HUMBOLDT COUNTY BUILDING DEPARTMENT
PORCH/MUD ROOM/OR SIMILAR USES HANDOUT AND PLAN REVIEW
ENCLOSED NON-HABITABLE SPACE ONLY
2012 INTERNATIONAL RESIDENTIAL CODE

It is the owner or contractor's responsibility to become familiar with the adopted code requirements of Humboldt County.
The owner or contractor shall become familiar with requesting the required inspections.
We encourage you to ask questions and utilize available handouts.

These plans were checked for code/life safety and regulation compliance only.

1. Site plan indicating location of the project on property. Check with the Planning Department (623-6393) for their required setbacks from property lines.

2. Use of area
   a. Mud Room _____
   b. Patio Cover Enclosure_____
      1. Long wall and one additional wall shall be provided with openings or glazing equal to at least 65% of the area
         a. Opening shall be permitted to be enclosed with:
            1. Insect screening
            2. Approved translucent or transparent plastic not more than 0.125" in thickness
            3. Glass conforming with the provisions of Section R308
            4. Any combination of the above.
      2. **Sleeping Room emergency egress or rescue openings shall not be enclosed**

3. Approved foundation
   _____18"x18"x18" footing or 22" diameter x 18" deep sonatube
   _____Pressure treated posts buried 3 feet
   _____If porch is over 150 square feet a full foundation with footings placed below frost depth (24" below grade) will be required. Egress windows from existing bedrooms are required to open directly to the outside. Plan for these requirements when designing your porch. Underfloor areas shall be ventilated by openings of 1 square foot for each 150 square feet of underfloor area. One such opening shall be within 3' of each corner of the building. Close with ¼" mesh. R403.2

4. Posts
   Posts shall be pressure treated if they come in contact with the earth or concrete; or specify type of post base with standoff._____
   _____Size of posts
   _____Distance between post
   _____Required header size between posts
   _____Specify positive connection between posts and headers

5. Roof Framing
   _____Size
   _____Spacing
   _____Ridge beam size
   Ceiling joists
   _____Size
   _____Spacing
   _____Collar ties (if required) 1"x4" – 4' o.c.
   _____Trusses
   _____Specify connection at rafter/wall framing

6. Wall & Floor Framing
   _____Ceiling Height
   Wall studs(bearing wall studs – max. 10' high)
   _____Size
   _____Spacing

Floor joists
_____Size
_____Spacing
Subflooring
_____Type
_____Thickness
_____Mudsill
_____Header sizes
_____Door opening size
_____Siding type
Wall Bracing – IRC Section R602.10.1. See Framing & Wall Bracing Handout
_____Bracing material

7. Roofing
_____Type of roofing
_____Roof pitch
_____Shingles shall not be used as a roof covering if the roof pitch is less than 3:12.
_____Thickness of roof sheathing
Provide attic ventilation of 1/150 of the space vented, or 1/300 if 50% -80% of the vents are 3' above eaves and the balance at eaves. (R806.2)

8. Safety glass shall be provided at all hazardous locations, including doors, sidelights, windows within 18" of walking surface, sliding doors, storm doors, shower & bathtub enclosures. (R308.4)
   a. Glazing indoors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs & showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the bottom exposed edge of the glazing is less than 60" measured vertically above any standing or walking surface.

9. If attaching porch to the manufactured home the following criteria must be met. <u>Every project shall be reviewed individually.</u> Plans are required for dormer construction

