

HUMBOLDT COUNTY BUILDING DEPARTMENT
PORCH/MUD ROOM/OR SIMILAR USES HANDOUT AND PLAN REVIEW
ENCLOSED NON-HABITABLE SPACE ONLY
2006 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**

2. Approved foundation
 - a. 16"x16"x16" footing _____
 - b. Pressure treated posts buried 3 feet _____
 - c. Code complying deck construction _____
 - d. 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.
 - e. 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 1/4" mesh. R403.2 Underfloor vents shall not be closable unless a 6 ml vapor barrier is installed

3. Posts
 - a. Posts shall be pressure treated if they come in contact with the earth or concrete
 - b. Size of posts _____
 - c. Distance between posts _____
 - d. Required header size between posts _____
 - e. Positive connection between posts and headers _____

4. Rafters
 - a. Size and spacing of rafters _____
 - b. Ridge beam size _____
 - c. Size and spacing of ceiling joists _____
 - d. Collar ties (if required) 1"x4" – 4' o.c. _____
 - e. Trusses _____
 - f. Connection at rafter/wall framing _____

5. Framing
 - a. Ceiling Height _____
 - b. Size and spacing of studs(bearing wall studs – max. 10' high) _____
 - c. Size and spacing of floor joists _____
 - d. Type and size of subflooring _____
 - e. Mudsill _____
 - f. Double top plate _____

- g. Header sizes _____
- h. Door opening size _____
- i. Siding type _____
- j. Bracing _____

6. Wall Bracing – IRC Section R602.10, R602.10.9, R602.10.1, R602.10.11 & Table 602.10.11. Braced wall panels shall start at each corner and not more than 25' o.c. All braced wall panels shall be clearly indicated on plans.

- a. Wood boards of 5/8" net minimum thickness applied diagonally on studs spaced not over 24" on center. Each braced panel must be at least 48" in length, covering three stud spaces where studs are spaced 16" apart and covering two studs spaces where studs are spaced 24" apart. Min. 30% of wall requires bracing.
- b. Wood structural panel sheathing with a thickness not less than 5/16" for 16" stud spacing and not less than 3/8" for 24" stud spacing in accordance with R602.10.1 & R602.10.2. Each braced panel must be at least 48" in length, covering three stud spaces where studs are spaced 16" apart and covering two studs spaces where studs are spaced 24" apart. Min. 20% of wall requires bracing.
- c. Gypsum board (sheathing 1/2" thick by 4' wide, wallboard or veneer base) on studs spaced not over 24" on center and nailed 7" on center. Each braced wall line must be at least 96" in length when applied to one face of a braced wall panel and 48" when applied to both faces.
- d. Alternate bracing requirements for 2'8". Min. 30% of wall requires bracing.
- e. APA wall system for 16" braced wall line.

7. Roofing

- a. Type of roofing _____
- b. Roof pitch _____
- c. Shingles shall not be used as a roof covering if the roof pitch is less than 3:12.
- d. Size of roof sheathing _____
- e. 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)

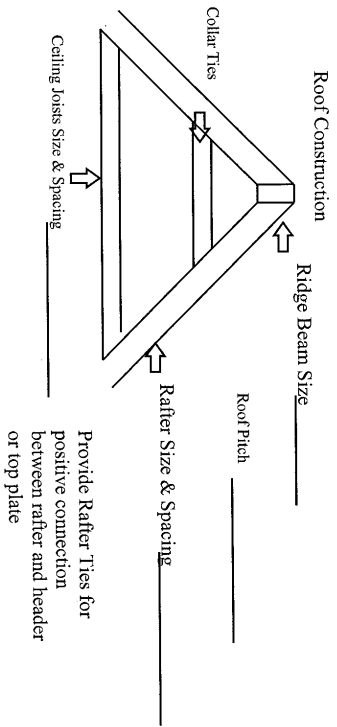
- a. Glazing indoors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs & showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the bottom exposed edge of the glazing is less than 60" measured vertically above any standing or walking surface.

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

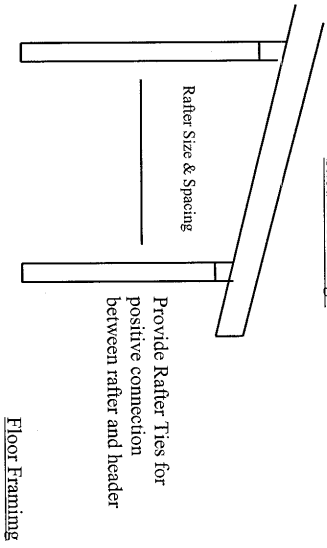
- A. A building or awning shall not be attached to any manufactured home that is under warranty.
- B. The walls of the manufactured home have to support on a full foundation. The owner shall provide evidence of support.
- C. The walls of the manufactured home shall be min. of 2x4, 24" o.c.
- D. No support is permitted from the ends of the eaves or ends of trusses of the manufactured home.
- E. The manufactured home has to meet 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 1/2 the load of the dormer shall be cantilever type construction, which distributes most of or 1/2 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 1/4" 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.
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- 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 2002 National Electric Code.
 - 13. If plumbing is installed a permit is required and the porch shall be provided with a permanent 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.

Gable Roof Design

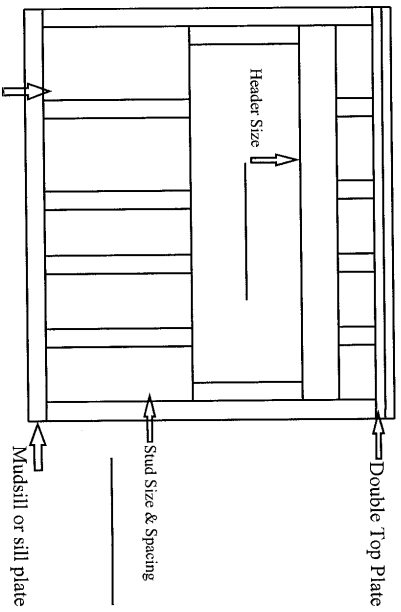


Shed Roof Design



What is the ceiling height?

Framing Detail



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

What Is Your Footing Design? _____

Provide connections at footings & walls/post

