

Hall County

**BUILDING INSPECTION DEPARTMENT
INFORMATION BOOKLET**

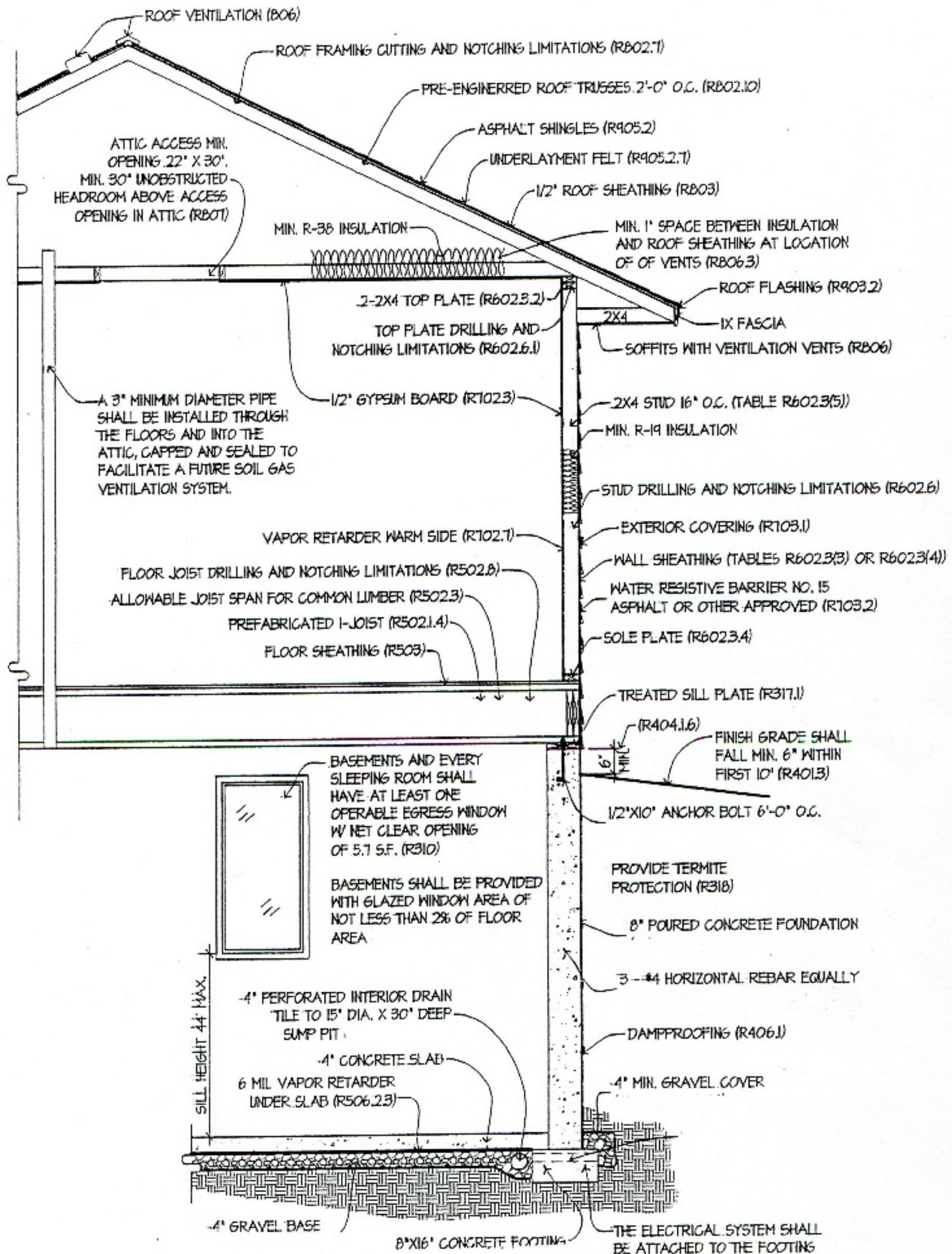
ILLUSTRATED ZONING

AND

BUILDING CODES



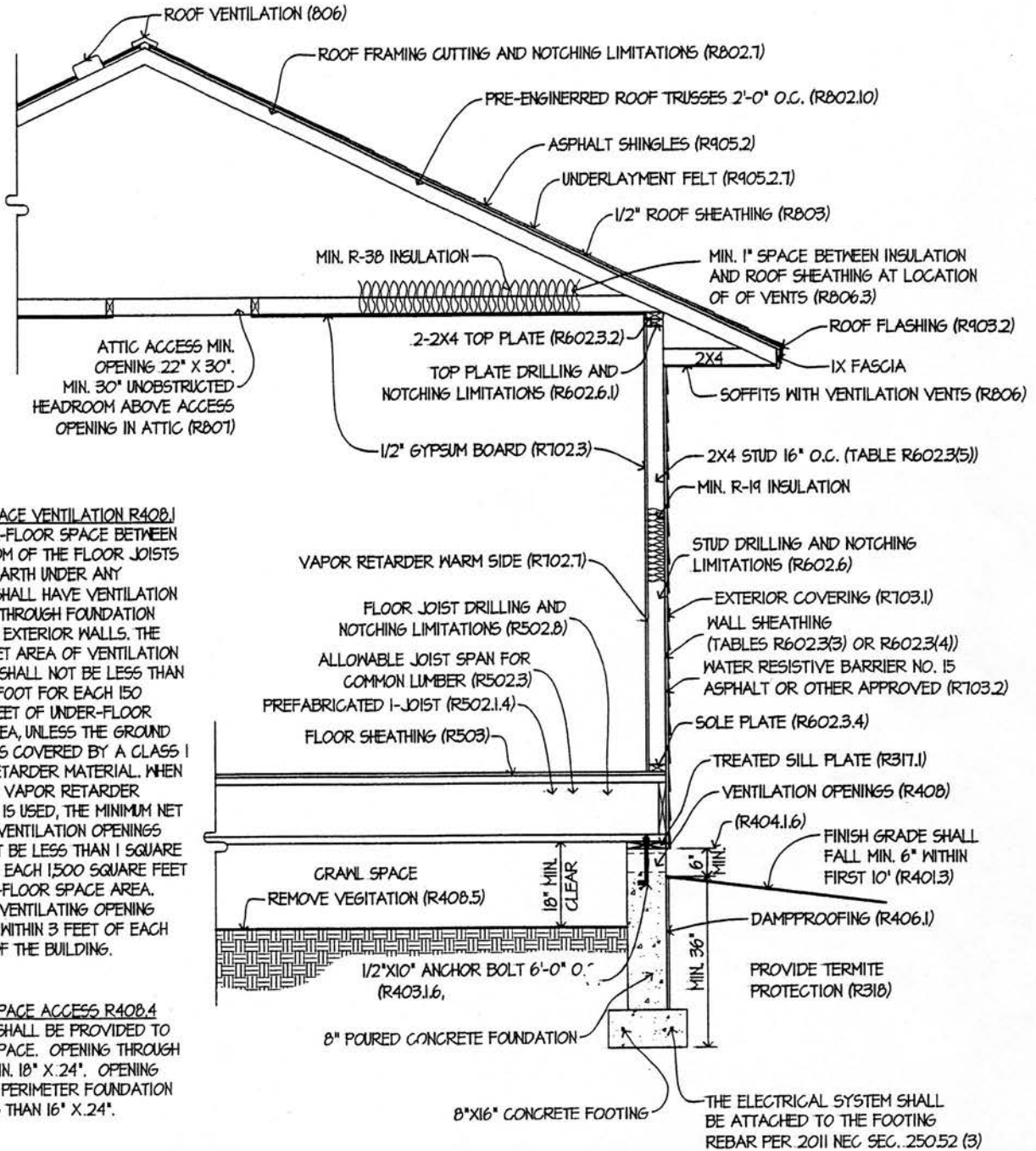
ALL CODE SECTIONS INDICATED REFERENCE THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC)



