



# Mid-County Fire Protection District

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## Common Residential Plan Review Issues

<u>Code Section</u>	<u>Description</u>
R302.6	Garages shall be separated from the dwelling unit by at least 5/8" type X gypsum.
R302.5	Doors connecting the garage to the dwelling unit shall have self closing doors. Doors shall be either 20 minute rated or be solid wood, solid steel or steel honeycomb 1 3/8" inches or thicker.
R302.11	Fire blocking shall be installed in concealed spaces at intervals not to exceed 10' both horizontally and vertically. Fire blocking is also required on all drop down ceilings between the wall and ceiling.
R302.7	The underside of stairs and stair walls shall be protected with at least 1/2" gypsum.
R310.1	Basements, habitable attics and every sleeping room shall have at least 1 (one) operable emergency escape and rescue opening. Maximum sill height- 44" above finished floor. Minimum clear opening for egress windows 20" wide x 24" high.
R308.4.3	Tempered glass required: bottom sill within 18" of the floor, pane greater than 9 sqft, surrounding a tub or similar where the bottom sill is within 60" of the standing surface.
R311.7	Stairs shall be a minimum 36" wide with minimum headroom of 6'8". Stairs shall have a riser height no greater than 7 3/4". Treads shall be minimum 10". Maximum variance in measurements 3/8".
R312	Guards shall be a minimum of 36" high with no opening greater than a 4" sphere
R312.1.1	Guards shall be located along walking surfaces that are 30" or greater to the finished grade or floor surface measured vertically at any point along the walking surface. This shall include stairs, ramps and landings.
R312.2.1	Windows greater than 72" to outside finished grade or surface shall have the lowest part of the operational portion of the window no less than 24" above the finished floor.
R314	Smoke detectors required in each bedroom and immediate area outside bedrooms and at least one per floor. All smoke detectors shall be hardwired and interconnected with battery backup.
R315	Carbon monoxide detectors required in the immediate vicinity of all sleeping areas if the structure has an attached garage or any fuel fired appliances.
R319	All buildings shall have their address posted so it is visible from the roadway. Numbers shall be a minimum 4" in height with a 1/2" stroke width placed on a contrasting background. If the structure is not visible from the roadway alternative markings, such as a sign at the road, will be required.
R807	Attic access shall be located in a readily accessible location with minimum dimensions of 22x30" with a clear overhead of 30".

- R1007 The interior of all fire place chases shall be covered with 5/8 type X gypsum on all walls and ceiling. If the chase extends more than one floor the gypsum shall continue through the attic area.
- R2420 All gas appliances shall have an accessible shut off within 6' of the appliance.
- R3405.2 Electrical panel boards working space: Min. 30" wide (but no less than the width of the equipment), 36" deep, 6'6" high or the height of the equipment. Measurements are from the opening of the enclosure.
- R3703 Minimum branch circuits required: Kitchen 2 20-amp circuits, Bathroom 1 20-amp circuit, Laundry 1 20-amp circuit (Dryers 30-amp), Heating shall be provided an independent branch circuit properly sized.
- R3706.2 All circuits shall be permanently and legibly marked.
- R3901.2 Receptacle outlets shall be spaced so that no point measured horizontally along the floor is more than 6' from a receptacle outlet. Walls 24" or greater shall have a receptacle outlet. Floor receptacles do not count for wall receptacles unless they are within 18" of the wall.
- R3901.4 Counter top receptacle outlets shall be installed so that the spacing does not exceed 24" measured horizontally along any point along the countertop. A minimum of 1 (one) receptacle outlet shall be installed in islands or peninsulas.
- R3901.7 Outdoor receptacle outlets shall be installed at the front and rear of each dwelling.
- R3901.12 A 125v 15 or 20 amp rated receptacle outlet shall be installed within 25' of HVAC disconnecting means.
- R3902 GFCI protected receptacles: Bathroom, garage and accessory buildings, outdoor, crawl spaces, unfinished basements, kitchens, within 6' of sinks, boathouse, boat hoists, electrically heated floors.
- R3902.12 AFCI protected circuits: All branch circuits that supply 120v single phase 15 and 20 amp outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways and similar rooms or areas not otherwise required to be GFCI protected.
- R3903.2 All habitable rooms shall have a minimum of 1 (one) wall switch-controlled lighting outlet.
- R3903.3 At least 1 (one) lighting outlet shall be provided in any space used for storage or contains equipment requiring servicing. The lighting outlet shall be controlled by a wall switch or integral switch.

Note: This record references commonly applicable code sections. This document in no way references all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgment in evaluating construction documents for code compliance. The builder is ultimately responsible for complying with all applicable code requirements including those not listed in this document.