



WOOD FRAME PRESCRIPTIVE PROVISIONS FOR ONE-STORY RESIDENTIAL WOOD CONSTRUCTION (FORMERLY TYPE V)

The purpose of this Wood Frame Prescriptive Provisions (WFPP) Information Bulletin is to assist owners, builders and others to meet the general requirements and specifications prescribed in the 2022 California Residential Code (CRC) for building one- and two-family dwellings, townhouses, and attached and detached Accessory Dwelling Units (ADUs) not more than one story in height with light frame wood construction. This document is not applicable for walls and foundations where solid brick or stone veneers occur.

Light-frame wood frame construction is a type of construction where vertical and horizontal structural elements are primarily formed by a system of repetitive wood framing members. It is the least restrictive construction type permitted by the CRC and CBC. The WFPP Information Bulletin is for information and reference only and is not a substitute for accurate construction documents (i.e., drawings, plan specifications, etc.) prepared for each proposed construction project. Additional construction documents may be required when the scope of work exceeds the limits of light frame wood construction as prescribed by the CRC.

When portions of a building or structure are constructed of other than light-frame wood construction, exceed the limits of this WFPP Information Bulletin, or as required by other local ordinances, these portions and the supporting load path shall be designed by a registered design professional licensed in the State of California. This WFPP Information Bulletin may not be suitable in all cases. Where the proposed construction is located on a site with a slope steeper than 10% or has adverse soil conditions (e.g., expansive soil, liquefaction, flood hazard, etc.), a registered design professional licensed in the State of California should be consulted. The use of this WFPP Information Bulletin is permitted at the discretion of the Building Official on a case-by-case basis.

An automatic fire sprinkler system shall be installed in new one and two-family dwellings and townhouses per CRC R313.2. Installation of a fire sprinkler system is also required in additions and alterations where the main residence is sprinklered and for all additions over 1,200 square feet per LA County Fire Department.

All work must comply with the California Energy Code (CEC) requirements for the climate zone 14.

For new construction and additions/alterations that increase the conditioned space, a minimum of 65-percent of construction and demolition waste shall be recycled or salvaged for reuse per 4.408.1 of the California Green Building Standards Code (CALGreen). Refer to the Lancaster Municipal Code for further requirements. For newly constructed one- or two- family dwellings with an attached private garage, provide accommodation for future installation and use of an electric vehicle charger per 4.106.4.1 of CALGreen.

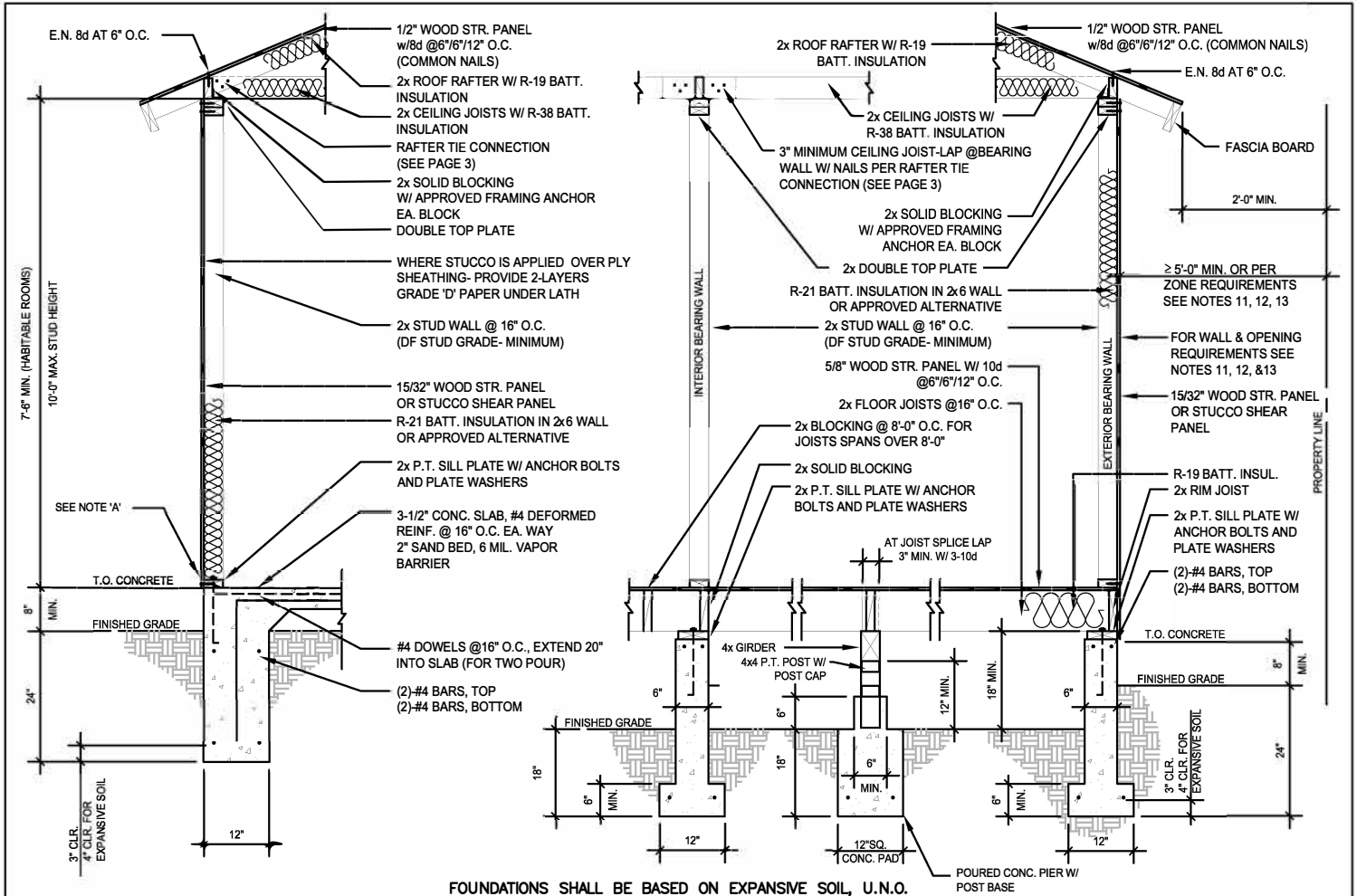
For newly constructed one or two-family dwellings, a photo voltaic (9PV) system shall be installed per 150.1(c)14 of the California Energy Code. A separate permit is required for PV systems.



CITY OF LANCASTER BUILDING AND SAFETY

WOOD FRAME PRESCRIPTIVE PROVISIONS FOR ONE STORY
RESIDENTIAL CONSTRUCTION (FORMERLY TYPE V)
DEAD LOAD SHALL NOT EXCEED 15 PSF FOR COMBINED ROOF/CEILING OR
EXTERIOR WALLS AND 10 PSF FOR FLOORS OR PARTITIONS

THIS SHEET IS FOR INFORMATION AND REFERENCE ONLY AND NOT A SUBSTITUTE FOR ACCURATE DRAWINGS PREPARED FOR EACH CONSTRUCTION PROJECT



FOUNDATIONS SHALL BE BASED ON EXPANSIVE SOIL, U.N.O.