TYPICAL RESIDENTIAL WALL SECTION

** BASEMENTS LOCATED IN SPECIAL FLOOD HAZARD AREAS REQUIRE FLOODPROOF CONSTRUCTION DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEBRASKA.

ALL CODE SECTIONS INDICATED REFERENCE THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC)

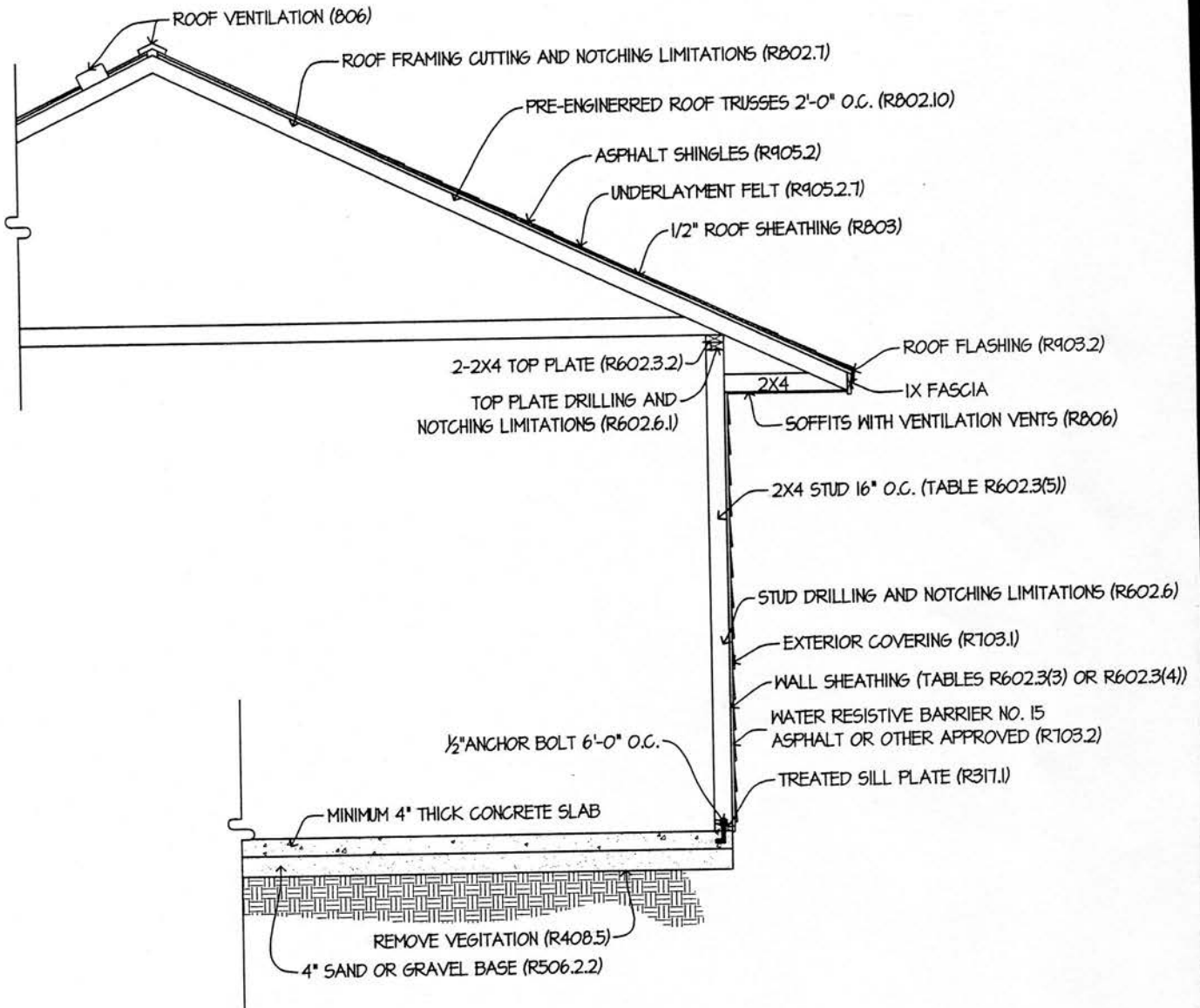


CRAWL SPACE VENTILATION R408.1
THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED BY A CLASS I VAPOR RETARDER MATERIAL. WHEN A CLASS I VAPOR RETARDER MATERIAL IS USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 1,500 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.

