

**EAST NORRITON TOWNSHIP FACT SHEET  
COMMON NEW RESIDENTIAL BUILDING PLAN CORRECTIONS**

Snow Load	Seismic Design	Frost Line Depth	Winter Design Temperature	Ice Shield Requirement	Wind Load	Termite decay
<b>30 lb</b>	<b>“C” ***</b>	<b>36 inch</b>	<b>10 F</b>	<b>Yes</b>	<b>90 MPH</b>	<b>Mod/Heavy</b>

\*\*\* Unless Geotechnical Report Submitted supporting different design criteria

**Design to 2003 International Building Codes and East Norriton Township’s Codes.**

**INSULATION REQUIREMENTS**

<b>Ceilings – R-38</b>	<b>Unheated basement Joist – R-19</b>	<b>Crawl space walls – R-17</b>
<b>Exterior walls – R-18</b>	<b>Heated basement walls R-9</b>	<b>Crawl space floor – R -19</b>
<b>Slab perimeter R-6 min 2FT horizontal or vertical</b>		<b>Window glazing U-Factor 0.45</b>
<b>ResCheck may be submitted as an alternative.</b>		

Footing is to be a minimum of 36” below finished grade. All vegetation, roots and foreign materials shall be completely removed. All back fill to be compacted in MAX 12 inch lifts	Foundation drains with silt barrier required around EXTERIOR of foundation to drain to daylight or sump pit discharging to grade. Sump pit – <b>MIN 18” x 20”</b>
All interior slabs on grade to have minimum 4” clean B stone and 6 mil poly vapor barrier. Slab floors in heated rooms require R-6 insulation 24” down or across to protect slab edge	Anchor bolts required 6 ft o.c. and 1 ft from corners/end of plates. In block/concrete ½ inch x 10 inch embedded 7 inches. Straps may be used same depth – 3 ft o.c. or manufacture specs.
Passive radon removal system in required – see work sheet. Slab to be poured tight to walls and caulked. Three (3) tee required under slab with vent to roof. Electrical outlet required within 6 ft of pipe.	Exterior grade to be minimum 6 inches below all wood and windows or other openings and slope away from foundation 6 inch min first 10 ft.
Actual width of hip, valley and ridge boards to be equal or greater than <b>plumb cut</b> to attached rafter(s) and even with bottom of rafter cuts. Heel of level cuts to be on wall.	<b>Fire stopping</b> required to close off the interconnection of concealed horizontal and vertical spaces such as soffits, chases, and penetrations of top and bottom plates.
Bath/power room without windows require mechanical exhaust fan to exterior. Rigid duct required to be sloped to drain.	<b>Bedroom outlets</b> installed in dwelling unit shall be protected by an <b>arc fault</b> circuit interrupter to provide protection of the entire branch circuit or the entire dwelling at main panel.
Smoke detectors are required in each bedroom and hallway on each floor and basement throughout house. New construction requires hardwired interconnection.	2 <sup>nd</sup> floor bedrooms require one egress window providing 5.7 sf clear opening when opened by hand <b>and</b> 24 inch height <b>and</b> 20 inch clear width without removing sash. 1 <sup>st</sup> floor 5.0 sf w/ sill height <b>MAX 44 inches</b> above floor.
Handrails on one side if 3 risers or more continuous at 34” to 38” above nosing with min. 6’-8” headroom required.	Guardrails required all round deck/porch <b>if any points are 30” or more above grade.</b> Min 36” high with all gaps less than 4”
Stairs – min 36” wide and min 10” treads or closed riser require ¾” nosing with min 7 ¾” rise.	Attic access required with min size 22” x 30” or not smaller than largest equipment installed in space.
Safety glazing required in windows at tub and shower within 60” of drain or 24” of door swing, bottom edge 18” from floor and any exposed glass area greater than 9 sf.	Chimneys to extend 36” above highest roof penetration and 24” higher than any point within 10 ft – cricket if 24” or wider across slope.
Garage to be completely separated from house by 1 hour separation – ½ inch on walls and 5/8 inch X-Rated on ceiling <b>if living space above.</b>	