NOTES: A. STUCCO SHALL BE PROVIDED WITH A CORROSION RESISTANT WEEP SCREED COMPLYING WITH SECTION R703.7.2.1

WALL SECTION: SLAB-ON-GRADE CONSTRUCTION

WALL SECTION: RAISED FLOOR CONSTRUCTION

NOTES:

- Anchor bolts: $\frac{1}{2}$ " ϕ x 10" embedded 7" and spaced maximum 6' with 0.229"x3"x3" plate washers, minimum 2 anchor bolts per piece, located not more than 12" or less than 7" bolt diameters from each end piece.
- All foundation plates or sills and sleepers on a concrete or masonry slab, which is in direct contact with the earth, and sills that rest on concrete or masonry foundations shall be preservative treated wood (AWPA U1) and field cut ends, notches, and drilled holes shall be field treated in accordance with AWWPA M4. Fasteners, including nuts and washers, in preservative treated wood or fire-retardant wood shall be hot-dipped, zinc-coated galvanized steel or stainless steel.
- Minimum concrete strength: 2,500 psi.
- Exterior walls, bearing walls, and braced wall panels require continuous footings (R403.1).
- Soils report is required if the proposed construction is located in a liquefaction, landslide, or earthquake fault zone.
- Where interior walls are shear walls, wall framing and sheathing shall extend to the roof sheathing.
- Under floor areas shall be ventilated by openings into the under-floor space walls. Such openings shall have a net area of not less than 1 square foot for each 150 square feet of under-floor area. Openings shall be located within 3 ft. of each corner of the building and provide cross ventilation. The openings shall be approximately equally distributed along the edge of at least two sides. Corrosion resistant mesh w/ $\frac{1}{4}$ " openings.
- The net free ventilating area of enclosed attics & enclosed rafter spaces shall not be less than 1/150 of the space ventilated and shall have cross ventilation for each separate space.
- Projects located in the Very High Fire Hazard Security Zone (VHFHSZ) must also incorporate the requirements of Section R337 into the design.
- Provide a minimum of 1" airspace between the insulation and roof sheathing.
- Exterior walls of dwellings and accessory structures closer than 5 ft. (non-sprinklered)/3 ft. (sprinklered) to the property line shall be 1-hr fire-resistance rated construction.
- No openings other than approved foundation vents shall be permitted in the exterior walls of dwellings and accessory buildings where the exterior walls are less than 3 ft. to the property line.
- The area of exterior wall openings of non-sprinklered dwellings and accessory buildings located ≥ 3 ft. and < 5 ft. to the property line shall be limited to 25% of the wall area. The area of exterior wall openings is unlimited when exterior walls are located ≥ 5 ft. for non-sprinklered buildings and ≥ 3 ft. for sprinklered buildings. (Tables R302.1(1) & R302.1(2))
- Footings on or adjacent to slopes shall meet the requirements of Section R403.1.7.
- Exterior plaster (stucco) walls shall be provided with corrosion-resistant weep screeds (Section R703.7.2.1).
- Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fireblocking is provided from the wall top plate to the underside of the roof sheathing.

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ALLOWABLE SPANS FOR DF #2 ROOF RAFTERS (DF-LARCH) Dead Load 10 psf / Live Load 20 psf			ALLOWABLE SPANS FOR DF #2 CEILING JOISTS (DF-LARCH) (L/A = 240) [Table R802.5.1(1) & R802.5.1(2)]				ALLOWABLE SPANS FOR DF #2 FLOOR JOISTS (DF-LARCH) Dead Load 10 psf / Live Load 40 psf		
(Ceiling attached to rafters, L/A = 240) [Table R802.4.1(2)]			CEILING JOIST SIZE	SPACING	ALLOWABLE SPAN	ALLOWABLE SPAN	(L/A = 360) [Table R502.3.1(2)]		
RAFTER SIZE	SPACING	ALLOWABLE SPAN			DL 5 psf/ LL 10 psf (no storage)	DL 10 psf/ LL 20 psf (light storage)	FLOOR JOIST SIZE	SPACING	ALLOWABLE SPAN
2x6	24"	11'-11"	2x6	24"	9'-10"	7'-3"	2x6	24"	8'-3"
	16"	14'-1"		16"	11'-3"	8'-11"		16"	9'-9"
	12"	15'-6"		12"	12'-5"	9'-10"		12"	10'-9"
2x8	24"	15'-1"	2x8	24"	15'-0"	10'-8"	2x8	24"	10'-5"
	16"	18'-5"		16"	17'-8"	13'-0"		16"	12'-9"
	12"	20'-5"		12"	19'-6"	15'-0"		12"	14'-2"
2x10	24"	18'-5"	2x10	24"	19'-1"	13'-6"	2x10	24"	12'-9"
	16"	22'-6"		16"	23'-4"	16'-6"		16"	15'-7"
	12"	26'-0"		12"	25'-8"	19'-1"		12"	18'-0"
2x12	24"	21'-4"	2x12	24"	23'-3"	16'-5"	2x12	24"	14'-9"
	16"	26'-0"		16"	26'-0"	20'-2"		16"	18'-1"
	12"	26'-0"		12"	26'-0"	23'-3"		12"	20'-11"

ALLOWABLE SPANS FOR DF #2 HEADERS FOR EXTERIOR BEARING WALLS [Table R602.7(1)]						
SIZE	12' Building Width	NJ	24' Building Width	NJ	36' Building Width	NJ
2-2x6	6'-0"	1	4'-7"	1	3'-10"	1
2-2x8	7'-7"	1	5'-9"	2	4'-10"	2
2-2x10	9'-0"	1	6'-10"	2	5'-9"	2
2-2x12	10'-7"	2	8'-1"	2	6'-10"	2
3-2x8	9'-5"	1	7'-3"	1	6'-1"	1
3-2x10	11'-3"	1	8'-7"	2	7'-3"	2
3-2x12	13'-2"	1	10'-1"	2	8'-6"	2

a. Building width is measured perpendicular to ridge.
b. NJ = Number of jack studs required to support each end.

ALLOWABLE SPANS FOR DF #2 GIRDERS AND HEADERS FOR INTERIOR BEARING WALLS [Table R602.7(2)]						
SIZE	12' Building Width	NJ	24' Building Width	NJ	36' Building Width	NJ
2-2x6	6'-1"	1	4'-4"	1	3'-6"	1
2-2x8	7'-9"	1	5'-5"	1	4'-5"	2
2-2x10	9'-2"	1	6'-6"	2	5'-3"	2
2-2x12	10'-9"	1	7'-7"	2	6'-3"	2
3-2x8	9'-8"	1	6'-10"	1	5'-7"	1
3-2x10	11'-5"	1	8'-1"	1	6'-7"	2
3-2x12	13'-6"	1	9'-6"	2	7'-9"	2

a. Building width is measured perpendicular to ridge.
b. NJ = Number of jack studs required to support each end.