CRAWL SPACE ACCESS R408.4
ACCESS SHALL BE PROVIDED TO CRAWL SPACE. OPENING THROUGH FLOOR MIN. 18" X 24". OPENING THROUGH PERIMETER FOUNDATION NOT LESS THAN 16" X 24".

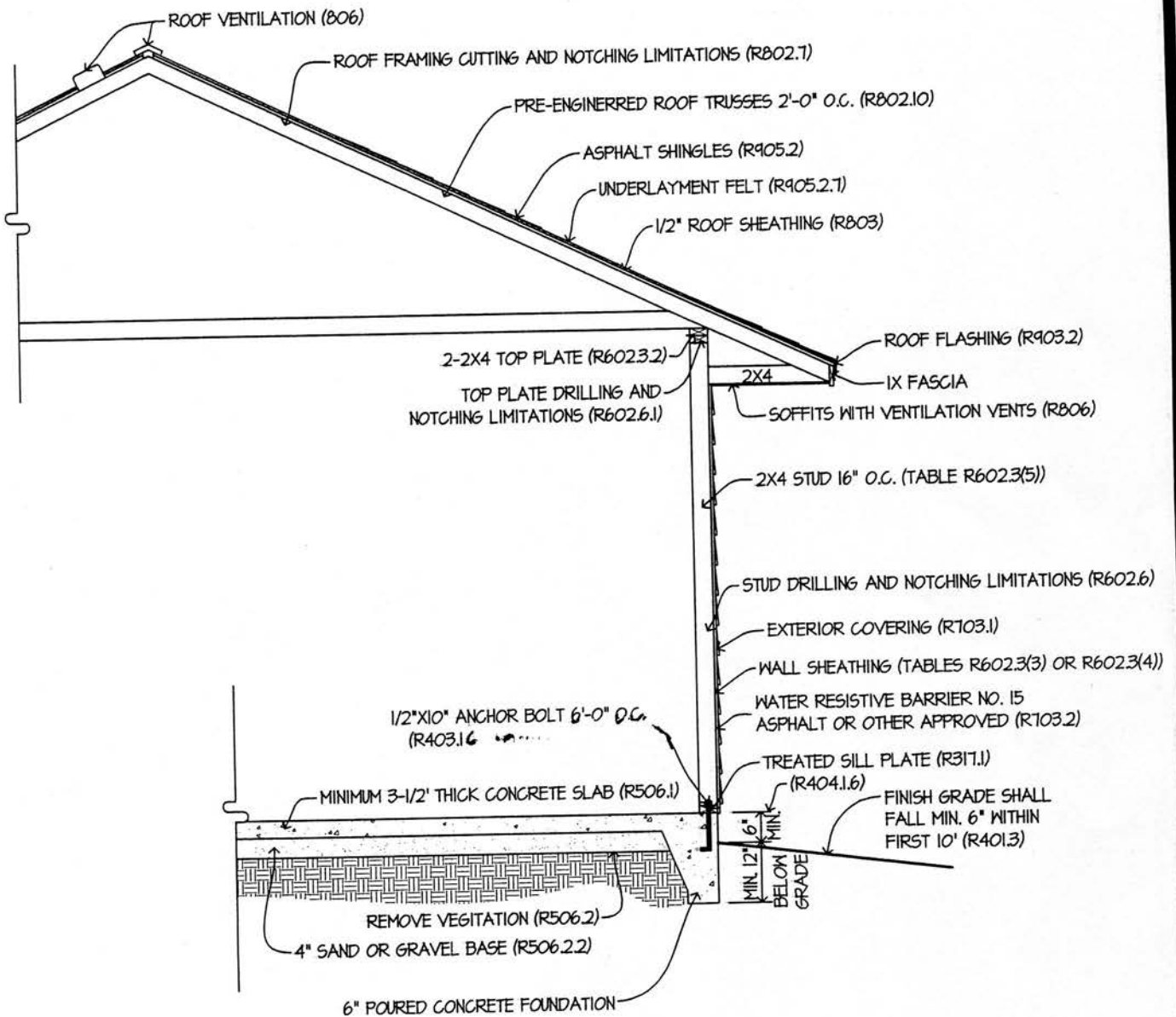
TYPICAL WALL SECTION WITH CRAWL SPACE

ALL CODE SECTIONS INDICATED REFERENCE THE 2012
INTERNATIONAL RESIDENTIAL CODE (IRC).



