Residential Amended Codes & Design Standards

SECTION R101 General

R 101.1 Title. These provisions shall be known as the *Residential Code for One- and Two-family Dwellings* of, ***City of Spring Hill*** and shall be cited as such and will be referred to herein as "this code."

SECTION R105 PERMITS

R105.2 Work exempt from permit. *Permits shall not* be required for the following. Exemption from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this *jurisdiction.*

Building:

1. One-story detached *accessory structures* used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 32 square ft.

2. Fences not over 32 inches high.

5. Sidewalks and driveways is deleted

Replacement of HVAC Unit where Unit Heating and Colling capacity and Fuel source are not changed.

10. Decks not exceeding 9 square feet in area, that are not more than 30 inches (762 mm) above *grade* at any point, are not attached to a *dwelling* and do not serve the exit door required by Section R311.4.

11. Roof Covering replacement that does not involve the replacement of the Roof Deck or Framing.

R105.3.2 Time limitation of application.

Building permits shall expire 180 days after issuance unless voided for suspension, abandonment or failure to commence the work. The Building Official may extend the expiration date for a period not to exceed 180 days upon written request by the applicant showing circumstances beyond the reasonable control of the applicant including, but not limited to, extreme weather conditions, labor or strike, civil unrest, terrorism, earthquakes and other natural disasters, plague, epidemics, acts of government, and the like. All such extensions shall be reported to the Board of Mayor and Aldermen on a monthly basis. In the event a building permit expires, a new building permit application shall be required.

SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS

R313.2 Two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall be installed in One and Two-family *dwellings, deleting One Family (Single Family).*

SECTION R317 PROTECTION OF WOOD AND WOOD BASED PRODUCTS AGAINST DECAY

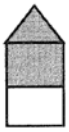
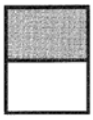
R317.1 Location required. Protection of wood and wood-based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U 1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U 1.

1. Wood joists or the bottom of a wood structural floor when closer than 24 inches or wood girders when closer than 24 inches to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.

SECTION 317.1.4 Wood Columns. Wood columns shall be approved wood of natural decay resistance or approved pressure-preservative wood. Deleting Wood Columns to replace with Masonry type building materials or approved structural piers.

R403.3.3 Drainage. Final *grade shall* be sloped in accordance with Section R401.3. In other than Group I Soils, as detailed in Table R405.1, two (2) inches of gravel or crushed stone beneath horizontal (class 1) retarder below ground shall have a 3 inch drain to daylight or into an *approved* system.

TABLE R602.3(5)
SIZE, HEIGHT AND SPACING OF WOOD STUDS[a]

STUD SIZE (inches)	BEARING WALLS					NONBEARING WALLS	
	Laterally unsupported stud height[a] (feet)	Maximum spacing when supporting a roof-ceiling assembly or a habitable attic assembly, only (inches)	Maximum spacing when supporting one floor, plus a roof-ceiling assembly or a habitable attic assembly (inches)	Maximum spacing when supporting two floors, plus a roof-ceiling assembly or a habitable attic assembly (inches)	Maximum spacing when supporting one floor height[a] (feet)	Laterally unsupported stud height[a] (feet)	Maximum spacing (inches)
							
2 × 3[b]	—	—	—	—	—	10	16
2 × 4	10	24[c]	16[c]	—	24	14	24
3 × 4	10	24	24	16	24	14	24
2 × 5	10	24	24	—	24	16	24
2 × 6	10	24	24	16	24	20	24

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.093 m^2.

a. Listed heights are distances between points of lateral support placed perpendicular to the plane of the wall. Increases in unsupported height are permitted where justified by analysis.

b. Shall not be used in exterior walls.

c. A habitable attic assembly supported by 2 × 4 studs is limited to a roof span of 32 feet. Where the roof span exceeds 32 feet, the wall studs shall be increased to 2 × 6 or the studs shall be designed in accordance with accepted engineering practice.