ALLOWABLE SPANS FOR DF #2 GIRDERS FOR EXTERIOR BEARING WALLS SUPPORTING ONE FLOOR ONLY [Table R602.7(1)]						
SIZE	PARTITIONS (CENTER BEARING)			NO PARTITIONS (CLEAR SPAN)		
	12' Building Width	24' Building Width	36' Building Width	12' Building Width	24' Building Width	36' Building Width
2-2x6	4'-10"	3'-9"	3'-3"	4'-4"	3'-4"	2'-10"
2-2x8	6'-1"	4'-10"	4'-1"	5'-6"	4'-3"	3'-7"
2-2x10	7'-3"	5'-8"	4'-10"	6'-7"	5'-0"	4'-2"
2-2x12	8'-6"	6'-8"	5'-8"	7'-9"	5'-11"	4'-11"
3-2x8	7'-8"	6'-0"	5'-1"	6'-11"	5'-3"	4'-5"
3-2x10	9'-1"	7'-2"	6'-1"	8'-3"	6'-3"	5'-3"
3-2x12	10'-8"	8'-5"	7'-2"	9'-8"	7'-5"	6'-2"

a. Building width is measured perpendicular to ridge.
b. Minimum 4x post.

RAFTER TIE CONNECTION Roof Live Load 20 psf [Table R802.5.2(1)]				
Minimum number of 16d common nails at rafter tie connection				
Rafter Slope	Tie Spacing (in.)	Roof Span (ft.)		
		12	24	36
3:12	12	3	5	8
	16	4	7	10
	24	5	10	15
4:12	12	3	4	6
	16	3	5	8
	24	4	8	11
5:12	12	3	3	5
	16	3	4	6
	24	3	6	9

a. 10d common nails shall be permitted to be substituted for 16d common nails when the required number of nails is taken as 1.2 times the number of 16d common nails, rounded up to the next full nail.
b. Roof span is measured between exterior walls or between exterior wall and roof purlin when interior bearing wall is used.

ALLOWABLE SPANS AND LOADS FOR WOOD STRUCTURAL PANEL SHEATHING AND SINGLE-FLOOR GRADES CONTINUOUS OVER TWO OR MORE SPANS WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS. NOTE: APPLIES TO PANELS 24" OR WIDER [Table R503.2.1.1(1)]						
SHEATHING		ROOF				SUBFLOOR
SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (in.)	MAXIMUM SPAN (in.)		LOADS (psf at maximum span)		MAXIMUM SPAN (in.)
		WITH EDGE SUPPORT	WITHOUT EDGE SUPPORT	TOTAL LOAD	LIVE LOAD	
24/0	3/8	24	20	40	30	0
24/16	7/16	24	24	50	40	16
32/16	15/32, 1/2	32	28	40	30	16
40/20	19/32, 5/8	40	32	40	30	20
48/24	23/32, 3/4	48	36	45	35	24

a. Allowable live load values at spans of 16 inches on center and 24 inches on center taken from reference standard APA E30, APA Engineered Wood Construction Guide. Refer to reference standard for allowable spans not listed in table.

General Notes:

1. If spans exceed dimensions noted on tables, engineered drawings and calculations will be required.
2. Spans listed in above tables are based upon California Residential Code (CRC) Tables, see tables for additional information.
3. With headers and girders, single framing member sizes may be used, if sectional properties are shown to be the same or greater than double framing member sizes listed in tables, refer to ANSI AWC NDS 2018: National Design Specifications for Wood Construction, with 2018 NDS Supplement

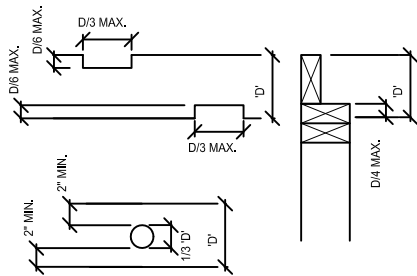
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FASTENING SCHEDULE [Table R602.3(1)]

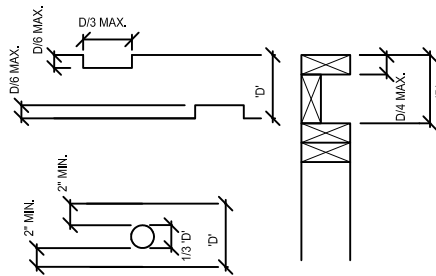
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF		
Blocking between ceiling joists and top plates	4-8d box (2-1/2" x 0.113")	Toe nail
Ceiling joists to top plate	4-8d box (2-1/2" x 0.113")	Per joist, toe nail
Ceiling joist not attached to parallel rafter, laps over partitions	4-10d box (3" x 0.128")	Face nail
Collar tie to rafter, face nail	4-10d box (3" x 0.128") or 3-10d common (3" x 0.148") or 4-3" x 0.131" nails	Face nail each rafter
Rafter or roof truss to plate	3-16d box (3-1/2" x 0.135") or 3-10d common (3" x 0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
Roof rafters to ridge, valley or or hip rafters or roof rafter to minimum 2" ridge beam	4-16d box (3-1/2" x 0.135") or 3-10d common (3" x 0.148")	Toe nail
	3-16d box (3-1/2" x 0.135") or 2-16d common (3-1/2" x 0.162")	End nail
WALL		
Stud to stud (not at braced wall panels)	16d common (3-1/2" x 0.162")	24" o.c. face nail
	10d box (3" x 0.128")	16" o.c. face nail
Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3-1/2" x 0.135")	12" o.c. face nail
	16d common (3-1/2" x 0.162")	16" o.c. face nail
Built-up header (2" to 2" header with 1/2" spacer)	16d box (3-1/2" x 0.135")	12" o.c. each edge face nail
	16d common (3-1/2" x 0.162")	16" o.c. each edge face nail
Continuous header to stud	5-8d box (2-1/2" x 0.113")	Toe nail
Top plate to top plate	10d box (3" x 0.128")	12" o.c. face nail
	16d common (3-1/2" x 0.162")	16" o.c. face nail
Double top plate splice	8-16d common (3-1/2" x 0.162")	Face nail on ea. side of end joint (min. 24" lap splice length ea. side of end joint)
Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d box (3-1/2" x 0.135")	12" o.c. face nail
	16d common (3-1/2" x 0.162")	16" o.c. face nail
Bottom plate to joist, rim joist, band joist or blocking (at braced wall panels)	3-16d box (3-1/2" x 0.135")	3 each 16" o.c. face nail
	2-16d common (3-1/2" x 0.162")	2 each 16" o.c. face nail
Top or bottom plate to stud	4-8d box (2-1/2" x 0.113") or 3-16d box (3-1/2" x 0.135") or 4-8d common (2-1/2" x 0.131")	Toe nail
	3-16d box (3-1/2" x 0.135") or 2-16d common (3-1/2" x 0.162") or 3-10d box (3" x 0.128")	End nail
Top plates, laps at corners and intersection	3-10d box (3" x 0.128") or 2-16d common (3-1/2" x 0.162")	Face nail
FLOOR		
Joist to sill, top plate or girder	4-8d box (2-1/2" x 0.113") or 3-8d common (2-1/2" x 0.131") or 3-10d box (3" x 0.128")	Toe nail
Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2-1/2" x 0.113")	4" o.c. toe nail
	8d common (2-1/2" x 0.131") or 10d box (3" x 0.128")	6" o.c. toe nail
Band or rim joist to joist	3-16d common (3-1/2" x 0.162") or 4-10d common (3" x 0.128")	End nail
Built up girders and beams, 2-inch lumber layers	20d common (4" x 0.192")	Nail each layer as follows: 32" o.c. at top and bottom and staggered
	10d box (3" x 0.128")	24" o.c. face nail at top and bottom staggered on opposite sides
	And: 3-20d common (4" x 0.192") or 3-10d box (3" x 0.128")	Face nail at ends and at each splice
Ledger strip supporting joists or rafters	4-16d box (3-1/2" x 0.135") or 3-16d common (3-1/2" x 0.162") or 4-10d box (3" x 0.128")	At each joist or rafter, face nail
Bridging or blocking to joist	2-10d box (3" x 0.128")	Each end, toe nail