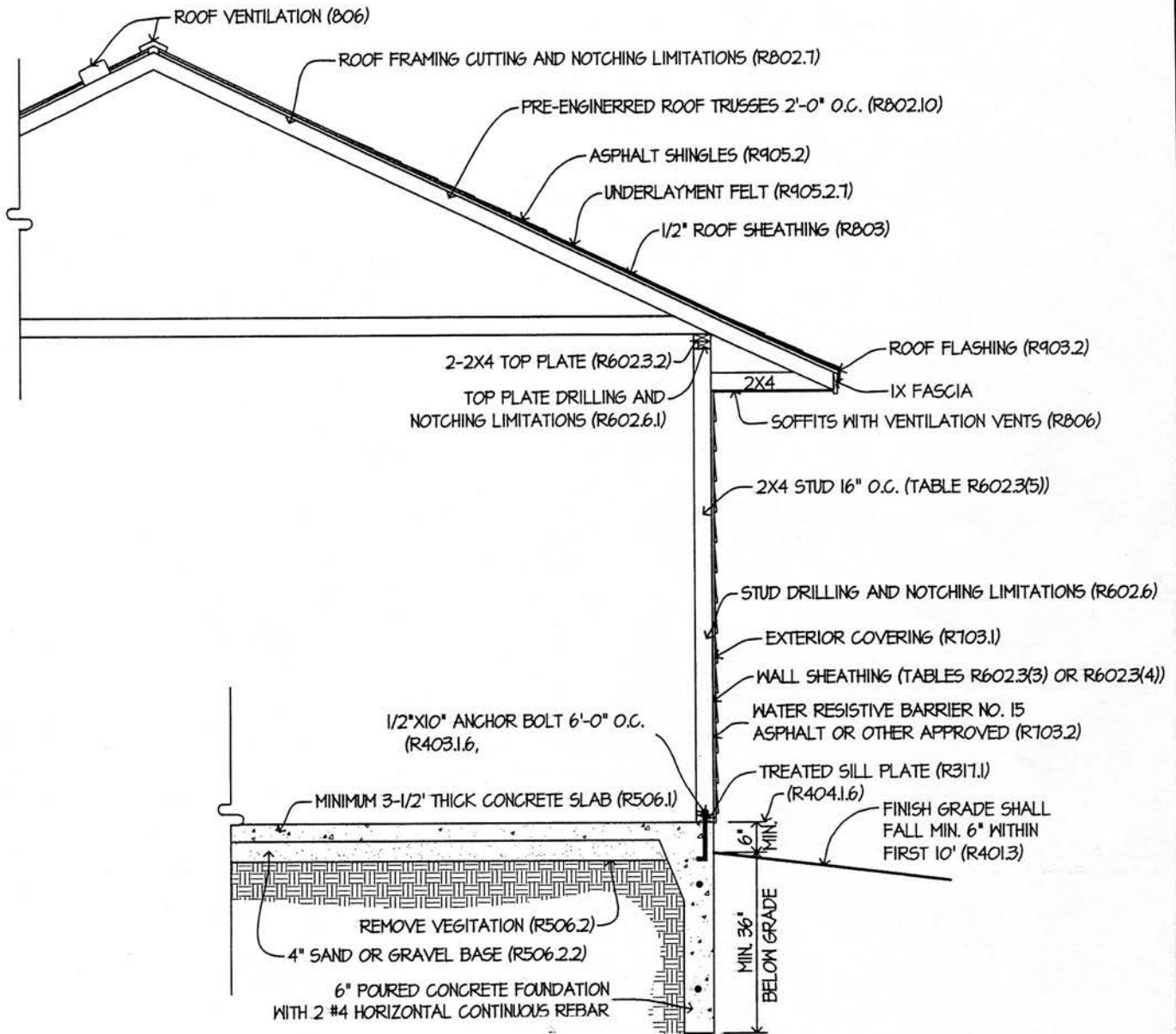
**TYPICAL WALL SECTION FOR SHED
LESS THAN 200 S.F.**

ALL CODE SECTIONS INDICATED REFERENCE THE 2012
INTERNATIONAL RESIDENTIAL CODE (IRC)



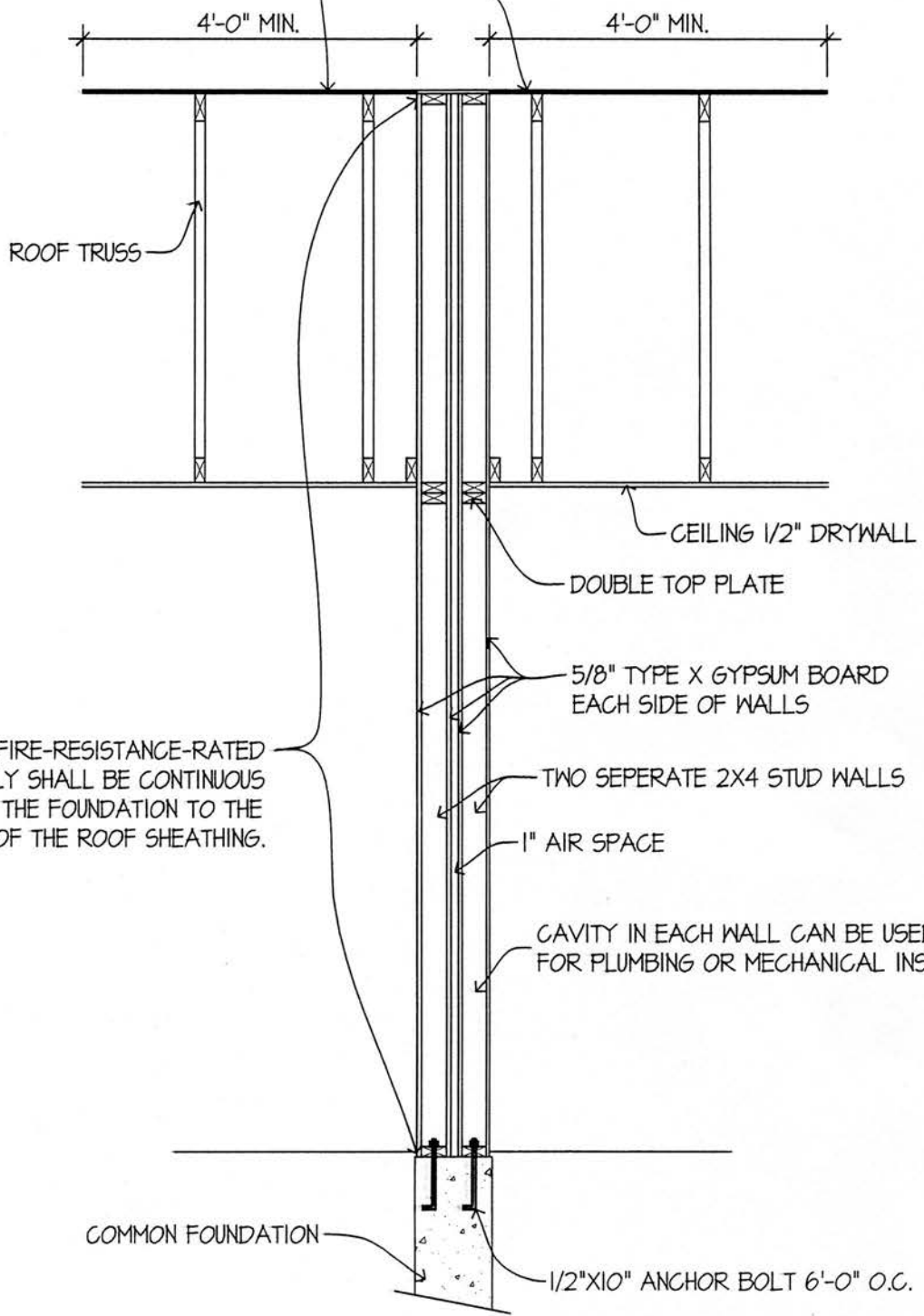
TYPICAL WALL SECTION FOR GARAGE/SHED
200 S.F. TO 625 S.F.

