

Standard Construction Plan Addendum – 2007 Building Code

for One and Two Family Dwelling/Residential Construction

GENERAL

- (1) All construction shall be completed in conformance with the Allegany County Building Code. Materials shall be Code compliant.
- (2) All applicable inspection shall be conducted in conformance with [] City [X] County and State Law.
- (3) This *Addendum* is **not** inclusive of all building regulations adopted by Allegany County, Maryland. In the event of conflict between this *Addendum* and the *Allegany County Building Code*, the *Code* shall prevail

- ◆ Footer depth: 36" below final grade to bottom of footer; Footer thickness: Typically - 8"/Minimum - 6" *.
- ◆ Footer projections: **Maximum** - Equal to thickness of footer. **Minimum** - No less than 2".
- ◆ Excavation for low footings parallel with higher footings shall not invade the higher footer under-space as defined by a line declining 30° from a point three (3') feet from the bottom of higher footing edge, unless adequate lateral support is provided for material underneath the higher footing.
- ◆ Damp-proofing and a drainage system(footer drains) shall be required around all habitable space below grade.
- ◆ Drainage system requires perforated pipe below habitable space to be protected. The perforated pipe shall be surrounded by stone; 2" under pipe and 6" over footer, and with stone extending to 12" beyond footer and covered with permeable membrane.
- ◆ Unbalanced fill height is the vertical distance from finished grade outside a foundation wall to the surface of the concrete floor inside. The allowable height of backfill is determined by the size and type of foundation. Limitations for unbalanced fill for concrete and masonry foundations are set forth by *IRC* Table R404.1.1(1) through R404.1.1(5) and varies with the soil types as described in *IRC* Table R401.4.1. Walls may be reinforced to modify these limits.
- ◆ Anchor bolts shall be placed 6' on center and within 12" from ends of plates; anchor straps per manufacturers specifications.
- ◆ Finished grade shall be vertically separated from top of foundation by a minimum of 6", with the exception of brick where the value may be reduced to 4". Finished grade is required to slope away from foundation at the rate of 6" in 10' (5%), or a swale or drainage trench shall be provided.
- ◆ Crawlspace foundations shall have ventilation openings (with perforated cover) equal to 1sf for each 150sf of floor area; with one such vent within 3' of each corner. (Exception - Ventilation is not required where 6 mil. poly vapor barrier is installed, with (1) 6" seal laps, extending and sealed 6" up stem wall, (2) perimeter walls are insulated and (3) mechanical exhaust or conditioned air supply is provided.)
- ◆ Crawlspace foundations shall have an 18" x 24" (min.) access hole. For crawlspaces, minimum clearance height from grade-to-floor is 18", grade-to-beam is 12".
- ◆ Energy conservation: All buildings shall comply with the *Maryland Energy Law*.
- ◆ All roof systems shall be designed to support a 40 psf live load condition.
- ◆ Guardrails are required where the platform or floor is more than 30" above the floor or grade below. Guardrails shall be at least 36" in height and have intermediate rails or ornamental closures which do not create a ladder effect or allow passage of an object 4" in diameter. Guardrails for stairs shall be at least 34" in height and not allow the passage of a 4^{3/8}" diameter sphere.
- ◆ One window in all sleeping rooms shall be 5.7sf minimum clear opening, minimum width of 20"; minimum height of 24", maximum sill height above floor is 44". If on grade, sleeping room egress window may be reduced to 5.0 sf. (min.)
- ◆ Rooms shall have glazing (i.e. windows) equal to 8% of floor area. These windows shall be "half-openable", unless the room is vented by other mechanical means and provided with artificial light per *IRC* R303.
- ◆ Stair headroom clearances shall be 6'8" minimum measured vertically from the sloped plane of the stair tread nosing.
- ◆ Attics exceeding 30sf in area, with over 30" clear space to rafter, shall have access provided by a 22" x 30"(min.) access opening.
- ◆ Smoke detectors are required within all sleeping rooms. Detectors shall be placed on each floor and within immediate vicinity of all sleeping rooms. All detectors shall be electrically interconnected with battery back-up.
- ◆ Carbon monoxide detectors are required in dwellings with fossil fuel appliances and attached garages; location schedule for these devices is similar to smoke detectors.
- ◆ Attached garages (1) cannot open into a sleeping room; (2) shall have minimum 1/2"**drywall on walls and ceilings* (*5/8 drywall where living space above; (3) shall have 20 minute rated, steel door or 1-3/8" solid wood door separating habitable space; (4) shall have GFI receptacles required at all accessible locations; and (5) no duct openings.
- ◆ Fireblocking is required per *IRC* R602.8, R1001.17 & R1003.12
- ◆ Fireplace, chimney, flue clearance, dimension and materials shall be constructed per *IRC* Chapter 10.