As covered under Title II of the Americans with Disabilities Act, the City of Lancaster does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

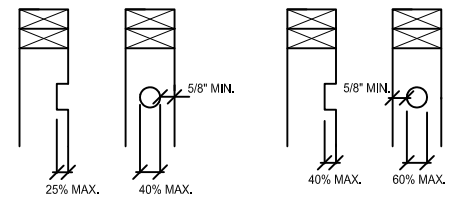
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NOTCHING & BORING FLOOR JOIST
(NOTCHING NOT PERMITTED IN MIDDLE 1/3 JOIST SPAN)

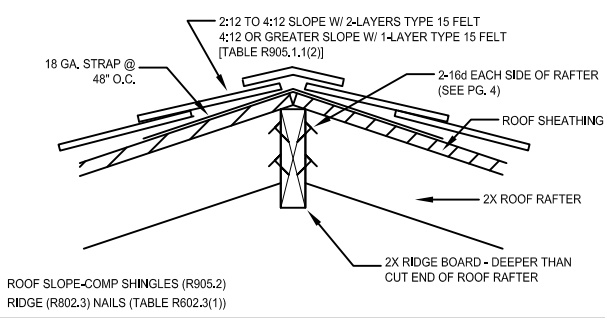


NOTCHING & BORING RAFTERS AND CEILING JOIST (NOTCHING NOT PERMITTED IN MIDDLE 1/3 JOIST SPAN)
(HOLES SHALL NOT BE LOCATED WITHIN 2 IN. OF A NOTCH)

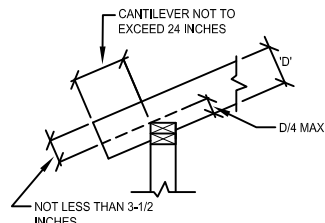


EXTERIOR WALLS AND BEARING PARTITIONS **NON-BEARING PARTITIONS**

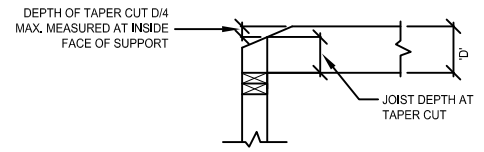
EXTERIOR WALLS AND BEARING WALLS MAY HAVE BORED HOLES BETWEEN 40 AND 60 PERCENT WHEN STUD IS DOUBLED AND NOT MORE THAN TWO SUCCESSIVE DOUBLE STUDS ARE BORED (R502.1, R802.7.1 R602.6)



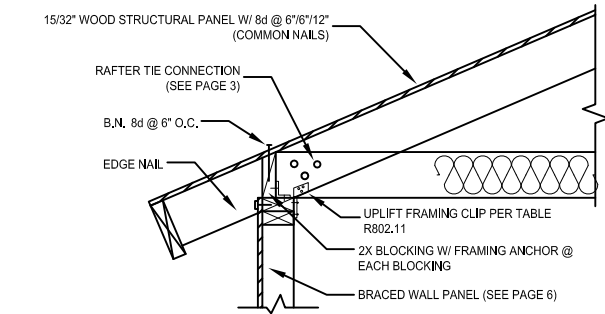
ROOF SLOPE-COMP SHINGLES (R905.2)
RIDGE (R802.3) NAILS (TABLE R602.3(1))



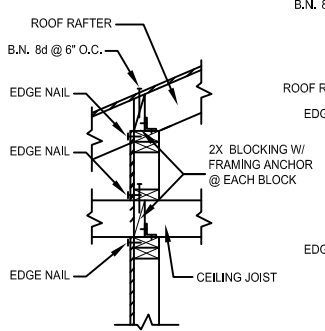
RAFTER NOTCH (FIG. R802.7.1.1)



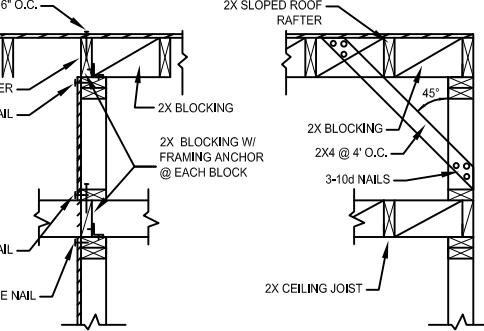
CEILING JOIST TAPER CUT (FIG. R802.7.1.2)



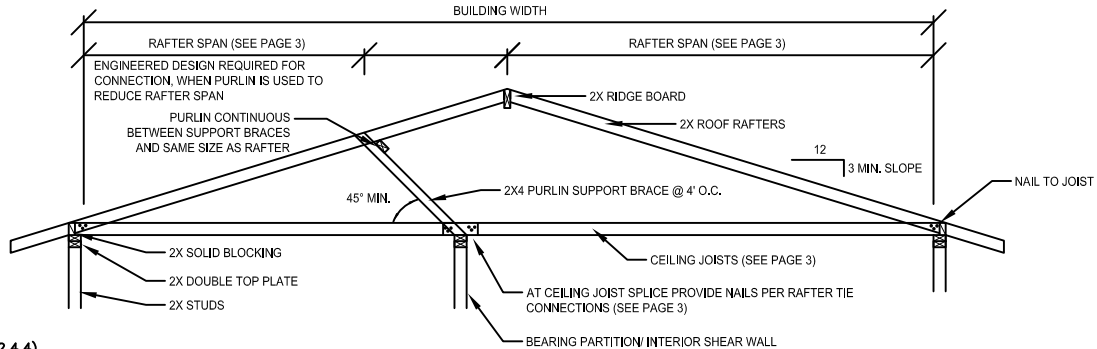
BRACED WALL PANEL (SEE PAGE 6)



