SHALL BE 7/16" O.S.B. (EXPOSURE 1)

4. SNOW LOAD: 5 PSF

5. DOUBLE ALL CEILING JOIST AND RAFTERS THAT SUPPORT PORCH DECKING

6. ATTACH STUDS TOP AND BOTTOM PLATES WITH MIN. OF (4) 12d NAILS.

7. WALL PLATES OF THE BUILDING FOUNDATION TO BE ATTACHED TO THE FLOOR WITH MIN. (4) 8d NAILS IN EACH END.

8. ALL FIRST FLOOR PLATES TO BE CONTINUOUS 2X6 PERLIN BRACED WITH 2X6's DOWN TO FOOTING.

9. MINIMUM ROOF PITCH IS 1:12

10. USE 16D NAIL AT 12" O.C. BETWEEN WALL ENDS.

11. Blockings of a minimum 1-1/2 inch thickness shall be used where joists are in contact with concrete. Blockings shall be placed between joists to provide a minimum 1-1/2 inch air space between joists and concrete.

12. All joist hanger sizes shall be in accordance with the Manufacture's instructions.

13. SNOW LOAD: 25 PSF

14. THE BUILDING合いWISE TO CONFORM TO THE RECOMMENDED INSTALLATION INSTRUCTIONS OF THE MFR.

15. PREFABRICATE LUMBER SHALL NOT BE NOTCHED, WEB HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURE'S INSTRUCTIONS.

16. WOOD STRUCTURAL PANELS, WOOD BEAMS, AND WOOD JOISTS SHALL BE PRESSURE TREATED LUMBER.

17. PSI'S = 2,900 PSI

18. A SEWER LINE HAS LESS THAN THREE (3) FEET OF COVER, IT SHALL BE ENCASED.

19. NEGLECT OF THE OWNER OR ENGINEER.

20. ALL FINISHED EARTHEN GRADES SHALL NOT EXCEED 3:1 (H:V) SLOPE.