

## CONSTRUCTION AND OR MODIFICATION OF ONE AND TWO FAMILY DWELLING

### INSPECTIONS

Construction inspections will be required during the following phases of construction and will necessitate a 24 to 48 hour notice for Inspections.

- A. Footing Inspection
- B. Slab Inspection
- C. Framing Inspection
- D. Final Inspection for issuance of Certificate of Occupancy

### FOOTINGS

Footings for Basements- The sides of basement footings may be formed of firm undisturbed earth or wood or metal. In any case they must be at least 8" in height

Footings for Slabs, Garages and Porches will be excavated to a minimum of 36 on undisturbed soil.

Footings for fireplaces will be a minimum of 6" each side of fireplace wall - 12" thick

### SLABS

\*\*\*NO NEW CONSTRUCTION WILL BE PERMITTED OVER SEWER LINES WHICH ARE OTHER THAN CAST IRON\*\*\*

Basement Slabs shall require firm soil, 4" Stone Base and Polyethylene Vapor Barrier

Ground Floor Slabs shall require firm soil, 4" Stones, Polyethylene Vapor Barrier and Styrofoam Insulation Sheets 1'x2'x8' installed either vertically or horizontally, adjacent to all perimeter walls of the living area.

Garage Slabs shall require firm soil 4" Stone and 6"x6" Welded Wire Fabric Note: If Slabs are poured on Fill Dirt, Single Garages will require three (3) 12" diameter concrete piers bearing on undisturbed soil and extending to the bottom side of slab. Double Garages will require six (6) 12" diameter piers bearing on undisturbed soil and extending to the bottom of the slab. Support Posts for Garage Headers likewise require 12" diameter concrete piers on undisturbed soil. There shall be a step down at least 4" from the living area into the Garage.

### CINDER BLOCKS

Cinder Block Wall Intersections will be permitted providing Metal Tie Bars are installed at each. course of blocks.

Cinder Block Wall supporting Wooden Girders or Steel I-Beams will have Voids, directly under Beams or Girders filled and leveled with Cement or Concrete, prior to placing Beams or Girders in position.

### FOUNDATION BOLTS

1/2" Foundation Bolts or Metal Plate Straps shall be installed 8" deep on all perimeter foundation walls and/or on Slabs, 6 ft. on center and 12' from each corner and 12" adjacent to each doorway.

### FOUNDATION SILLS

Foundation Sill Plates on Concrete or Cinder Block Foundations will be a minimum of 2" x 6". 2" x 4" plates will be permitted on Slab Construction. All Sill Plates will be installed with 1" x 6" Fiberglass under Sill Plate to eliminate drafts and insect infestation. NOTE: Sill Plates are not to be notched for receiving 1/2" Sill Plate Bolts.

### CHIMNEYS

Chimneys for Heating Equipment and Fireplaces shall extend at least 2 ft. above the highest point where they pass the roof of a building and at least 2 ft. higher than any portion of the building within 10 ft. of Chimney.

### FIREPLACES

All Fireplace Openings shall be supported with a Lintel of non-combustible material such as Prefabricated Masonry or Steel. Steel Prefabricated Fireplace units shall be installed with the use of Two (2) Lintels installed in such a manner, so as not to have Solid Masonry or Blocks resting directly on the Prefabricated Steel Fireplace.

### MASONRY SIDING

Brick, Stone Veneer and Asbestos Shingles shall require 15 lb. Felt to be installed as weather resistant membrane.

### FLOORING

Sub Flooring when installed with Plywood shall be APA plywood 5/8" thick. on 16" centers or 11/16" on 24" centers, when installed perpendicular to floor joist. Plywood shall be T&G or shall be installed with Metal "H" Clips or Blocking between Floor Joist, unless 1/4" approved underlayment is to be used.

### WALL SHEATHING

Exterior Sheathing such as Celotex, or Styrofoam may be utilized with adequate "Letin" Bracing. In lieu of Bracing, Plywood or Particle Board Sheathing will be installed at all corners of Perimeter Sheathing.