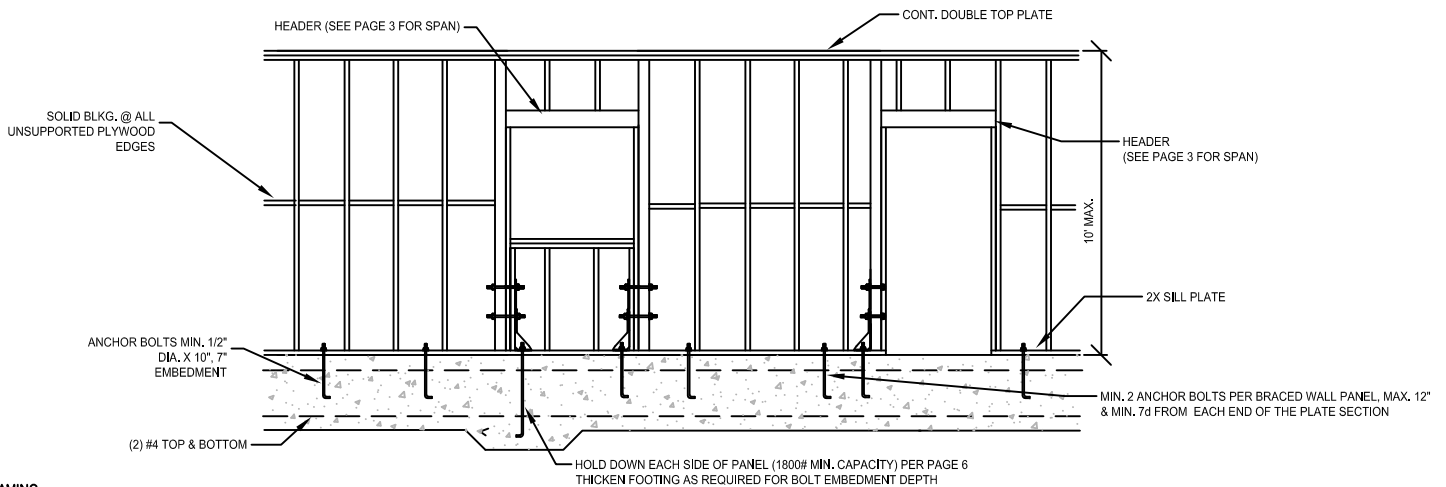
INTERIOR SHEAR WALL AT ATTIC



GABLE SUPPORT



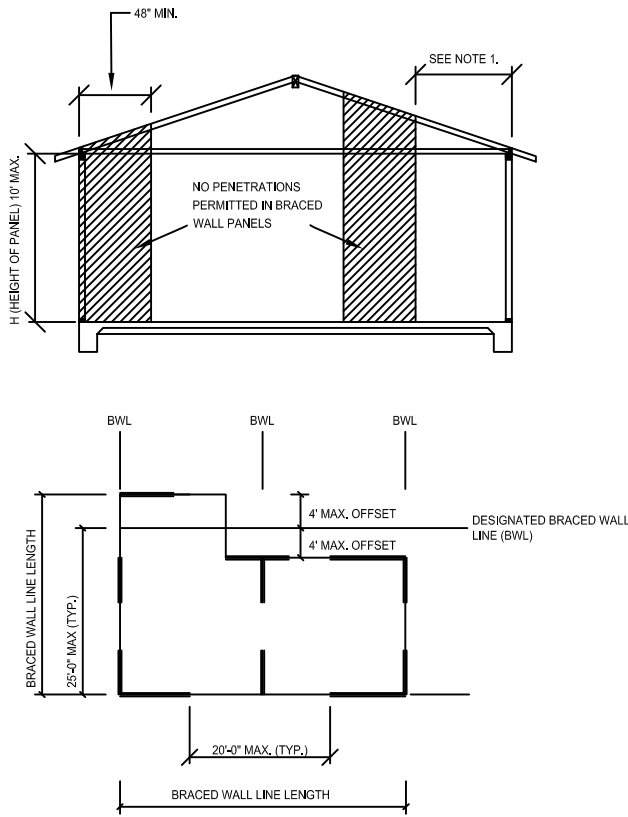
BRACED RAFTER CONSTRUCTION (R802.4.4)



WALL FRAMING

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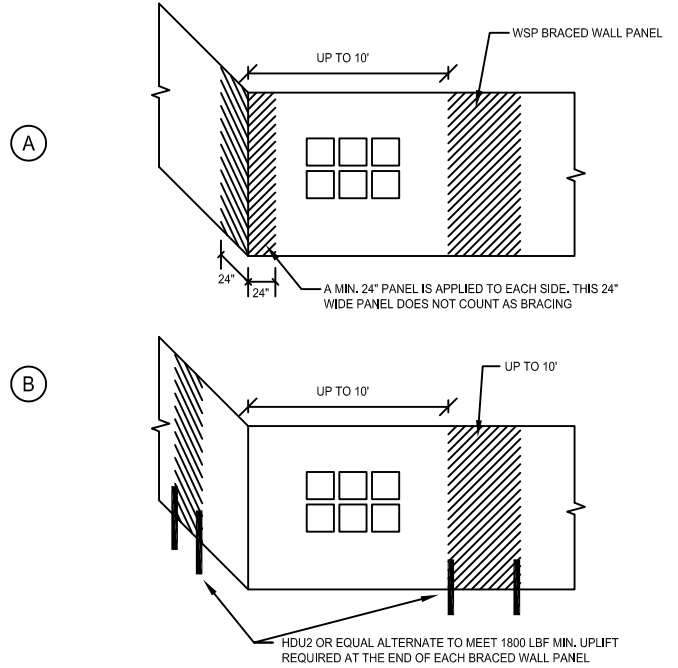


BRACED WALL PANEL REQUIREMENTS (R602.10)

NOTES:

1. BRACED WALL LINES AT EXTERIOR WALLS SHALL HAVE A BRACED WALL PANEL LOCATED AT EACH END OF THE BRACED WALL LINE.

EXCEPTION: FOR WSP, THE BRACED WALL PANEL SHALL BE PERMITTED TO BEGIN NO MORE THAN 10 FEET FROM EACH END OF THE BRACED WALL LINE PROVIDED:



2. MIXING BRACING METHODS WITHIN A BRACED WALL LINE IS NOT PERMITTED.
3. INTERIOR BRACED WALL PANEL SHALL BE LOCATED NOT MORE THAN 10 FEET FROM THE END OF A BRACED WALL LINE AS DEMONSTRATED IN FIGURE R602.10.2 OF THE CRC.
4. HOLD DOWN DEVICE SHALL BE APPROVED BY CURRENT EVALUATION SERVICE REPORT (ESR) OR A NATIONALLY RECOGNIZED AGENCY REPORT WITH 25% CAPACITY REDUCTION (2400#)