ALL CODE SECTIONS INDICATED REFERENCE THE 2012
INTERNATIONAL RESIDENTIAL CODE



**TYPICAL WALL SECTION FOR GARAGE
GREATER THAN 625 S.F.**

MIN. CLASS C ROOF COVERING, AND ROOF DECK SHEATHED WITH NONCOMBUSTIBLE MATERIAL OR APPROVED FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON EACH SIDE OF WALLS, OR ONE LAYER OF 5/8" TYPE X GYPSUM BOARD INSTALLED DIRECTLY BENEATH THE ROOF SHEATHING, SUPPORTED BY A MIN. OF NOMINAL 2" LEADGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING.



THE FIRE-RESISTANCE-RATED ASSEMBLY SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE UNDESIDE OF THE ROOF SHEATHING.

**2 HR DWELLING UNIT SEPERATION FOR PROPERTY LINE AND TOWNHOMES
TRUSSES PARALLEL TO RATED WALL**

EGRESS WINDOW REQUIREMENTS

Section R310 IRC and 1029 IBC

BUILDING CODE REQUIREMENTS:

Basements and every sleeping room shall have at least one operable emergency and rescue opening. The required emergency and rescue opening in the bedrooms located in the basement, satisfies the requirement of the basement having an emergency and rescue opening.

The bottom sill of egress windows shall be no more than 44 inches above the finished floor height.

Egress windows shall have a clear opening, measured when the operable part of the window is

completely open, of 5.7 square feet and meeting the following minimum dimensions.

Minimum clear opening width = 20 inches.

Minimum clear opening height = 24 inches.

Egress windows shall be operational from the inside of the room without the use of keys or special knowledge.

Below grade egress windows shall be installed with an egress window well meeting the following minimum dimensions.

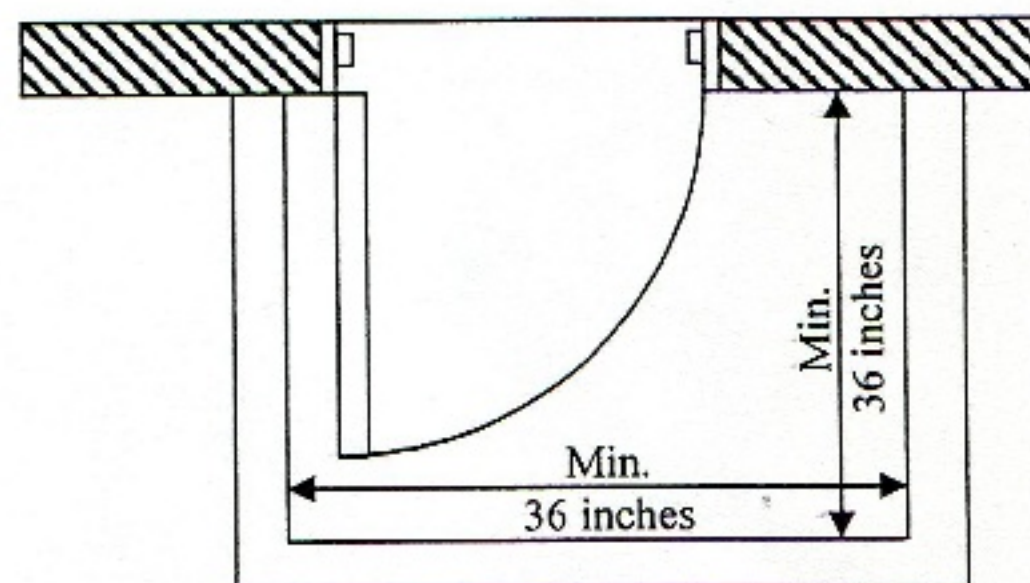
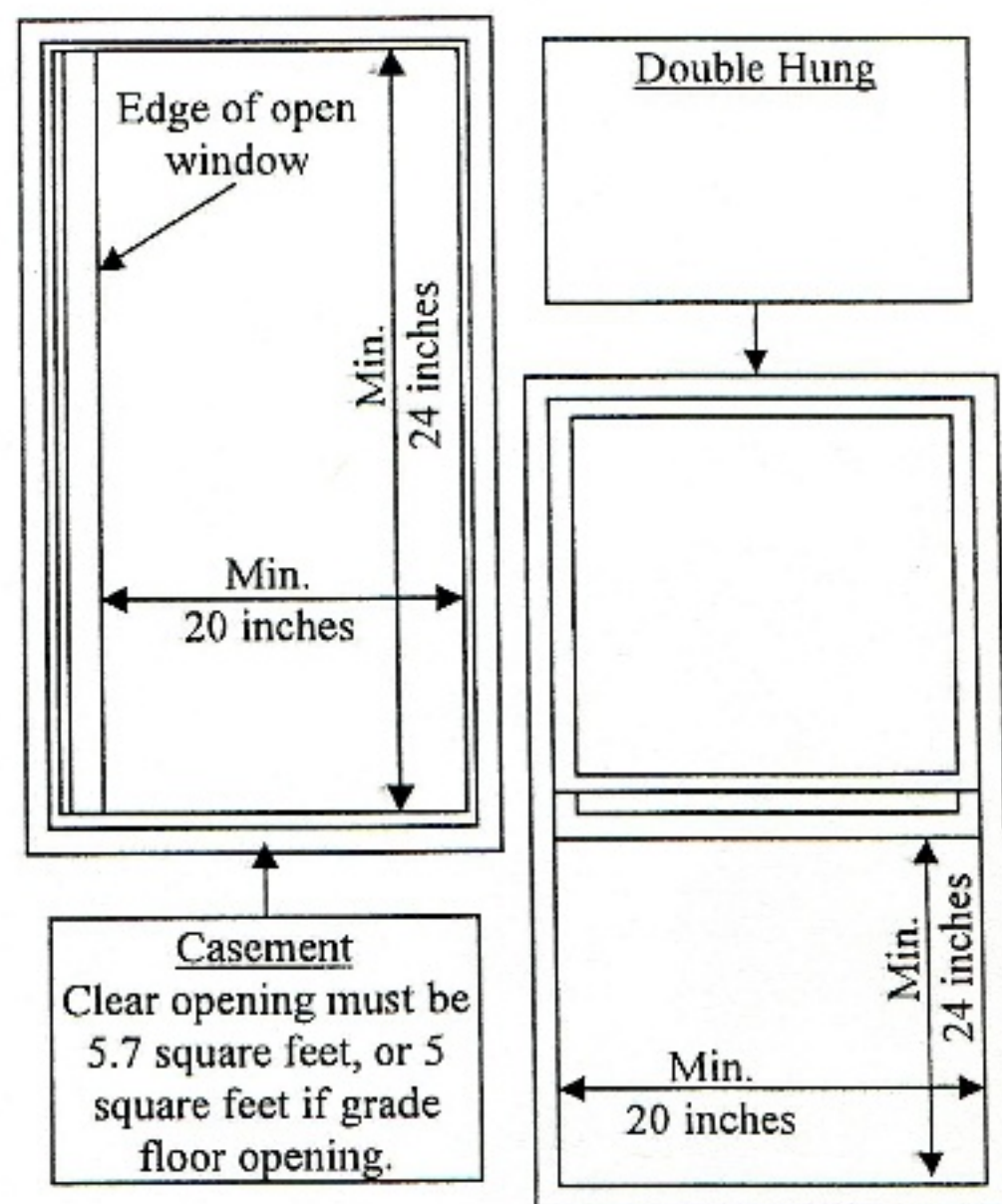
Minimum horizontal dimension of 36 inches by 36 inches and allow the window to be fully opened.

