

RESIDENTIAL FLOOR PLAN

Code Reference: 2006 IRC / 2006 IFGC / 2005 NEC, Etc.

Drawings must be neat, organized and legible (min 1/8" lettering)

Specify each scale used;

- Floor plan 1/4" = 1'
- Detail 3/4" = 1'

Construction drawings shall be drawn upon suitable material and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, R106.1.1

A floor plan is a birds-eye view of the building with the roof removed. The floor plan represents the layout, dimensions and uses of the rooms and includes window locations, beams and header locations, plumbing fixtures and other required information, for example; an existing room must be shown if a new room will be attached to it. An acceptable floor plan includes the following detailed information as applicable to your project.

- Label all rooms and spaces and show floor plan for all rooms adjoining additions
- Provide natural light (8%) into all habitable rooms; R303.1
- Provide natural ventilation for adjacent rooms (4%) or approved mechanical ventilation; R303.1
- Identify ceiling heights in all areas; note average height at sloped ceiling areas; R305.1
- Specify thermal barrier protection from rigid foam on gable ends; R314.5.3
- Show the location of attic access, minimum of 22" x 30"; R807
- Water closet location; not less than 30" wide and 21" in front; R307
- Tub / shower enclosures require nonabsorbent wall surface minimum 6' above the floor and fiber-cement board backing; R307.2, R702.4.2

Doors and windows

- Show location and size of all doors and windows
- Provide all window types and designate the operable portion of windows
- Provide egress from bedrooms; R310

- Max sill height = 44"
- Minimum clear opening = 24" high x 20" wide
- Tempered glass shall be within 18" of the floor, 24" of doorways, less than 60" above tub and shower floors and adjacent to stairways and landings, 36" of a walking surface, less than 60" above
- One exit door shall be side hinged not less than 3' wide; R311.4.2
- Show locations of skylights (dashed lines) on floor plan. ICBO # on all skylights over 2' x 4'

Garage

- Door from garage shall be 20 minute self-closing, self-latching; Amendment section R309.1
- Openings from a garage directly into sleeping rooms are not permitted; R309.1
- Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" type X gypsum board or equivalent and 1/2" gypsum board on supporting walls; R309.2
- Provide 1/2" gypsum board on all walls common to the garage and house in compliance with R309.2
- Show the direction of slope for the garage floor; R309.3
- Gas appliances and electric water heaters installed in garages shall be mounted on platforms at least 18" above the floor; M1307.3

Stairs

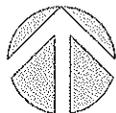
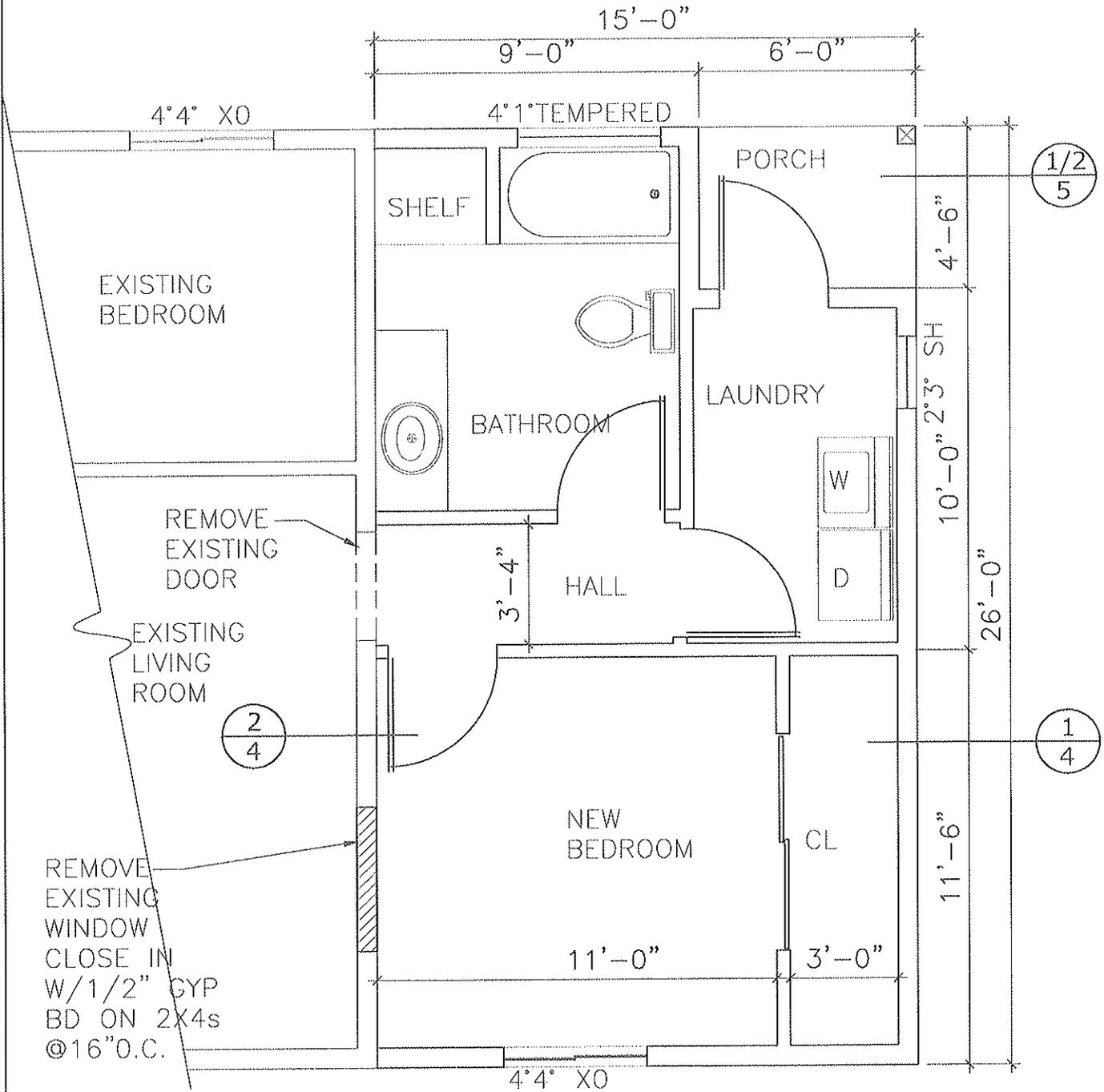
- The walls and soffit of the enclosed space under stairs shall be protected on the enclosed side with 1/2" gypsum board; R311.2.2
- Provide details and dimensions for stairways; 36" width minimum, 10" minimum tread depth, 7 3/4" maximum riser height; R311, R312
- Provide a handrail for stairways of four or more risers; R311.5.6