Table R602.3 (5) Size, Height and Spacing of Wood Studs is amended by, all columns that reflects 24 is deleted and replaced with 16.

R602.5 Interior nonbearing walls. Interior nonbearing walls shall be permitted to be constructed with 2 inch by 3 inch (51 mm by 76 mm) studs spaced 16 inches on center or, when not part of a *braced wall line,* 2 inch by 4 inch (51 mm by 102 mm) flat studs spaced at 16 inches (406 mm) on center. Interior nonbearing walls shall be capped with at least a single top plate. Interior nonbearing walls shall be fire blocked in accordance with Section R602.8.

R602.7.3 Nonbearing walls. Load-bearing headers are not required in interior or exterior nonbearing walls A double 2-inch by 4-inch (102mm by 204mm) member on edge may be used as a header in interior or exterior nonbearing walls for openings up to 8 feet (2438 mm) in width if the vertical distance to the parallel nailing surface above is not more than 24 inches (610 mm). For such nonbearing headers, no cripples or blocking are required above the header.

R703.11.1 Installation. Vinyl siding, soffit and accessories shall be installed in accordance with the manufacturer's installation instructions. Vinyl siding shall be installed over solid OSB sheathing.

R802.3 Framing details. Rafters shall be framed to ridge board or to each other with a gusset plate as a tie. Ridge board shall be at least 1-inch (25 mm) nominal thickness and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a valley or hip rafter not less than 2-inch (51 mm) nominal thickness and not less in depth than the cut end of the rafter. 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. Where the roof pitch is less than three units vertical in 12 units horizontal (25-percent slope), structural members that support rafters and ceiling joists, such as ridge beams, hips and valleys, shall be designed as beams. All primary roofline structure design shall maintain a minimum of a 6:12 pitch roof. Exclusive of dormers and porches, eaves, rakes, gable ends and/or any other portion of roof shall maintain minimum one foot over hang.

R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an *attic* access opening to *attic* areas that exceed 30 square feet (2.8 m2) and have a vertical height of 30 inches (762 mm) or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.

The rough-framed opening shall not be less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location. When located in a wall, the opening shall be a minimum of 22 inches wide by 30 inches high (559 mm wide by 762 mm high). When the access is located in a ceiling, minimum unobstructed head- room in the *attic* space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See Section M1305.1.3 for access requirements where mechanical equipment *is* located in *attics.* Attics that contain HVAC equipment or appliances must provide permanent assess by means of either a (25inches by 54inches) pull down stair or permanent ladder.

R903.4 Roof drainage. Roof drains shall be installed at each low point of the roof.

R1003.19 Chimney fire blocking. In addition to this section, all cables, PVC pipe, HVAC lines with-in the fireplace chase shall be separated by approved fire blocking material.

SECTION M1805 MASONRY AND FACTORY-BUILT CHIMNEYS

M1805.1 General. Masonry and factory-built chimneys shall be built and installed in accordance with Sections Rl003 and R 1005, respectively. Flue lining for masonry chimneys shall comply with Section R1003.11. The City of Spring Hill requires all fireplaces chimneys (Wood or Gas) to be in a chase with the same materials as the exterior of the house and regardless of height of chimney.

M2005 Water heaters

M2005.2 Prohibited Locations. In addition to this section of prohibited locations the City of Spring Hill requires that: No water heater shall be installed in an underfloor crawl space for residential houses.

P2718 Clothes Washing Machine

In addition to this section the City of Spring Hill requires all clothes washing machines located on 2nd floor or above shall be required to have a secondary drain and pan that drains to exterior of house.

P3002.2 Prohibited Joints, by adding #7.

7. Elastomeric Sealing Sleeve for unground Sewer Line.

Adoption of the following Appendix of the 2018 International Residential Code One and Two Family Dwelling.

Appendix F – Radon Control Methods