   A. A building or awning shall not be attached to any manufactured home that is under warranty.
   B. The walls of the manufactured home have to support on a full foundation. The owner shall provide evidence of support.
   C. The walls of the manufactured home shall be min. of 2x4, 24" o.c.
   D. No support is permitted from the ends of the eaves or ends of trusses of the manufactured home.
   E. The manufactured home has to met real property conversion standards to be able to add load on to the manufactured home.
   F. Singlewide's typically will not be permitted to add load to the manufactured home unless a Nevada engineer's stamped drawing is submitted.
   G. Construction of dormers, which hip back on to the manufactured home roof.
      a. Trusses of the manufactured home roof shall be a min. of 2x4 or 30 lb roof.
      b. Support on a full foundation.
      c. A minimum of ½ the load of the dormer shall be cantilever type construction, which distributes most of or ½ the load back to the new building's roof.
      d. Size of the dormer may also effect the requirement for engineering.
      e. Or plans are wet stamped by a Nevada Engineer
   H. Ledgers to the wall of the manufactured home shall be attached with ¼" lags and lags shall connect to every stud
   I. Egress windows must be maintained from existing bedrooms in a manufactured home.
   J. Two exits are required from the manufactured home and must be maintained.
   K. One egress may pass thru an awning, porch, or garage if directly accessible to an exterior door from the room.

10. The gas line shall not be covered by the porch per IRC Chapter 24, Section G2415.11 (see exceptions). If the gas line needs to be moved a plumbing permit is required.

11. Stair Requirements – see exterior residential stair handout

12. If electrical is installed or relocated a permit is required and shall comply with the 2011 National Electric Code.

13. If plumbing is installed a permit is required and the porch shall be provided with a permanent s source of heat.

14. Building pads shall have a drainage gradient of 6" in the first 10' away from the building.

15. Egress windows from existing bedrooms are required to open directly to the outside. Plan for this requirement when designing your porch.

HEADER SCHEDULE

LOAD BEARING EXTERIOR HEADERS-ROOF & CEILING ONLY (IRC TABLE R502.5(1))

BUILDING WIDTH						
	20'		28'		36'	
Size	Span	# of Jack Studs	Span	# of Jack Studs	Span	# of Jack Studs
2-2x4	3'6"	1	3'2"	1	2'10"	1
2-2x6	5'5"	1	4'8"	1	4'2"	1
2-2x8	6'10"	1	5'11"	2	5'4"	2
2-2x10	8'5"	2	7'3"	2	6'6"	2
2-2x12	9'9"	2	8'5"	2	7'6"	2
2-2x8	8'4"	1	7'5"	2	6'8"	2
3-2x10	10'6"	1	9'1"	2	8'2"	2
3-2x12	12'2"	2	10'7"	2	9'5"	2
4-2x8	9'2"	1	8'4"	1	7'8"	1
4-2x10	11'8"	1	10'6"	1	9'5"	2
4-2x12	14'1'	1	12'2"	2	10'11"	2

LOAD BEARING INTERIOR HEADERS-ROOF & CEILING ONLY (IRC TABLE R502.2(2))

BUILDING WIDTH						
	20'		28'		36'	
Size	Span	# of Jack Studs	Span	# of Jack Studs	Span	# of Jack Studs
2-2x4	3'1"	1	2'8"	1	2'5"	1
2-2x6	4'6"	1	3'11"	1	3'6"	1
2-2x8	5'9"	1	5'0"	2	4'5"	2
2-2x10	7'0"	2	6'1"	2	5'5"	2
2-2x12	8'1"	2	7'0"	2	6'3"	2
3-2x8	7'2"	1	7'7"	2	6'9"	2
3-2x10	8'9"	1	7'7"	2	6'9"	2
3-2x12	10'2"	2	8'10"	2	7'10"	2
4-2x8	9'0"	1	7'8"	1	6'9"	1
4-2x10	10'1"	1	8'9"	1	7'10"	2
4-2x12	11'9"	1	10'2"	2	9'1"	2

SPANS FOR MIN. #2 GRADE SINGLE HEADER SUPPORTING ROOF & CEILING ONLY (IRC TABLE R602.7.1)

BUILDING WIDTH			
	20'	28'	36'
2x8	5'3"	4'6"	4'0"
2x10	6'8"	5'8"	5'1"
2x12	8'1"	6'11"	7'2"

See IRC or header handout for construction details for single header

RAFTER SPAN TABLES
2012 INTERNATIONAL RESIDENTIAL CODE

Rafter Spans for Douglas Fir-Larch #2 – Ceiling not attached to rafters (R802.5.1(1))

Rafter Spacing	2x6	2x8	2x10	2x12
12" o.c.	16'7"	21'	25'8"	*
16' o.c.	14'4"	18'2"	22'3"	25'9"
19.2 o.c.	13'1"	16'7"	20'3"	23'6"
24" o.c.	11'9"	14'10"	18'2"	21'0"

*Span exceeds 26 feet in length
2x4's can be used in limited situations with reduced span; higher slope; light roof covering. Table cannot be used to determine rafter sizes for tile or other heavy roof coverings.

