

NOTE: A completed form will be attached to your approved plans and must be signed by the contractor or person doing the work prior to issuance of permit. Those code sections applicable to your approved project will be "checked."



CITY OF DALY CITY

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT,
BUILDING DIVISION

333 – 90TH Street • Daly City • CA 94015 • (650) 991-8061

California Building Standards and Daly City Municipal Code Requirements

All design and construction shall comply with the 2010 California Code of Regulations Title 24: Residential Building Code (CRC); Building Code (CBC), Electrical Code (CEC); Mechanical Code (CMC); Plumbing Code (CPC); Energy Code [2008 Energy Standards] (CNC); and Daly City Municipal Code Amendments (DCMC) Title 15.

Compliance with the following minimum code requirements is understood and mandatory. All checked items on Daly City Notes shall be required in order to pass inspection, even though they may not have been included on the plans by the designer.

Permit #:		Date:	
Address:		Code:	<input type="checkbox"/> CRC <input type="checkbox"/> CBC <input type="checkbox"/> CRC + CBC
Print Name:		<input type="checkbox"/> Owner	<input type="checkbox"/> Contractor
Signature:		Date:	st <input type="checkbox"/> ns <input type="checkbox"/>

KEY INFORMATION:

DO NOT DETACH THESE NOTES FROM APPROVED PLANS

PROJECT DESCRIPTION: _____

RESIDENTIAL BUILDING CODE - GENERAL

- B1 This building permit expires after 180 days without a scheduled inspection.
- B2 Manufacturer's installation instructions shall be available at time of inspection.
- B3 Original approved plans, these notes and the permit job cards shall be on the jobsite for scheduled inspections.
- B4 Provide illuminated address numbers minimum 1/2" stroke by 4" high.

BUILDING - FIRE PROTECTION

- B5 Provide gyp board on garage walls, posts, beams and ceiling:
 - 1/2" Type X gyp board on garage walls, and ceilings beneath attic spaces.
 - 5/8" Type X gyp board on garage ceilings beneath habitable rooms.
 - 1/2" Type X gyp board on all structural members supporting floor/ceiling assemblies.
 - 1/2" Type X gyp board on detached garage walls parallel to and within in 3 feet of the dwelling.
- B6 Provide a listed fire-rated access door assembly, when a required access door is provided in a fire-rated wall between the garage and habitable spaces.

- B7 Provide 1-3/8" solid core door or 20 minute fire rated door w/self-closer and latch between garage and habitable rooms.
- B8 Provide hardwired, interconnected smoke and carbon monoxide alarms w/battery backup:
 - Smoke alarms inside **new** bedrooms and immediately outside the sleeping area.
 - Carbon monoxide alarms immediately outside the **new** sleeping area.
 - Smoke alarms inside **existing** bedrooms and areas outside when access to wiring is available.
 - Carbon monoxide alarms immediately outside the **existing** sleeping area.
 - On each level including basements and habitable attics.
- B9 Provide battery smoke and carbon monoxide alarms when hardwiring is not possible:
 - Smoke alarms inside all **existing** bedrooms and in area outside bedrooms where wiring cannot be accessed through attic, crawl space or basement or by removal of existing wall or ceiling finish.
 - Carbon monoxide alarms immediately outside the **existing** sleeping area.

BUILDING - EGRESS

- B10 Provide fire egress windows with min 20" clear width / 24" clear height / 5.7 sq. ft. area.
- B11 Maximum height between finished floor and bottom of fire egress window sill or opening shall be no more than 44 inches, except for pre-existing openings.
- B12 Exterior doors shall be:
 - 3' - 0" wide by 6' - 8" high for the main exit door.
 - Side hinged for main exit door (sliding doors not allowed for main exit door).
 - No more than 1 1/2 "above landings, or 7 3/4 "where door does not swing over landing.
 - Have a minimum 36" wide landing on both sides of the door.
 - Landing not required where a stairway of 2 or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

BUILDING - AREA DIMENSIONS

- B13 Minimum height for new rooms and spaces:
 - 7' - 0" for all habitable spaces.
 - 6' - 8" for bathrooms, basements and garages.
 - 6' - 4" for soffits, beams and other obstructions.
- B14 Minimum width for new rooms and spaces:
 - 7' - 0" in horizontal dimension for habitable rooms.
 - 3' - 0" for hallways.