I hereby agree to comply with all regulations and codes, which are applicable hereto. I further agree that any misstatement or misrepresentation of facts presented as part of this application, or change to proposal without approval of the agencies concerned, shall constitute sufficient grounds for the disapproval or revocation of the subject permit. I hereby affirm that I own the property which is the subject of this application; or that I am the duly designated representative of the property owner, and that I possess the legal authority to make this Affidavit on behalf of myself or the owner for whom I am acting. I do solemnly declare and affirm under the penalties of perjury that the contents of this Application are true and correct to the best of my knowledge, information and belief.

APPLICANT'S SIGNATURE:

DATE:

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Codes Adopted by Reference: §255 Allegany County Code of Public Local Law

The following codes govern construction within Allegany County, Maryland. Reference

The Maryland Building Performance Standards (MBPS 2007), as prescribed in COMAR §§ 05.02.07.01 thru.09.

1. The 2006 International Building Code.
2. The 2006 International Residential Code for the governance of one and two family dwellings and appurtenances.
3. The National Fire Protection Association Standard # 70 - The National Electric Code.
4. The Allegany County Plumbing Code - §415 Allegany County Code of Public Local Law.
5. The Floodplain Management Regulations of Allegany County - §325 Allegany County Code of Public Local Law.
6. The Maryland Accessibility Code as set forth in COMAR 05.02.02, and the Allegany County Building Code for the Handicapped which shall govern when in conflict.
7. The NFPA 13D Installation of Sprinkler Systems in One & Two Family Dwellings and Manufactured Homes.

Maryland amendments to International Residential Code (2007)

R310.1: Emergency escape and rescue required. Every sleeping room shall have at least one openable emergency escape and rescue window or exterior door opening for emergency escape and rescue.

R311.5.3.1. Risers Height. The maximum riser height shall be 8-1/4 inches (210 mm)

R311.5.3.2. Tread Depth. The minimum tread depth shall be 9 inches (299 mm).

12-24, 25-32, & 33-42: Related to mechanical, plumbing and electrical systems are not within the scope of MBPS. State law governing these areas are set forth in Business Regulation Article, § 9A-205; the Business Occupations and Professions Article, Title 12, Annotated Code of Maryland; and the NEC as enforced by the State Fire Marshal pursuant to the provision of the Public Safety Article, Title 12, Subtitle 6, Annotated Code of Maryland, respectively.

Allegany County amendments to International Residential Code

TABLE R301.2(1): Climatic and Geographic Design Criteria.

Roof Snow Load	Wind Speed ^d (mph)	Seismic Design Category ^f	Subject To Damage From:			Winter Design Temp ^e	Ice Shield Barrier Required ^h	Flood Hazards ^g	Air Freezing Index ⁱ	Mean Annual Temp ^j
			Weathering ^a	Frost line depth ^b	Termite ^c					
40	90	A	Severe	36"	Moderate to Heavy	12	Yes	1988	1000	50

TABLE R301.5.: All exterior decks require a 60 lb/sf minimum uniformly distributed live load design.

Inspections

Inspection is required of the following work, where applicable. The number of field inspections necessary to generate a satisfactory report is left to the discretion of the *inspection agency of record*. At a minimum, written reports are required at the conclusion of the phases of work as noted in grayed fields within the table below:

Electrical	Plumbing	Structural
Service	Lateral	Footer
		Foundation
Rough(1)	Rough(1)	Framing
		Masonry Veneer Flashing
		Insulation
		Fireplace Throat
Final(2)	Final(2)	Final

(1) must be satisfactorily passed prior to framing inspection

(2) must be satisfactorily passed prior to final structural inspection

One set of approved construction drawings shall remain at the job site and accessible for review at all times. All required *inspection reports* shall be submitted to the Codes Administrator of Allegany County prior to the request for the issuance of a *Certificate of Occupancy*.