



Caribou, Maine

RESIDENTIAL BUILDING & ENERGY CODE SUPPLEMENT

This is not the complete Building Code

ALL APPLICABLE STATE LAW, CARIBOU ZONING ORDINANCES, ASTM 1465-06 RADON CODE AND CERTAIN SECTIONS OF THE 2009 IBC, IRC, IECC & IEBC BUILDING CODES APPLY TO ALL BUILDING PERMITS ISSUED. THE FOLLOWING IS INTENDED TO HELP THE BUILDER COMPLY WITH MINIMUM BUILDING STANDARDS AND TO HELP PREVENT COMMON COSTLY MISTAKES AND CONSTRUCTION DELAYS. Additional code information can be found at www.maine.gov/dps/bbcs.

PLANS: Section R-106, All work shall conform to the approved application and construction documents. A dimensional floor plan showing all room uses, doors, windows, decks, porches and steps is required. Detailed structural plans are required for foundations and framing. A Radon Control Plan is required. If you vary from plans provided, the Certificate of Occupancy will not be issued until the plans in the property file, at the City Office, represents the actual construction. IECC Section 103 requires plan detail of walls, ceilings, floors, basement and window energy efficiency. Foundation, framing and insulation detail are required to show that the construction will be in compliance with the 2009 Edition of the International Energy Conservation Code as adopted by the State of Maine. Please provide 2 sets of all plans for review. When approved 1 set will be returned to you with the Building Permit.

SET BACK REQUIREMENTS: You must comply with the required set backs for your zone. If there is any question as to the location of your building, a letter from a surveyor will be required stating compliance.

FOUNDATIONS: Chapter 4, Footings will be sized according to Section R-403. Plain concrete 8" thick & reinforced concrete 6" thick both with a shelf extension of 4" inside and out of foundation wall. Footings will be protected from frost. Foundation walls enclosing interior space will be thoroughly waterproofed and damp proofed to grade elevation. Exterior drain tile will be connected to interior drain tile and drained to daylight or an internal sump. Drain tile will be lower than the top of the footing & buried in crushed stone then covered with approved filter membrane. Foundation walls will have anchor bolts within 1' of each corner and every 6' thereafter. The Radon Control System must comply with ASTM E-1465 and pass inspection prior to the basement slab being placed.

DO NOT backfill the foundation prior to inspection of the drain tile and damp proofing.

WOOD FRAME CONSTRUCTION: Joist hangers or 2" ledger required at carrier; Toe nailing is not allowed. A 2" clearance from combustible framing is required at interior chimney with 26 gauge galvanized steel fire stop at each level including unfinished 2nd floor ceiling. Headers required at all support wall openings. Span calculations must comply with AF&PA Tables or be engineered.

DO NOT close-in prior to inspection of framing, electrical, plumbing and insulation.

CHIMNEYS: NFPA 211: Cleanout required 16" above floor. Flue outlet must be at least 2' above the 10' horizontal line to roof. And extend at least 3' above the upslope side of the roof. Fire stops are required at each change in floor elevation.

EGRESS WINDOWS: Section R-310: Emergency escape and rescue: Every sleeping room in occupancies in Use Group R shall have at least one operable window or exterior door leading directly to the outside. Each egress window shall have a minimum net clear opening of 5.7 square feet "Plus" the net clear opening shall be at least 24 inches in height and at least 20 inches in width. The net clear opening dimensions shall be obtained by the normal operation of the window without additional assistance from the operator. Where windows are provided for emergency escape and rescue, the windows shall have the bottom of the clear opening not more than 44 inches above the floor. If single or double hung with a clear opening height of 24", the clear opening width must be at least 34 1/4" wide.

ALL STAIRS INSIDE OR OUTSIDE: Section R311, **80" of headroom is required throughout stairwells.** R311.7.4, Treads and Risers: Maximum riser height shall be 7 3/4" and minimum riser height be 4". Minimum tread depth shall be 10" measured horizontally from nosing to nosing and at a right angle to the tread's leading edge. Nosing must be at least 3/4" and can not exceed 1 1/4". Risers can not have an open dimension of 4" or more. R-312, Stairway Guardrails shall be provided where the walking surface is more than 30" above the adjacent surface. Guards shall be at least 36" high, measured from the walking surface. R311.7.7 Stairway Handrails shall have continuous handrails returned to the wall or newel. The handgrip portion of the handrail shall not be less than 1-1/4 inches or more than 2 inches and shall be graspable. Stairways with 4 or more risers require a graspable handrail.

PLUMBING: Maine plumbing code requires a test of 5 PSI for 15 minutes on the drain, waste and vent lines and 50 PSI for 15 minutes on the hot and cold distribution lines. This means every part of the system at the time of rough in, not just the stack. Test Equipment & Gauges are the Responsibility of the plumber. **Do not close-in the walls or ceilings prior to passing the 5# & 50# tests.**

ELECTRICAL: All electrical work will be done in compliance with NFPA # 70 (National Electrical Code.) All work “MUST” be inspected and approved prior to close in. Smoke Detectors are required in each bedroom, the area adjacent to the bedroom and on each level of a residential structure excluding attics and crawl spaces. Carbon Monoxide Detectors are required adjacent to sleeping room. Arc Fault protection is required for all circuits excluding the smoke detector branch that are not protected by Ground Fault Circuit Interruption. Ground Fault protection is required at all locations listed as per Art.210-8 of the NEC. **Do not close-in the walls or ceilings prior to the electrical inspection.**

ATTACHED GARAGES TO RESIDENTIAL STRUCTURES: Table R302.6 Not less than ½” gypsum board to separate the garage from adjacent habitable space. Not less than 5/8” Type X gypsum from habitable rooms above the garage. Doors leading from an attached garage to the dwelling shall comply with R302.5.1

DO NOT BACKFILL OR CLOSE IN WITHOUT WRITTEN PERMISSION FROM THE BUILDING OFFICIAL.

If you have any questions call the Code Enforcement Office @ 493-4234 X 214