BUILDING - GLAZING

- B15 Window sills shall be at least 24" above the finish floor when located 72" or more above the exterior grade, unless the portion below 24" is fixed or has openings that do not allow the passage of a 4" sphere, or is protected by a guard.
- B16 Provide safety glazing for tub / shower enclosures and doors. Doors shall open outward.
- B17 Provide safety glazing for windows in tub or shower enclosures within 60" of drain inlet
- B18 Provide safety glazing for windows within 24" of a door.
- B19 Provide safety glazing for windows less than 60" above and within 36" horizontally of the walking surface of a stairway, landing or ramp, unless protected by a rail or guard
- B20 Provide safety glazing for windows less than 60" above and within 60" horizontally of the nosing of the bottom tread of a stairway, unless protected by a rail or guard.

BUILDING - FOUNDATION

- B21 Provide crawl space ventilation openings with an area of 1/150 of the area, spaced to provide cross ventilation:
- B22 Provide minimum 18" X 24" crawl space access opening.
- B23 Provide a method of diverting surface drainage away from the foundation.
- B24 Provide a method of damp-proofing or water-proofing the foundation.

- B25 Maintain 6" wood to earth clearance at foundation.
- B26 Use hot dipped galvanized (G185), stainless steel, copper or bronze anchor bolts, washers, nails, hangers, metal connectors and flashing in contact with pressure treated lumber.
- B27 Borate treated mudsills may use regular steel connectors.
- B28 Provide minimum 5/8" anchor bolts at maximum 6 feet on center.
- B29 Provide 3" x 3" x 1/4" plate washers for anchor bolts.
- B30 Provide continuous minimum 1/2" rebar at top & bottom of foundation grade beams.
- B31 Provide concrete with minimum compressive strength of 2500 psi in 28-days.
- B32 Provide minimum 3" concrete cover for rebar where exposed to the earth and 1 1/2" elsewhere.

BUILDING - FLOORS

- B33 Provide minimum 3 1/2" thick concrete slab
- B34 Provide minimum 4" thick base course under the concrete slab
- B35 Provide a 6 mil vapor retarder with joints lapped 6 inches placed immediately below the concrete slab

BUILDING - INTERIOR WALLS

- B36 Use only approved tile backer materials and gyp board in bathrooms:
 - Non-absorbent finish material minimum 72" above the standing surface.
 - Cement, fiber-cement or glass-mat gyp backers for adhesive application of finish materials (tile or other nonabsorbent sheet materials), or paint (above 72"), installed per manufacturer's instructions within shower stalls and bathtub surrounds.
 - Water-resistant gyp board shall not be used within shower stalls, bathtub compartments or other wet or humid areas, or on ceilings with joists greater than 12" on center.
 - Water-resistant gyp backers for tile or paint per manufacturer's instructions at water closet compartments.
 - Regular gyp board for tile or paint on walls and ceilings other than above.

BUILDING - EXTERIOR WALLS

- B37 Provide 1" nominal naturally durable wood drop siding or primed fiber-cement siding within 18" of the property line
- B38 Provide 1" clear separation from the exterior wall of the building to the property line
- B39 Provide 1" minimum 1 layer of No. 15 Type I asphalt felt under exterior siding

