

Permit requirements for:  
**ATTIC FINISH**  
BASED ON THE 2012 IRC

- Provide (2) complete sets of plans to include floor plan, wall and roof framing details.
- Provide details of existing floor joists to include size and spacing. Additional floor joists, larger components and/or additional support elements may be required to accommodate the increased dead/live loads.
- Provide the locations and details for electrical, plumbing and mechanical work.
- Provide the location(s) of the emergency escape and rescue openings. The emergency rescue and escape openings must comply with Section R310.1 (attached).
- Provide details of the existing stairway to include ceiling height, width of stairway, depth of treads, height of risers and location of handrails.
- Provide the locations of the smoke and carbon monoxide detectors.
- The bathroom exhaust fan must be vented to the exterior.
- Provide R-values and U-factors to comply with Table R402.1.1 (attached)
- Provide minimum ceiling heights to comply as follows:  
Habitable space, hallways, bathrooms, toilet rooms, laundry rooms shall have a ceiling height of not less than seven (7) feet.  
Exceptions:
  1. For rooms with sloped ceilings, at least 50% of the required floor area of the room must have a ceiling height of at least 7 feet and no portion of the required floor area may have a ceiling height of less than 5 feet.
  2. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches at the center of the front clearance area for fixtures as shown in Figure R307.1 (attached). The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches by 30 inches at the showerhead.

# **Emergency Escape & Rescue Opening Requirements for One & Two-Family Dwellings Based on the 2012 IRC**

## **Emergency Escape & Rescue Openings – Sec R310.1**

Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. They shall have a sill height of not more than 44 inches measured from the finished floor to the bottom of the clear opening.

- The net clear opening dimension shall be a minimum of 5.7 sq ft – (820.8 square inches)
- Net clear opening height shall be 24 inches minimum x 34.2 inches wide to equal 5.7 sq ft
- Net clear opening width shall be 20 inches minimum x 41.04 inches high to equal 5.7 sq ft

The net clear opening dimensions shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools, or special knowledge.

## **Window Wells – Sec R310.2**

The area of a window well shall allow the emergency escape and rescue opening to be fully opened. The minimum horizontal area of the window well shall be 9 sq ft., with a minimum horizontal projection and width of 36 inches. Exception: The ladder/ steps required by Sec R310.2.1 shall be permitted to encroach a maximum of 6 inches into the required dimensions of the window well.

### **Ladder & Steps – R310.2.1**

Window wells with a vertical depth greater than 44 inches below adjacent ground level shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or rungs shall have an inside width of at least 12 inches and shall project at least 3 inches from the wall, shall be spaced not more than 18 inches on center vertically for the full height of the window well.

### **Drainage- R310.2.2**

Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system or by an approved alternative method.

## **Bars, Grills, Covers & Screens – R310.4**

When placed over emergency escape and rescue openings, or window wells that serve such openings, such devices shall be releasable or removable from the inside without the use of a key, tool or special knowledge or force greater than that which is required for the normal operation of the emergency escape and rescue opening.

## **Emergency Escape Windows Under Decks and Porches- R310.5 (as amended)**

Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches in height and a travel distance not to exceed 25 feet, to a yard or court.