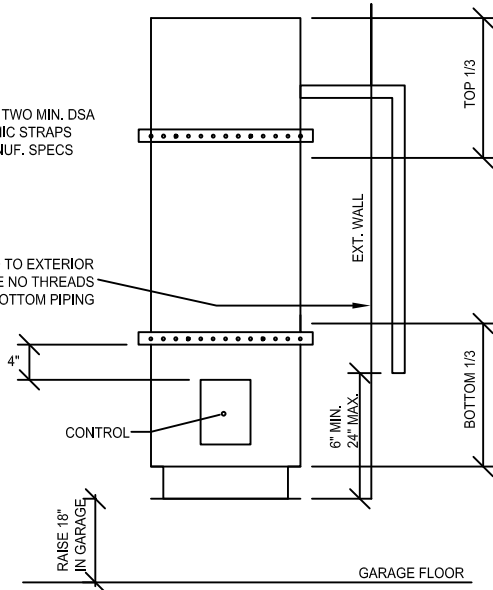
ROOF/CEILING DEAD LOAD = 15 psf WALL HEIGHT = 10 ft FLOOR DEAD LOAD = 10 psf BRACED WALL LINE SPACING ≤ 25 ft		MINIMUM TOTAL LENGTH OF BRACED WALL PANELS REQUIRED ALONG EACH WALL LINE (FT)	
SEISMIC DESIGN CATEGORY (SDC)	STORY LOCATION	BRACED WALL LINE LENGTH	METHOD WSP (WOOD STRUCTURAL PANEL)
SDC ₂		10	4
		20	5
		30	7.5
		40	10
		50	12.5

- a. Method WSP (Wood Structural Panel) = 15/32" minimum thickness wood structural panel with 8d common (2-1/2 in. X 0.131 in.) nails at 6 in. spacing along panel edges, 12 in. spacing at intermediate supports, and 3/8" distance to panel edge/ 1/2" minimum thickness gypsum wall board shall be installed on the side of the wall opposite the bracing material, except when the minimum total length of braced wall panel in the Table is multiplied by a factor of 1.5.
- b. Multiply required braced wall panel lengths specified in the Table by 1.2 when combined Roof Ceiling Dead Load is between 15 psf and 25 psf.

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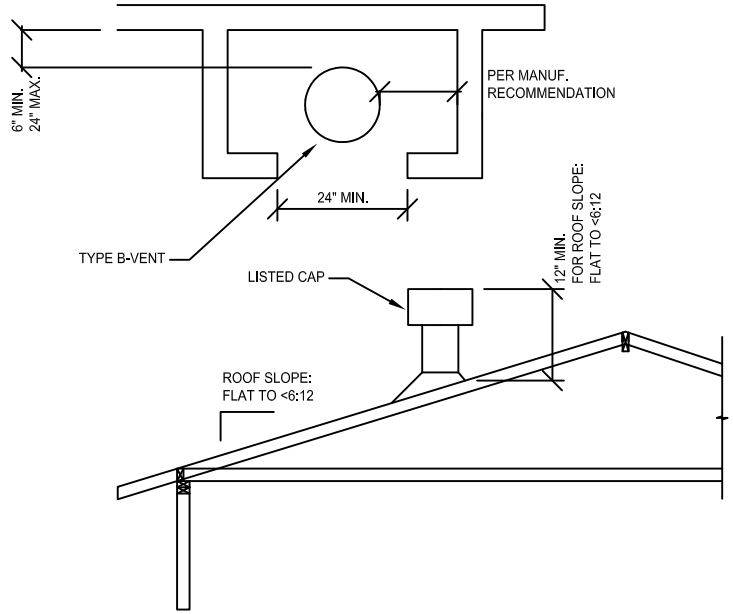
SEISMIC STRAPS: TWO MIN. DSA APPROVED SEISMIC STRAPS APPLIED PER MANUF. SPECS

T&P VALVE PIPED TO EXTERIOR
3/4" MIN. PIPE NO THREADS ALLOWED IN BOTTOM PIPING

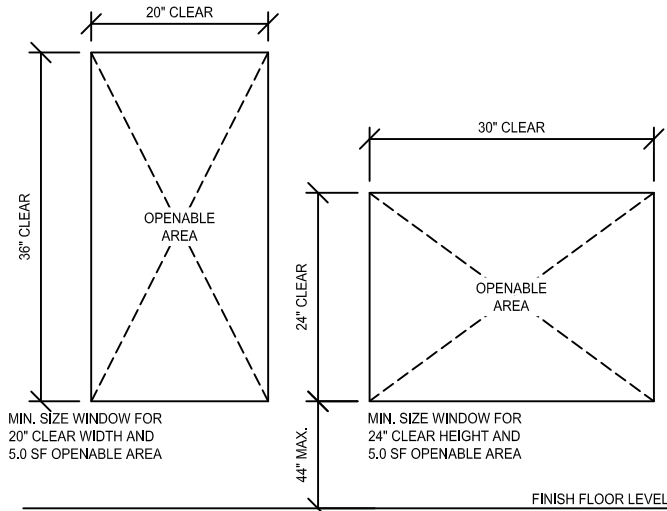


NOTE: NO GAS-FIRED WATER HEATER ALLOWED IN BEDROOMS, BATHROOM, CLOTHES CLOSETS, OR ANY SPACE OPENING INTO A BEDROOM OR BATHROOM.

WATER HEATERS (CPC 507.2)



WATER HEATER VENT AND ACCESS REQUIREMENTS

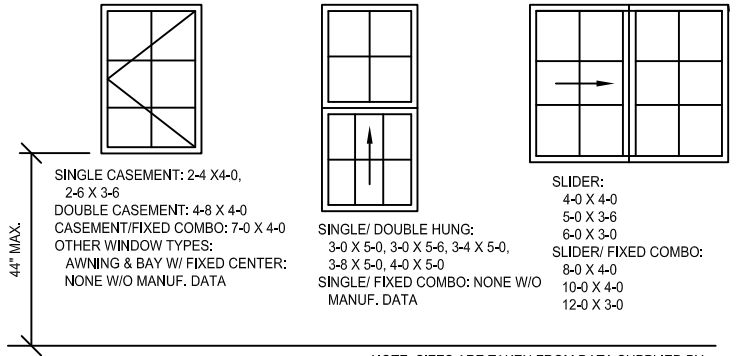


MIN. SIZE WINDOW FOR 20" CLEAR WIDTH AND 5.0 SF OPENABLE AREA

MIN. SIZE WINDOW FOR 24" CLEAR HEIGHT AND 5.0 SF OPENABLE AREA

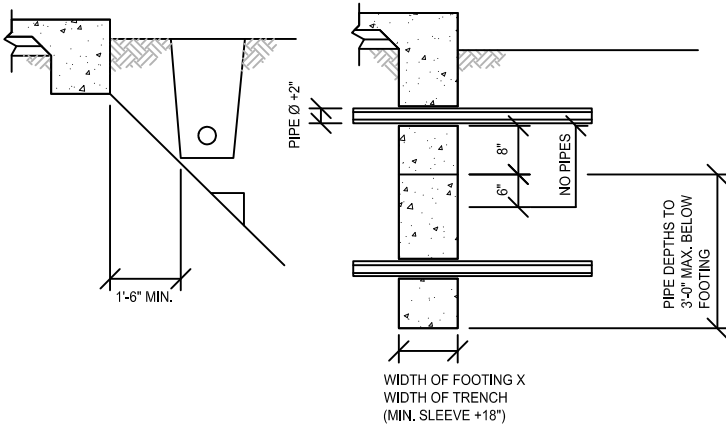
1. 20" MIN. CLEAR WIDTH
2. 24" MIN. CLEAR HEIGHT
3. 5.0 SF MIN. OPENABLE AREA AT GRADE-FLOOR ONLY, 5.7 SF MIN. ELSEWHERE