BUILDING - ROOF

- B40 Provide minimum Class B roof assembly.
- B41 Provide minimum 1/4" per foot roof slope.
- B42 Provide double layer No. 15 Type I asphalt felt under shingles for slope less than 4 in 12.
- B43 Provide openings for attic or rafter space ventilation:
 - Net free area of 1/150 of the enclosed attic or rafter space area. Openings shall be spaced to provide cross ventilation.
 - Net free area of 1/300 of the enclosed attic or rafter space area, with minimum 50% but not more than 80% of the required openings using ventilators located at least 3 feet above the eave vents. The balance of the openings shall be located in the eaves. Openings shall be spaced to provide cross ventilation.
 - Net free area of 1/300 of the enclosed attic or rafter space area, when a Class I or II vapor barrier is installed on the conditioned side of the ceiling between gyp board and insulation. Openings shall be spaced to provide cross ventilation.
- B44 Provide minimum 1" clearance between roof sheathing and insulation.
- B45 Provide roof drains and overflow scuppers directing storm water to approved location.
- B46 Provide minimum 22" X 30" attic access.
- B47 Provide spark arrestor for solid-fuel burning fireplaces.
- B48 Others: _____

ENERGY CODE - GENERAL

- N1 **INSTALLATION DOCUMENTATION REQUIRED** – Installing contractors shall fill out an individual CF-6R form appropriate to their work and attach a signed copy to the building permit. Forms shall be reviewed by the building inspector at final inspection.
 - If new **LIGHTING** is installed, provide form CF-6R-LTG-01.
 - If new **WINDOWS** or **INSULATION** are installed, provide form CF-6R-ENV-01.
 - If new **WATER HEATER** is installed, provide form CF-1R-MECH-01.
 - If new **FURNACE** is installed, provide form CF-1R-MECH-04.
- N2 The installing contractor, engineer/architect/designer of record or owner's agent is responsible for the following:
 - Provide all required Energy Compliance Forms for the project.
 - Review the plans and specifications, and ensure that they conform to the requirements of the Certificate of Compliance and the acceptance requirements applicable to the construction / installation.
 - Perform construction inspections to confirm compliance of the regulated energy features, and ensure that a properly completed Installation Certificate has been submitted and posted at the building site prior to final inspection.
 - Ensure that all applicable acceptance requirement procedures, if applicable, and identified in the plans and specifications and in Reference Nonresidential Appendix NA7 are conducted.

ENERGY - WINDOWS

- N3 New and retrofit windows shall be maximum 0.40 U-Factor.
- N4 Existing windows in new rooms shall be double pane and maximum 0.40 U-Factor.
- N5 NFRC temporary labeling on new windows shall not be removed until after inspection.

ENERGY - INSULATION

- N6 Install insulation in walls between conditioned and unconditioned space as follows: R-13 in 2 x 4 walls, [R-19 in 2 x 6 walls, R-22 in 2 x 8 walls, R-30 in 2 x 10 walls, R-38 in 2 x 12 walls or per CF-1R Performance].
- N7 Install insulation in ceilings between garage and rooms above, and at floors with crawl spaces as follows: R-19 in floors with 2 x 8 joists [R-13 with 2 x 6 joists, R-25 or R-30 with 2 x 10 joists, R-38 with 2 x 12 joists or per CF-1R Performance]. No insulation is required for floors without crawl spaces framed with 2 x 4's in any configuration [2 x 6's require R-11 or 13, 2 x 8's require R-19, 2 x 10's require R-30, 2 x 12's require R-38 or per CF-1R Performance].
- N8 Install R-30 [or per CF-1R Performance] insulation at ceilings exposed to unconditioned space with minimum 1" air space between insulation and underside of roof sheathing for ventilation.
- N9 Insulation shall be installed correctly with no gaps greater than 1/8" [use foam]; no voids; no compressions deeper than 3/4" [less than 10% of cavity area], with insulation completely filling the cavity and minimum 90 % in contact with all 6 cavity surfaces (flush with the face of framing members). Insulation shall be cut to fit around wiring or plumbing, or split to encapsulate wiring or plumbing. Recommend using unfaced batts, but if faced, the vapor retarder shall face into the conditioned space.
- N10 Air leaks at doors and windows shall be sealed and weather-stripped.
- N11 Air leaks at the building envelope shall be sealed prior to insulation installation.