Ladders or steps shall be required for window wells deeper than 44 inches and are allowed to project a maximum of 6 inches into the required area of the well.

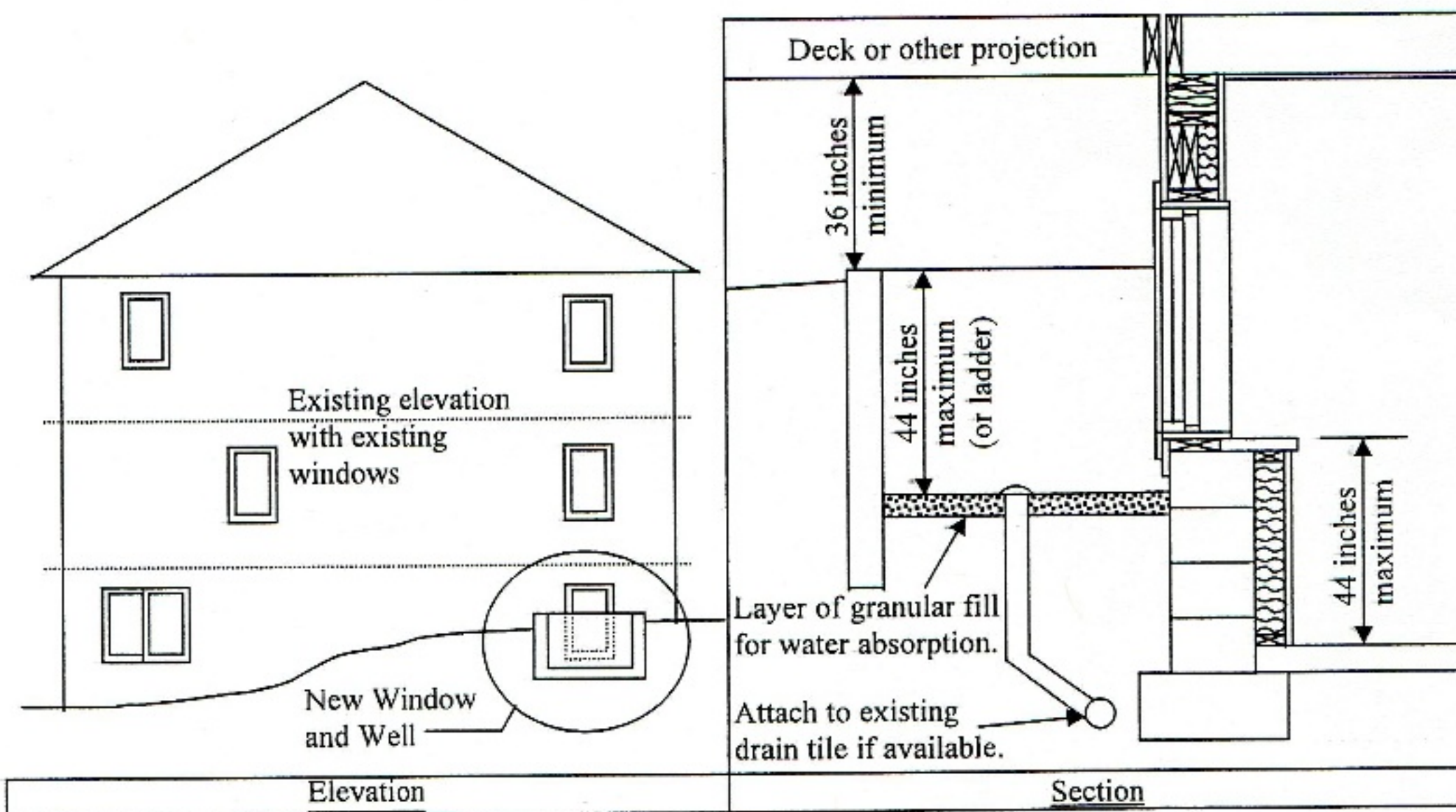
Ladders shall be permanently fixed and have a minimum interior width of 12 inches, project at least 3 inches from the wall of the well, and have rungs spaced no more than 18 inches vertically for the full height of the well.