### PORCH COLUMNS

Porch Columns or Posts will not be permitted to rest directly on Concrete Slab, unless Anchor Pin is imbedded in concrete and/or post is resting on approved Aluminum, Post Anchor Plate.

### INSULATION

Loose Insulation in Attics shall be installed with .002 Mil Polyethylene Film on the warm side of Ceiling to act as Vapor Barrier and to prevent Condensation.

### ATTIC ACCESS

All Attic Access Openings will be a minimum of 22" x 30" on inside measurement.

## EXTERIOR HEAT PUMPS/AIR COND. CONDENSORS SLABS

Concrete slabs shall be installed with a minimum of 4" Extension past side of unit and shall have a footing excavated 18" deep on the perimeter, 5" wide with 4" stone Base and 4" Concrete Slab.

## CERTIFICATE OF USE AND OCCUPANCY CHECK LIST

Each and all of the following requirements must be met prior to the issuance of an Occupancy Permit.

### EXTERIOR

- a. Entire roof shall be on, flashed and weather-tight.
- b. Exterior face shall be completed.
- c. Building and lot must be clear of debris, rubble, etc.
- d. At least one (1) off-street parking space(paved or crushed stone) min. 10' x 20'.
- e. Exterior of building must have weather resistant covering (paint, aluminum siding, masonry, etc.).
- f. All openings around pipes, wires, etc. which would allow entry of rodents, etc. into house must be sealed.

### INTERIOR

- a. Toilet facilities must be installed in their enclosures, complete with doors and hardware.
- b. Toilet facilities completed and operating through their final connections and utilities.
- c. All exterior doors, bedroom doors, and toilet room doors shall be hung and operating complete with hardware.
- d. Heating and/or ventilating facilities must be operating from permanent (final) connections.
- e. Basement floors, if there is a basement, shall be poured and finished.
- f. Stairways shall be completed with rails or enclosures.
- g. All exits must be usable and safe, i.e., not blocked, unreasonable height, etc.
- h. If garage is attached, door leading into house must be fire resistant i.e., 1 3/4" solid wood or metal on garage side. Also the wall between house and garage must be rated up to underside of roof, i.e., masonry or 1/2 " minimum fire rated (sheetrock). NOTE: Door opening into room next to garage shall not be a bedroom.
- i. Kitchen facilities must be operational.
- j. Remote emergency switch for oil heater must be installed at reasonable location for safety and accessibility.
- k. Electrical work must have final acceptance posted. Indicate name of inspection agency and date of inspection.
- l. Each dwelling shall have installed a minimum of one (1) approved Smoke Detector (BOCA) on each floor and in each bedroom.  
Section R- 216 (Dwellings with basements shall have an additional detector in the basement.)
- m. Kitchens and bathrooms are to installed with hard, non-absorbant floor materials.
- n. Public water service must have water meter installed.
- o. Private water (well) must have copy of approved water analysis showing full compliance with Department of Health Standards.
- p. House number shall be posted.

FOUNDATION WALLS must extend at least 8 inches above the adjacent finished grade at all points.

INSULATION IN UNHEATED AREAS such as attics may be installed with out a vapor barrier if there is provided at least one (1) square foot of free ventilation for each 150 sq. ft. of attic floor area. Where the vapor barrier is provided the free ventilation area may be reduced to one (1) square foot for every 300 square feet of attic floor area.

STAIRWAYS (ALL) interior stairways (whether to basement or upper floors) must have a minimum tread width of at least 36 inches.

BEDROOM WINDOWS at least one window in each bedroom must have the following:

MINIMUM NET CLEAR OPENING DIMENSIONS

WIDTH: .....20 INCHES

HEIGHT: .....24 INCHES

AREA: .....5.7 SQUARE FEET

\*The sill of this window shall be no more than 44 inches above the floor.