ENERGY - GENERAL LIGHTING

- N12 Recessed lights in insulated ceilings shall be IC / AT rated and shall be sealed between the housing and ceiling with gasket or caulk.
- N13 Living, dining, family rooms, dens and similar rooms, and closets over 70 square feet lighting fixtures shall be fluorescent, or provide dimmer switches or occupant sensors for incandescent lighting fixtures.

ENERGY - INDOOR AIR QUALITY (IAQ) VENTILATION FOR NEW BUILDINGS AND ADDITIONS

- N14 Provide a bathroom, kitchen or whole-building IAQ ventilation system (Additions >1000 sf & new buildings only).
- N15 Bathroom fans used as IAQ ventilation shall be minimum 50 CFM. The minimum ventilation rate is 1 CFM per each 100 square feet of floor area plus 7.5 CFM per each bedroom.
- N16 Bathroom fans used as IAQ ventilation shall be rated for continuous operation with a manual override switch.
- N17 Bathroom fans used as IAQ ventilation shall have maximum sound rating of 1 sone.
- N18 Kitchen range hoods used as IAQ ventilation in combination with bathroom fans shall be minimum 100 CFM or sized per range manufacturer's specifications. Maximum sound rating is 1 sone, unless >400 cfm.

ENERGY - KITCHEN LIGHTING AND VENTILATION

- N19 50% of kitchen lighting shall be fluorescent with separate switch for incandescent lights.
- N20 New or added kitchen lighting shall be fluorescent until wattage is at least 50% of total
- N21 Kitchen ceiling lighting junction box without fixture installed is rated at 180 watts.
- N22 Lighting in spaces adjacent to the kitchen is considered to be part of the kitchen lighting unless switched separately.
- N23 Kitchen range ventilation hoods shall be minimum 100 CFM or sized per range manufacturer's specifications. Maximum sound rating is 3 sones, unless used for IAQ (1 sone, unless >400 cfm).
- N24 Kitchen range ventilation hoods shall be vented to the exterior.

ENERGY - BATHROOM LIGHTING AND VENTILATION

- N25 Bathroom lighting fixtures shall be fluorescent; or provide all incandescent fixtures with separate manual on / occupant sensor switches.
- N26 Bathroom ventilation fans shall be switched separately from lighting.
- N27 Bathroom ventilation fans shall be minimum 50 CFM.
- N28 Bathroom ventilation fans in new buildings shall be controlled by an accessible humidistat, unless used for IAQ.
- N29 Maximum sound rating for bathroom ventilation fans is 3 sones, unless used for IAQ (1 sone).

ENERGY - EXTERIOR LIGHTING

- N30 Provide switched outdoor fluorescent or motion / photo sensor switched incandescent fixture at exterior doors.

ENERGY - PLUMBING, APPLIANCES AND HVAC

- N31 First 5' of both hot and cold water pipes from the water heater shall be insulated (1" thick).
- N32 Hot water pipes shall be insulated (1" thick) between water heater and kitchen sink in new buildings, and in additions that include a kitchen where the pipes are exposed or accessible during construction.
- N33 Supplemental water heaters shall not exceed 50 gallons.
- N34 New clothes washers shall have a Water Factor ≤ 6.0 .
- N35 New dishwashers shall use < 6.5 gallons per cycle, or be Energy Star Qualified.
- N36 New heating ducts shall be insulated to R-4.2 where less than 40 feet or R-6 where more than 40 feet are installed outside the conditioned space.
- N37 Supplemental electrical heater unit may be installed in a bathroom provided the capacity does not exceed 2 kW or 7,000 BTU per hour and is controlled by a maximum 30 minute timer.
- N38 Others: _____

ELECTRICAL CODE - GENERAL

- E1 Label all breakers.
- E2 All conductors shall be copper.