THE FOLLOWING SIZES WILL BE THE MINIMUM ALLOWED FOR EGRESS, UNLESS MANUFACTURER DATA IS SUPPLIED

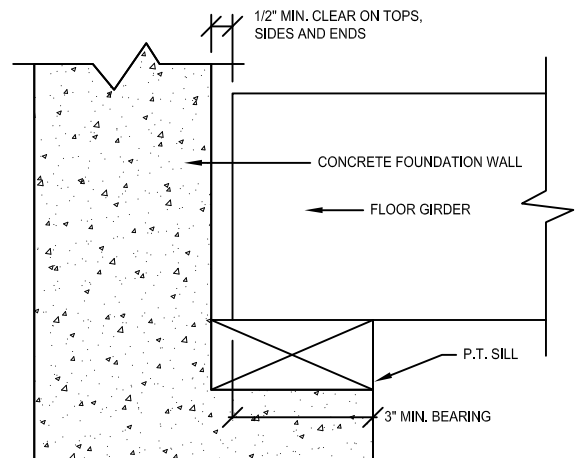


NOTE: SIZES ARE TAKEN FROM DATA SUPPLIED BY WINDOW MANUFACTURERS. HOWEVER, THESE ARE GENERAL DIMENSIONS AND MUST BE VERIFIED WITH ACTUAL WINDOW INSTALLED TO MEET MINIMUM EGRESS REQUIREMENTS.

EMERGENCY ESCAPE/ RESCUE OPENING (R310)



TRENCHES AT FOOTINGS



GIRDER (R317.1/ R502.6)

City of Lancaster • Wood Frame Prescriptive Provisions

MINIMUM ROOM DIMENSIONS: (R304 & R305)

- HABITABLE ROOMS SHALL HAVE A FLOOR AREA NOT LESS THAN 70 SF.
- HABITABLE ROOMS SHALL NOT BE LESS THAN 7 FT. IN ANY HORIZONTAL DIMENSION.
- HABITABLE SPACE AND HALLWAYS SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7 FT. BATHROOMS, TOILET ROOMS, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'-8".

LIGHT: (R303)

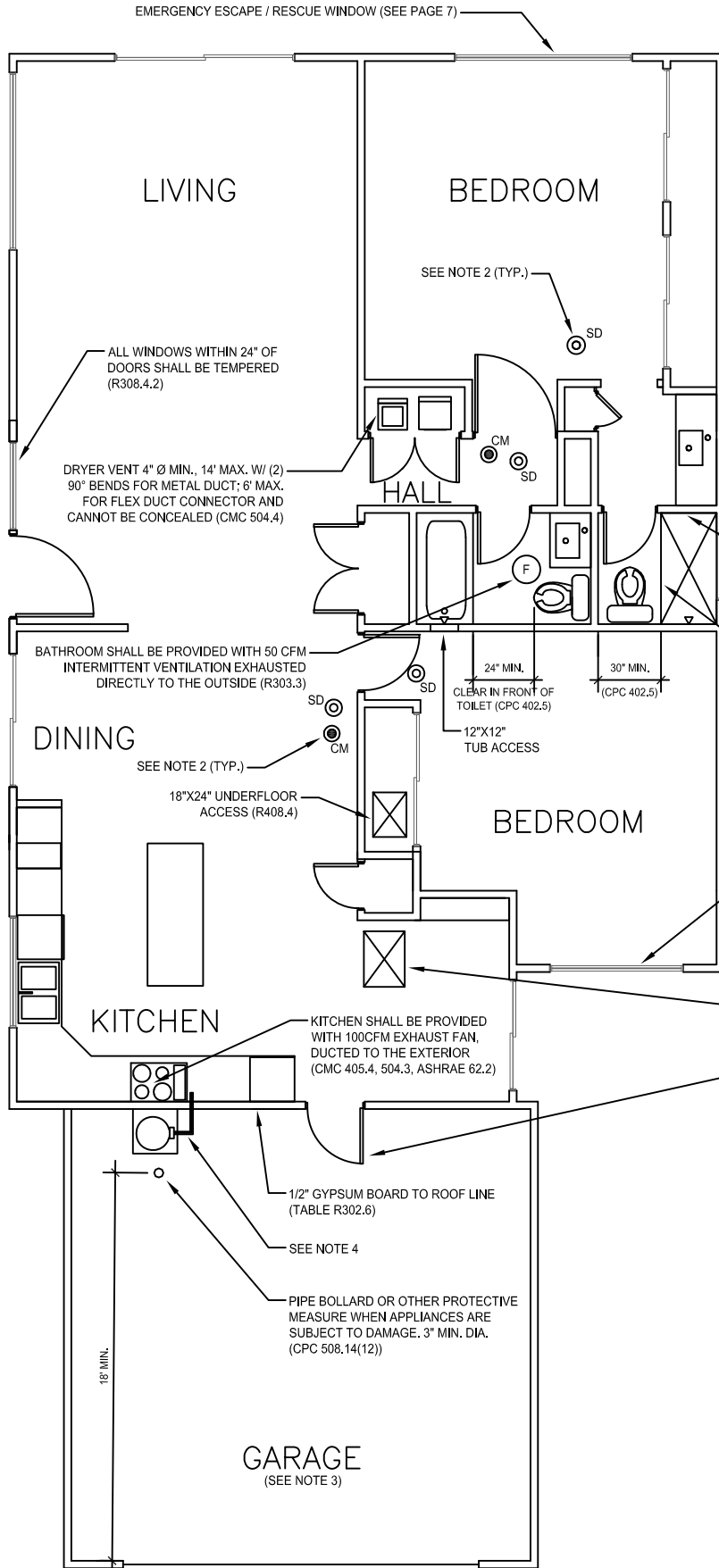
ALL ROOMS REQUIRE NATURAL LIGHT BY MEANS OF EXTERIOR WINDOWS OR SKYLIGHTS MIN. 8% OF THE FLOOR AREA OF THE ROOM.

VENTILATION: (R303)

ALL ROOMS REQUIRED NATURAL VENTILATION BY MEANS OF OPENABLE WINDOWS MIN. 4% OF THE FLOOR AREA OF THE ROOM. BATHROOMS, WATER CLOSET COMPARTMENTS, AND SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQ. FT. ONE HALF OF WHICH MUST BE OPENABLE WHEN MECHANICAL VENTILATION IS NOT PROVIDED.

UNDER-FLOOR SPACES SHALL BE VENTILATED BY OPENINGS INTO THE UNDER-FLOOR SPACE EXTERIOR WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA ONE VENTILATION OPENING SHALL BE LOCATED WITHIN 3 FEET OF EACH CORNER OF THE BUILDING AND PROVIDE CROSS VENTILATION. VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT MESH WITH LEAST DIMENSION NOT EXCEEDING 1/4".

THE NET FREE VENTILATING AREA OF ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT REDUCTION OF TOTAL THE AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 40-50% OF VENTILATORS LOCATED IN THE UPPER PORTION OF (3-FOOT MAX. BELOW RIDGE OR HIGHEST POINT) WITH THE BALANCE OF THE REQUIRED VENTILATION IN THE LOWER ONE THIRD OF THE ATTIC SPACE. ADDITIONALLY A CLASS I OR CLASS II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING IN CLIMATE ZONE 14. A MINIMUM OF 1-INCH CLEARANCE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING.