Rafter Spans for Douglas Fir-Larch #2 – Ceiling attached to rafters (R802.5.1(2))

Rafter Spacing	2x6	2x8	2x10	2x12
12" o.c.	15'6"	20'5"	25'8"	*
16' o.c.	14'1"	18'2"	22'3"	25'9"
19.2 o.c.	13'1"	16'7"	20'3"	23'6"
24" o.c.	11'9"	14'10"	18'2"	21'

*Span exceeds 26 feet in length
2x4's can be used in limited situations with reduced span; higher slope; light roof covering. Table cannot be used to determine rafter sizes for tile or other heavy roof coverings.

Rafter Ties:
Where ceiling joists are not parallel to rafters, the rafters shall be tied to 2"x4" minimum size rafter ties and installed in accordance with the connection requirements in Table R802.5.1(9) or connections of equivalent capacities will be provided. (R802.3.1)

Collar Ties:
Collar ties or ridge straps to resist wind uplift shall be connected in the upper third of the attic space in accordance with Table R602.3(1). Collar ties shall be a minimum of 1"x4", spaced not more than 4 feet on center. (R802.3.1.)

Gable Roof Design

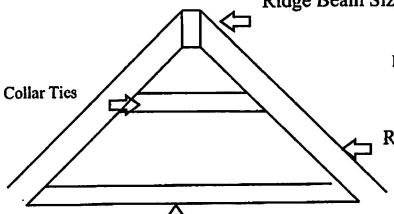
Roof Construction

Ridge Beam Size _____

Roof Pitch _____

Collar Ties

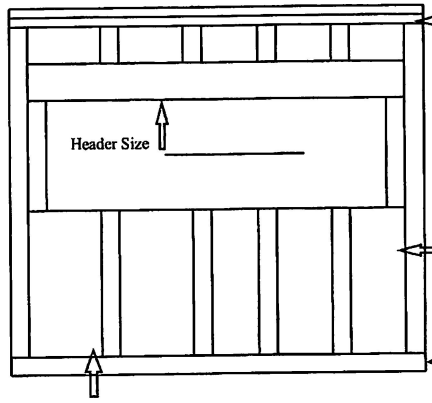
Rafter Size & Spacing _____



Ceiling Joists Size & Spacing _____

Provide Rafter Ties for positive connection between rafter and header or top plate

Framing Detail



Double Top Plate

Header Size _____

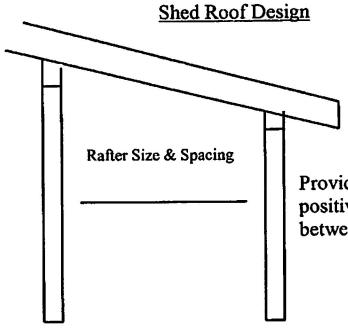
Stud Size & Spacing

_____

Mudsill or sill plate

All exterior walls & main cross stud partitions shall be thoroughly braced.

Shed Roof Design



Rafter Size & Spacing

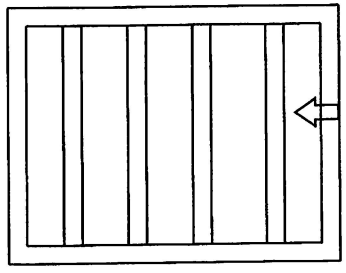
_____

Provide Rafter Ties for positive connection between rafter and header

What Is Your Footing Design? _____

Provide connections at footings & walls/post

Floor Framimg



Floor Joists - Size & Spacing

_____

Subflooring - Type & Size

_____

_____

What is the ceiling height?