- E3 All multi-wire circuits shall have a means of simultaneously disconnecting all ungrounded conductors at the breaker panel.
- E4 All conductors for multi-wire circuits shall be grouped with wire ties within the breaker panel.
- E5 All new 15 and 20 amp circuits shall be protected with an arc fault circuit interrupter (AFCI), except kitchens, bathrooms, laundry rooms, garages and basement areas.
- E6 All new receptacles installed shall be tamper-resistant.

ELECTRICAL - BEDROOMS

- E7 All new hard-wired smoke and carbon monoxide alarms shall be protected with an arc fault circuit interrupter (AFCI).

ELECTRICAL - BATHROOM & LAUNDRY

- E8 Provide a 20 amp dedicated circuit for new bathroom.
- E9 Provide a GFCI protected, tamper resistant receptacle within 3' of the bathroom lavatory, or on the side of the vanity cabinet within 12 inches of the top.
- E10 Provide a 20 amp dedicated circuit for the new laundry.
- E11 Provide a GFCI protected, tamper resistant receptacle for the new laundry.

ELECTRICAL - KITCHEN

- E12 Provide two 20 amp circuits for kitchen counter receptacles.
- E13 Provide additional dedicated circuits for dishwasher, disposer, microwave and other appliances as required by the NEC.
- E14 Provide means to simultaneously disconnect multi-wire branch circuits at the breaker panel.
- E15 Provide GFCI protected, tamper-resistant receptacles at all kitchen counters, spaced so that no space along the counter is more than 24" from a receptacle, measured from the edge of a counter, sink or range. Applicable to any counter more than 12" in length.
- E16 Install minimum one GFCI receptacle at the end of the kitchen counter peninsula
- E17 Install minimum one GFCI receptacle at kitchen island.
- E18 GFCI Receptacles may be mounted maximum 12" below countertop with maximum 6" overhang.

ELECTRICAL - GENERAL RECEPTACLES

- E19 Provide tamper-resistant wall receptacles in habitable rooms maximum 12' on center, and maximum 6' from any opening & at walls longer than 2'.
- E20 Provide a tamper-resistant receptacle in new hallway longer than 10 feet.
- E21 Provide GFCI protected, tamper-resistant receptacles within 6' of new wet bar or laundry sink.
- E22 Provide GFCI protection for new tamper-resistant receptacles located in the garage, basement, crawl space or other damp area.
- E23 Provide a GFCI protected, tamper-resistant receptacle with weatherproof enclosure in the backyard.
- E24 Provide a GFCI protected, tamper-resistant receptacle with weatherproof enclosure in the front yard.
- E25 Provide a GFCI protected, tamper-resistant receptacle with weatherproof enclosure at the deck, balcony or porch greater than 20 square feet.

ELECTRICAL - GENERAL LIGHTING

- E26 Provide a wall switch and light fixture in each new room.
- E27 Provide 3-way light switches at stairs with more than 6 risers.
- E28 Provide minimum 12" horizontal clearance from the edge of the new closet storage shelf for incandescent light fixture (6" for fluorescent light fixture).
- E29 Provide a switch and exterior light at each door to the exterior.

ELECTRICAL - SERVICE

- E30 Upgrade the service to minimum 100 amps, unless already complying
- E31 New overhead service conductors shall be enclosed in rigid metal conduit

- E32 Main electrical disconnect and meter shall be accessible to the building exterior
- E33 The service meter and panel shall be screened from view by an enclosure
- E34 Minimum working space at the electrical panel is 30" wide and 36" deep.

ELECTRICAL - KNOB AND TUBE WIRING WITH INSULATION COVER

- E35 All insulation shall be removed where in contact with knob and tube wiring. Alternately, the following method may be used to allow the installation of insulation where knob and tube wiring is present:
 - The wiring shall be surveyed by an electrical contractor licensed by the State of California. Certification shall be provided by the electrical contractor that the existing wiring is in good condition with no evidence of deterioration or improper over-current protection, and no improper connections or splices.
 - The certification form shall be filed with the Building Division, and a copy furnished to the owner.
 - All accessible areas in the building where insulation has been installed around knob and tube wiring shall be posted by the insulation installer with a notice, clearly visible, stating that caution is required when entering these areas. The notice shall be printed in both English and Spanish.
 - The insulation shall be noncombustible as defined in the California Building Code.
 - The insulation shall not have any electrical conductive material as part of or supporting the insulation material.
 - Repairs, alterations, or extensions to the electrical system will require permits and inspections.
- E36 Others: _____