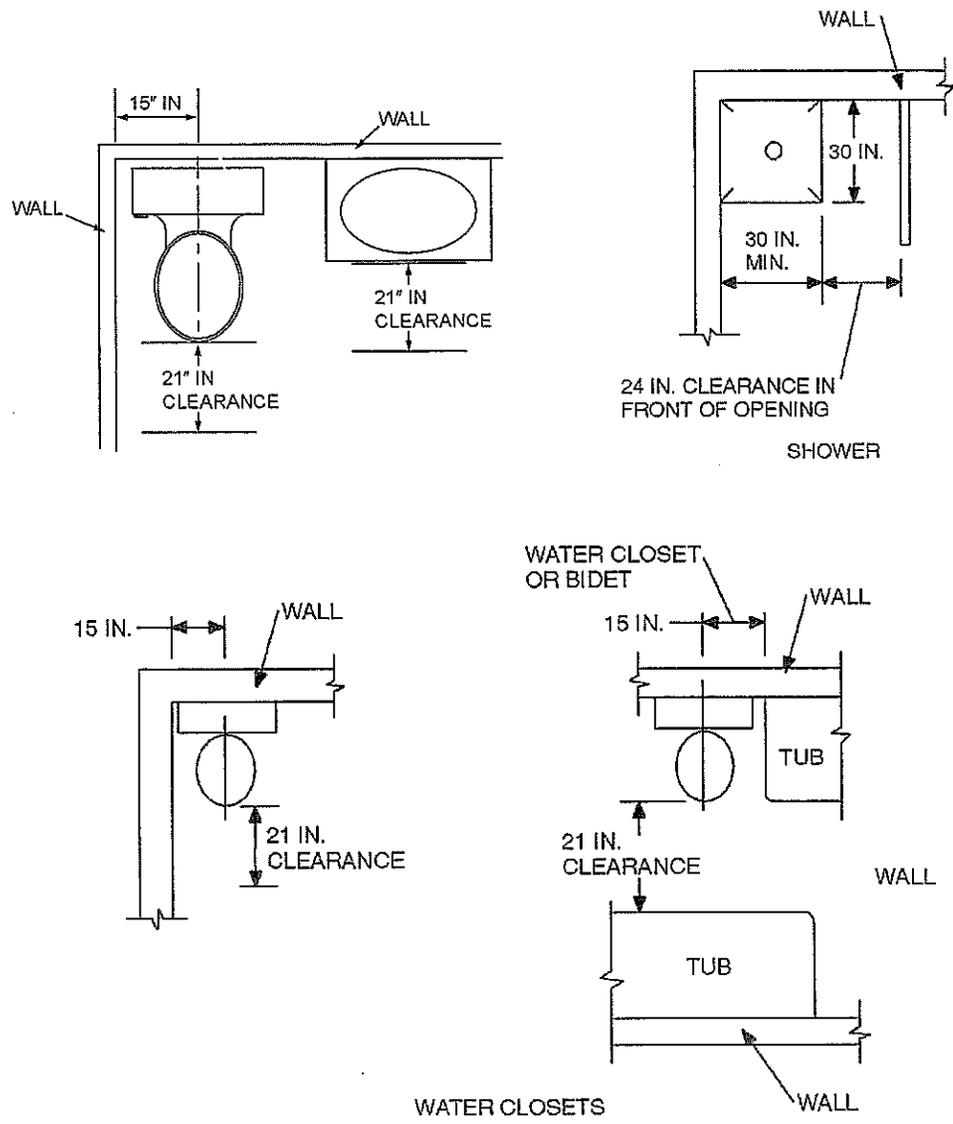
**Table R402.1.1**

**INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (a)**

Climate Zone	Fenestration U-factor (b)	Skylight(b) U-factor	Glazed Fenestration SHGC (b)	Ceiling(g) R-value	Wood Frame Wall R-value	Mass Wall R-value(f)	Floor R-value	Basement Wall R-value(c)	Slab(d) R-value & Depth	Crawl Space(c) Wall R-value
4	0.35	0.55	0.40	49	13	8/13	19	10/13	NR	10/13

- a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement walls.
- d. R-5 shall be added to the required slab edge R-values for heated slabs.
- e. Or insulation sufficient to fill the framing cavity, R-19 minimum.
- f. The second R-value applies when more than half the insulation is on the interior of the mass wall.
- g. Loose-fill insulation shall be installed at the rate recommended by the manufacturer's statement "so many bags per 1000 sq ft", Where the pitch of the roof restricts the "minimum thickness" at the exterior wall line, the insulation shall be blown into the cavity so as to achieve a greater compacted density to a point where the "minimum thickness" can be achieved. An alternative is to install high-density batts around the perimeter edge per R402.2.

(Ord. 2283, Sec. 1, 2013)



For SI: 1 inch = 25.4 mm.

**FIGURE R307.1**  
**MINIMUM FIXTURE CLEARANCES**