Window wells are allowed to be covered with covers or screens, provided that the net clear opening height and width of the cover or screen, when open, meets that of the egress window itself as stated earlier. Such covers or screens shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than that which is required for normal operation of the egress window.

Egress windows may be placed under decks or other projections, provided the window can be fully opened, and provides a path not less than 36 inches in height to a yard or court.



* The window well shall allow the window be opened fully.

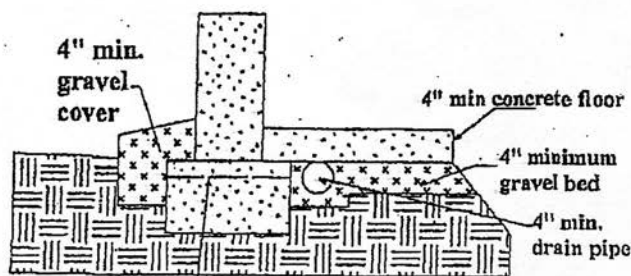
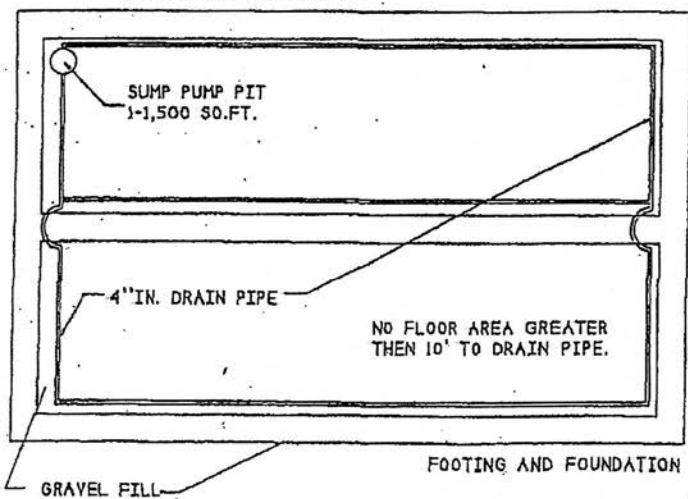


Subsurface Drainage Systems

All buildings constructed with basements or floor levels twenty-four inches (24") or more below the elevation of the center line of the adjacent public street shall be provided with a subsurface drainage system. A subsurface drainage system shall consist of the minimum following elements:

1. Minimum four inch (4") diameter perforated or scored drain pipe embedded in four inches (4") of coarse gravel installed around the inside of the perimeter footing such that no floor location is greater than ten feet (10') to such drain pipe.
2. Minimum fifteen inch (15") diameter by thirty inch (30") deep sump pump pit; one pit for each one thousand five hundred (1,500) square feet of floor area to be drained.
3. Minimum four inch (4") gravel bed under floor slab.
4. A three inch (3") minimum diameter pipe shall be installed through the floors and into the attic, capped and sealed to facilitate a future soil gas ventilation system.

FOOTING AND FOUNDATION



TYPICAL RESIDENTIAL STAIRWAY DETAIL

The handgrip portion of handrails shall not be less than 1-1/4 inches or more than 2 inches in cross-sectional dimension or the shape shall provide an equivalent gripping surface. The handgrip portion of handrails shall have a smooth surface with no sharp corners. Handrails projecting from a wall shall have a space of not less than 1-1/2 inches between the wall and the handrail.

HEADROOM Every stairway shall have a headroom clearance of not less than 6 feet 8 inches. Such clearance shall be measured vertically from a plain parallel and tangent to the stairway tread nosings to the soffit above at all points.