MECHANICAL CODE - GENERAL

- M1 All new equipment shall be installed in accordance with manufacturer's specifications.
- M2 Installation manuals shall be posted near new equipment.
- M3 The gas meter shall be screened from public view by an enclosure.

MECHANICAL - FURNACES AND DUCTS

- M4 New and replacement furnaces and duct systems shall be sized according to the Mechanical code (ACCA Manual J, D &S, ASHRAE or SMACNA Manuals)
- M5 Provide 26-gage galvanized sheet metal heating supply ducts with sealed annular spaces between garage and new rooms or provide fire dampers.
- M6 Maintain manufacturer's specified access clearances for the furnace.
- M7 Provide bollard for protection of the furnace where exposed to damage by vehicles.

MECHANICAL - VENTILATION AND EXHAUST

- M8 Provide a bathroom ventilation fan.
- M9 Provide a kitchen range hood with hard, smooth metal vent (ductless hoods are prohibited).
- M10 Provide a dryer vent with hard, smooth metal pipe with no screws. Maximum length is 14', with two 90-degree bends. Provide dryer manufacturers installation instructions for alternate length.
- M11 Range hood, dryer and bathroom vents shall terminate not less than 3' from openings & property lines.

MECHANICAL - COMBUSTION AIR SUPPLY

- M12 Combustion air shall be provided for all fuel burning equipment and shall be taken from an approved location per CMC 701.

MECHANICAL - HEAT FOR HABITABLE ROOMS

- M13 Provide a heating supply register or other heat source in all habitable rooms capable of maintaining the space at 68 degrees at 3' above the floor.
- M14 Others: _____

PLUMBING CODE - GENERAL

- P1 Plastic piping shall not be used for drain, vent, gas or domestic water supply.
- P2 New building sewer must be PE SDR 11 or 17 or PVC SDR 26 or 35 (exterior).
- P3 Provide backflow prevention device on hose bibbs.
- P4 Provide dielectric unions at connections between dissimilar metals.
- P5 Provide a gas line sediment trap downstream of the shut-off valve for appliances as required by manufacturers' installation instructions. Not required for ranges, clothes dryers or gas fireplaces.

PLUMBING - WATER CONSERVATION

- P6 Kitchen faucets shall be maximum 2.2 gallons per minute.
- P7 Shower heads shall be maximum 2.0 gallons per minute
- P8 Lavatory faucets shall be maximum 1.5 gallons per minute.
- P9 Water closets shall be maximum 1.28 gallons per flush.

PLUMBING - WATER HEATER

- P10 If a new tank-less water heater is installed, the contractor shall submit manufacturer's specifications and gas pipe diagram with demand calculations for review and approval.
- P11 Provide water heater with recovery rating in accordance with CPC Table 5-1. First hour recovery capacity shall not be less than ____ gallons.
- P12 Strap the water heater at upper and lower thirds per CPC 508.2.
- P13 Raise the water heater to 18" above garage floor. FVIR water heaters with sealed combustion chambers may be installed on floor, provided floor slopes toward opening.
- P14 Maintain manufacturer's specified access clearances for the water heater.
- P15 Provide bollard for protection of the water heater where exposed to damage by vehicles.

PLUMBING - WATER CLOSETS

- P16 Provide 30" minimum clear width for the water closet.
- P17 Provide 15" minimum clear side clearance from the center of water closet.
- P18 Provide 24" minimum clear in front of the water closet.