Fire Separation

- Exterior walls with a fire separation distance less than 3 feet shall have not less than a one-hour fire-resistive rating with exposure from both sides
- Projections shall not extend to a point closer than 2 feet from the line used to determine the fire separation distance. Projections extending into the fire separation distance shall have not less than one-hour fire-resistive construction on the underside; Amendment section R302.1

- Individual dwelling units in duplexes must be separated by a one-hour firewall from floor to bottom of sheathing; R317.1
- Townhouse parapets shall have the same fire-resistance rating as that required for the supporting walls with a height not less than 30" above the roof; R317.2.3

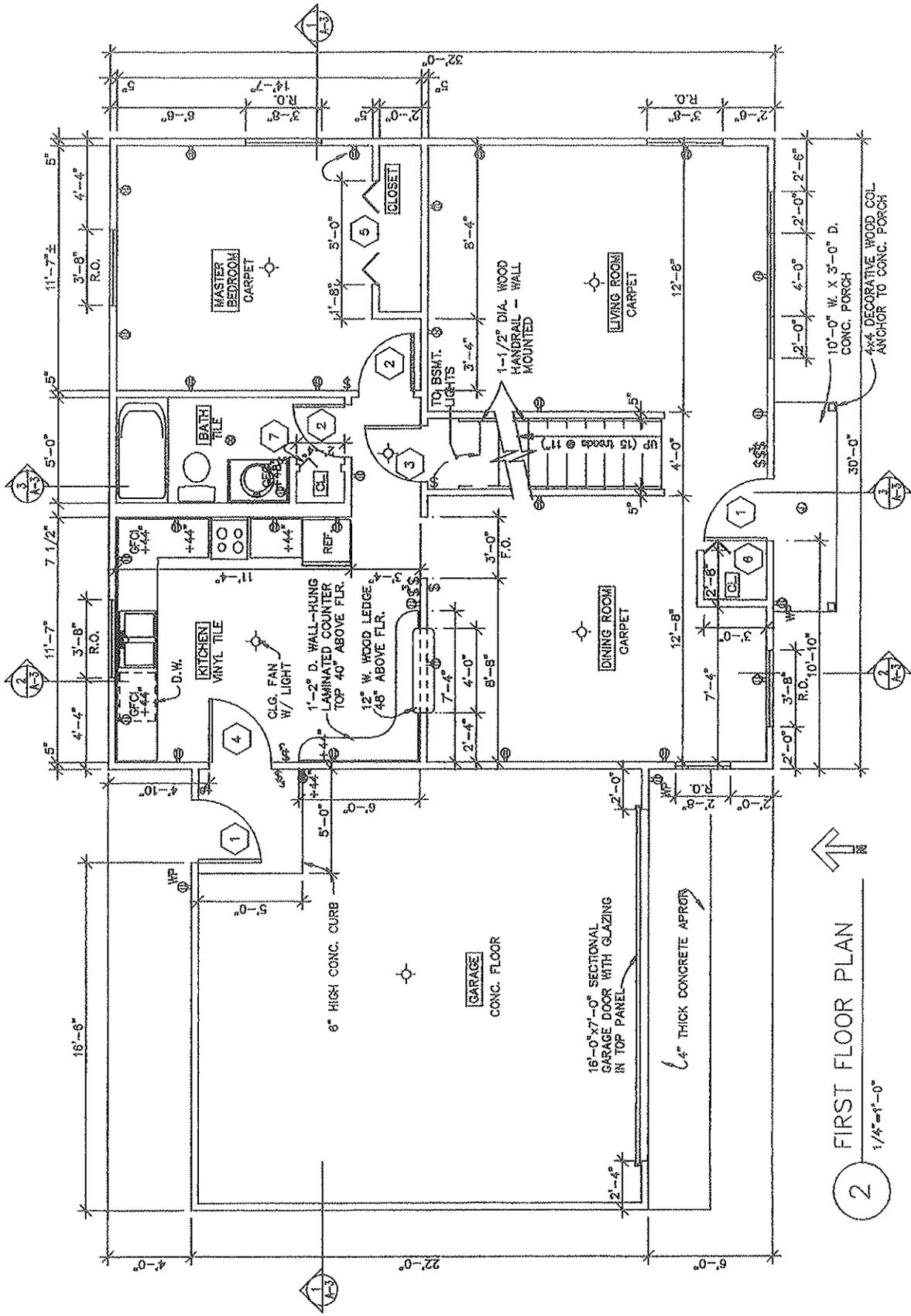
ALL CONSTRUCTION TO COMPLY WITH 2006 IRC



FLOOR PLAN

2006 IRC

SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN
1/4" = 1'-0"

Figure 31
Floor plan