6' HIGH NONABSORBENT SURFACE @ SHOWER WALLS (R307.2)

IF LESS THAN 60" ABOVE STANDING SURFACE, WINDOWS AT SHOWERS & TUBS SHALL BE TEMPERED (R308.4.2)

SHOWER DOORS SHALL BE TEMPERED AND SWING OUT. NET AREA OF SHOWER RECEPTOR SHALL BE MIN. 1024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30 IN. Ø CIRCLE (CPC 408.6)

16"x24" UNDERFLOOR ACCESS THROUGH A PERIMETER WALL (R408.4)

GLAZING SHALL MEET THE FOLLOWING:
 U-FACTOR = 0.30 MAX.
 SHGC = 0.23 MAX.
 GLAZING AREA LIMITS:
 20% MAX. OF TOTAL FLOOR AREA
 5% MAX. OF THAT CAN BE WEST FACING
 OTHERWISE, PROVIDE TITLE 24 ENERGY CALCS.
 (CEC Table 150.1-A)

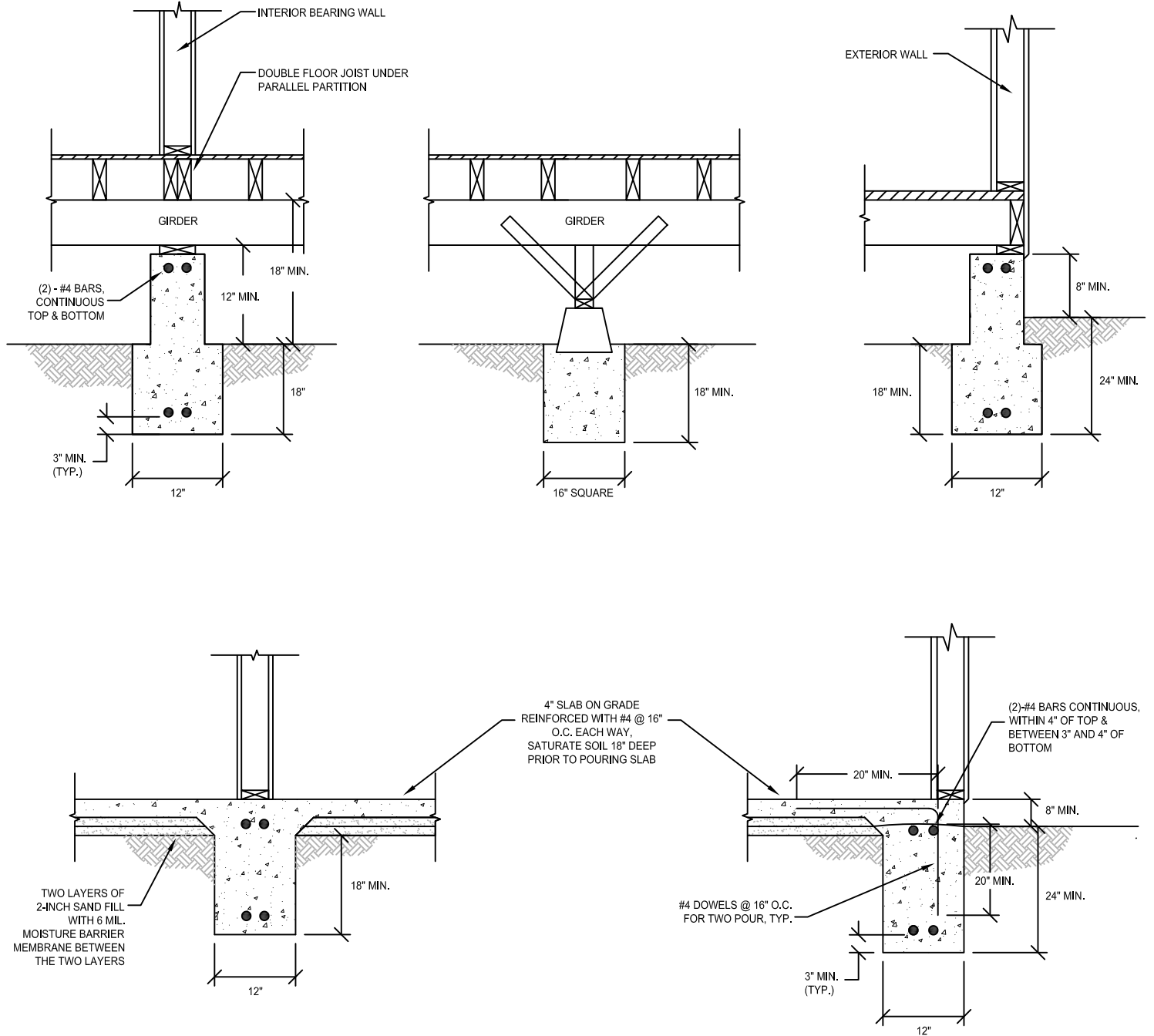
22"x30" ATTIC ACCESS OR LARGER, OR 30"x30" PLATFORM IF FURNACE IS IN ATTIC. MIN. HEADROOM OF 30" (R807.1)

DOOR SHALL BE SELF-CLOSING & SELF-LATCHING, OR AUTOMATIC CLOSING, 1-3/8" THICK SOLID WOOD, OR SOLID OR HONEYCOMB STEEL DOOR, OR 20-MINUTE FIRE-RATED DOOR (R302.5.1)
 NOTE: THE GARAGE SHALL NOT OPEN INTO A SLEEPING ROOM

NOTES:

- AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D FOR A NEW ONE- AND TWO-FAMILY DWELLING.
- CARBON MONOXIDE ALARMS (CM) AND SMOKE ALARMS (SD) ARE REQUIRED FOR ALL NEW CONSTRUCTION, ALTERATIONS, REPAIRS OR ADDITIONS (R314 & R315)
 - SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
 - CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES. LOCATE SUCH ALARMS OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
- GARAGE FLOOR SURFACE SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL (R309).
- DUCT PENETRATING WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. 26 GAGE SHEET STEEL OR APPROVED MATERIAL (R302.5).
- EVERY INTERIOR DOOR IN A DOORWAY THROUGH WHICH OCCUPANTS PASS SHALL HAVE A MINIMUM WIDTH OF 32" (R311.2).

FOUNDATION SYSTEM ON EXPANSIVE SOIL FOR 1 STORY R-3 OR ACCESSORY U OCCUPANCIES



NOTES:

1. SOLID BLOCKED CRIPPLE WALLS (IF USED), SHALL NOT EXCEED 14" IN HEIGHT WITHOUT ENGINEERING ANALYSIS.
2. PERIMETER WALLS, INTERIOR BEARING WALLS AND POSTS SUPPORTED ON CONTINUOUS FOUNDATIONS.
3. SHEAR TRANSFER DETAILS AND OTHER REQUIREMENTS NOT SHOWN FOR CLARITY.