PLUMBING - BATHTUBS AND SHOWERS

- P19 Bathtub fillers shall be limited to 120 degrees F by a device that conforms to ASSE 1070.
- P20 Shower valves shall be a pressure/temperature balanced type that conforms to ASSE 1016.
- P21 Locate the showerhead on the side wall of the shower compartment.
- P22 Showers shall be finished with a nonabsorbent finish to a height of at least 72" above floor.
- P23 Showers shall be at least 32" x 32" or 1024 square inches with not less than 30" width.
- P24 Others: _____

INTERIOR STAIRS

- S1 Provide 7 3/4" maximum rise and 10" minimum tread run at stairs.
- S2 Minimum tread = 10". If tread is less than 11", provide 3/4" to 1 1/4" nosing.
- S3 Treads width and riser height shall not vary by more than 3/8" for each flight of stairs.
- S4 Provide minimum headroom of 6'- 8" measured from the tread nosing.
- S5 Landings shall be a minimum size of 36" x 36".
- S6 Provide 36 inch minimum clear width at stairways.
- S7 Provide one-hour fire resistive construction on walls & ceiling under the interior of stairway.
- S8 Provide minimum 42" guard height, with openings that do not allow the passage of a 4" sphere at stair landings
- S9 Provide minimum guard height at stairs of 34 inches above tread nosing (if top is also a handrail, then the guard height shall be 34" to 38" above the tread nosing).
- S10 Guards on the open sides of interior stairways shall have no openings that allow the passage of a 4 3/8" sphere.
- S11 Clear space at open risers shall not allow the passage of a 4" sphere.

- S12 Triangular openings at stair tread / riser shall not allow the passage of a 6" sphere.
- S13 Provide a minimum handrail height at stairs of 34 to 38 inches above tread nosing.
- S14 All handrails shall return to the wall.
- S15 Handrails shall be 1 1/4" to 2" in cross sectional dimension (Type I), or meet the requirements for Type II handrails (2x4 handrail not acceptable).
- S16 Handrails are not required on stairs with 3 or fewer risers (2 treads)
- S16 Others: _____

DECKS AND EXTERIOR STAIRS

- D1 Provide smoke detectors when work exceed \$1,000 valuation.
- D2 Exposed wood shall be pressure treated, redwood, or other approved material.
- D3 Pressure treated material requires G185 hot dipped galvanized, stainless steel, copper or bronze bolts, nails, hangers, and metal connectors.
- D4 Provide steel reinforcement for concrete footings.
- D5 Provide a reinforced concrete footing under stair stringers.
- D6 Provide a minimum 24" x 24" x 12" footing under posts.
- D7 Exterior stairs shall be minimum nominal 2-inch thick lumber construction
- D8 Exterior deck shall be setback minimum 5 feet from property line, unless one-hour fire resistive protection is provided
- D9 Provide guards at decks over 30" above adjacent grade
- D10 Provide minimum deck guard height of 42" above floor of the deck.
- D11 Provide 7 3/4" maximum rise and 10" minimum tread run at stairs.
- D12 Minimum tread = 10". If tread is less than 11", provide 3/4" to 1 1/4" nosing.
- D13 Deck and stair guards shall have no openings that allow the passage of a 4" sphere.
- D14 Provide minimum stair guard height of 42" above stair tread nosing (if top is also a handrail, then the guard height shall be 34" to 38" above the tread nosing).
- D15 Clear space at open risers shall not allow the passage of a 4 inch sphere.
- D16 Triangular openings at stair tread / riser shall not allow the passage of a 6 inch sphere.
- D17 Provide a minimum handrail height at stairs of 34 to 38 inches above tread nosing.
- D18 All handrails shall return to the wall or post.
- D19 Handrails shall be 1 1/4" to 2" in cross sectional dimension (Type I), or meet the requirements for Type II handrails (2x4 handrail not acceptable).
- D20 Handrails are not required on stairs with 3 or fewer risers (2 treads)
- D21 Provide one- hour fire resistance rated construction (min 1/2 inch type X gyp board) on walls and ceiling of the enclosed storage space under the exterior main exit stairway.
- D22 Others: _____