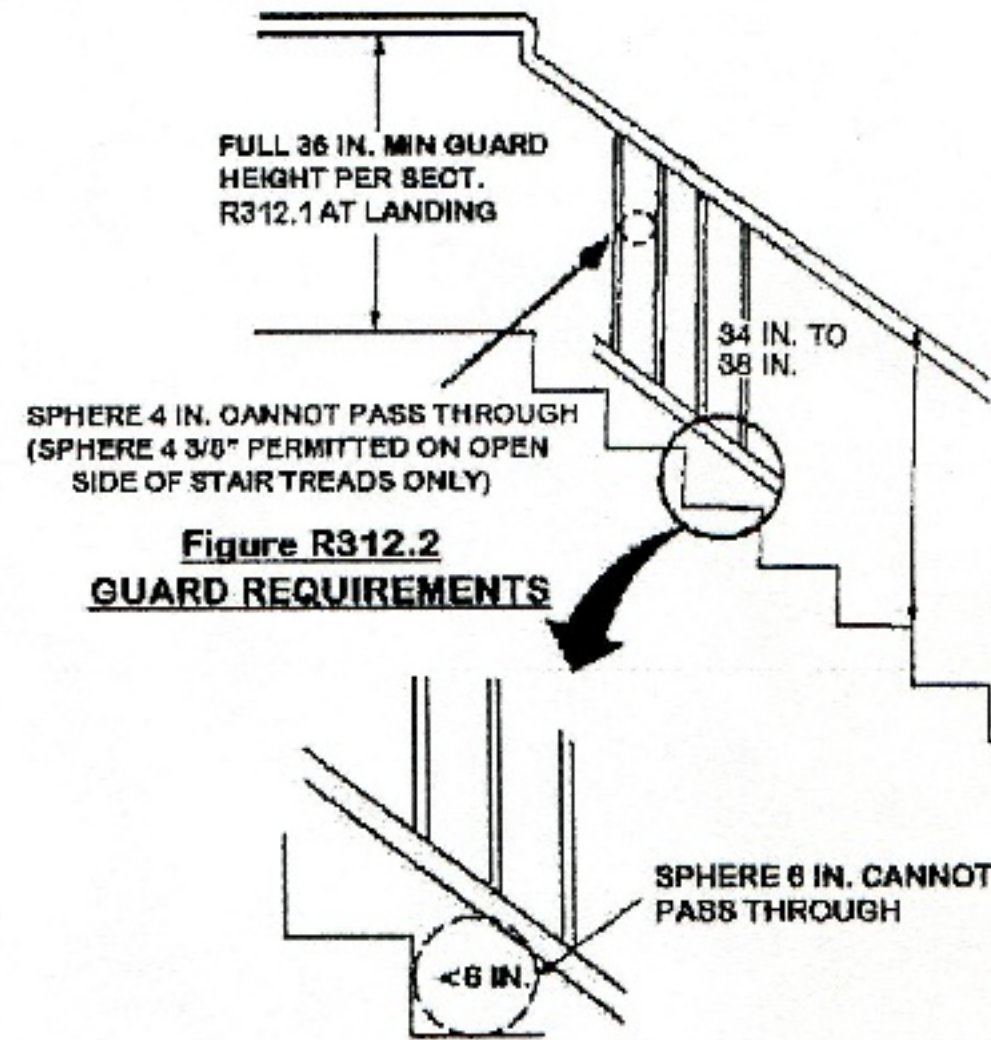


Figure R312.2
GUARD REQUIREMENTS

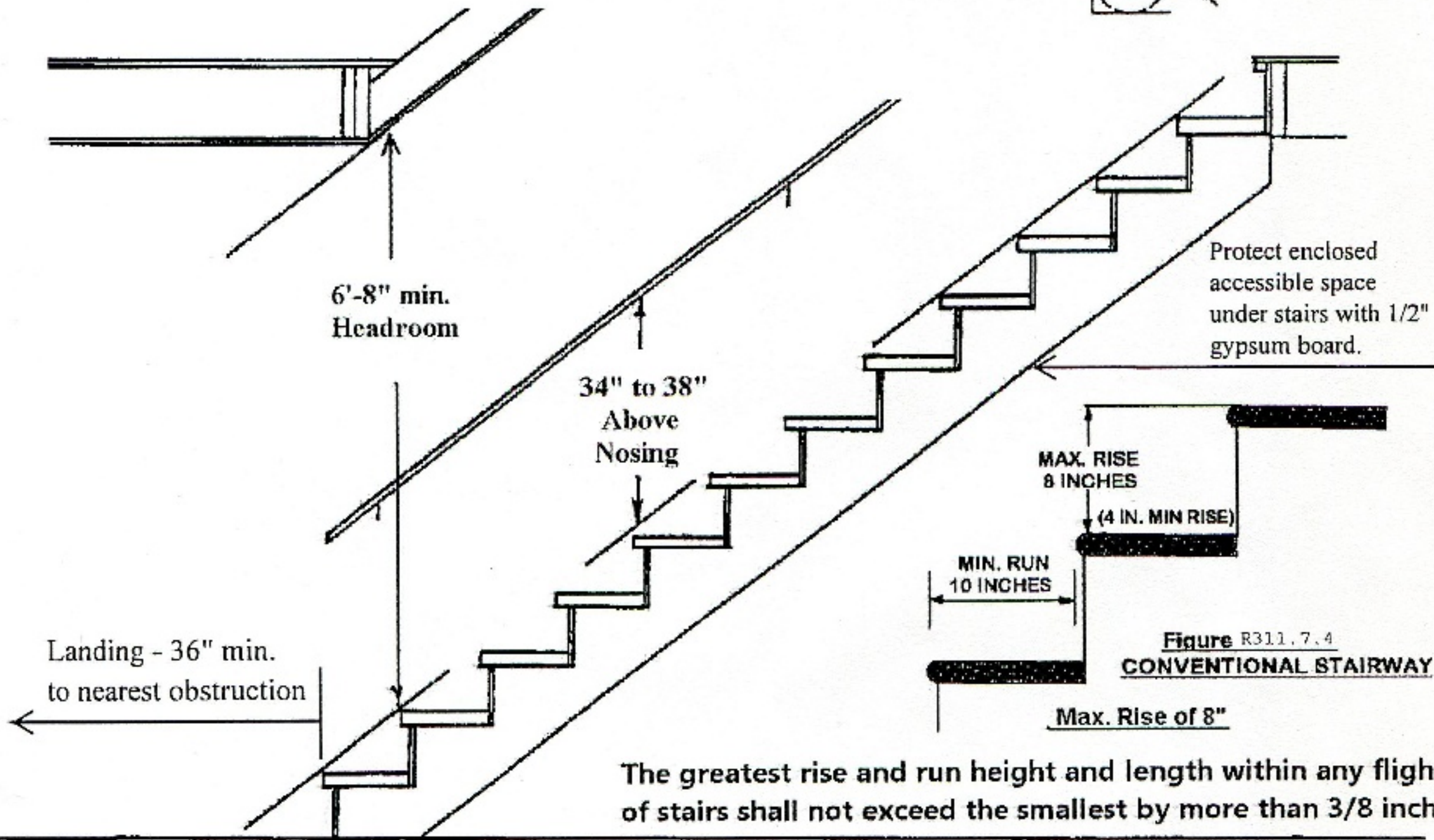


Figure R311.7.4
CONVENTIONAL STAIRWAY

The greatest rise and run height and length within any flight of stairs shall not exceed the smallest by more than 3/8 inch.

STAIR STRINGER - 8" MAX. RISE
- 10" MIN. RUN

Run is measured horizontal from nosing to nosing.

Handrails are required on every stairway with more than 3 risers not less than 34 inches nor more than 38 inches above the nosing or the treads.

Guardrails are required on the sides of open stairways.