

# GENERAL NOTES PAGE:

Coconino County  
Community Development Department  
Building Division

- General Building Notes:
- ☐ Smoke alarm locations:, in each sleeping room, outside of each sleeping area, on each additional story including basements and habitable attics. Smoke alarms shall receive their power from the primary power source with battery backup. Smoke alarms shall be interconnected to sound off on all smoke alarms. 2012 IRC Section R314

☐ Carbon monoxide alarms shall be installed within 24" of the finish floor and outside of sleeping area. 2014-07 Ordinance and the 2012 IRC Section R315

☐ Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6" from the ground and or less than 2" measured vertically from concrete, steps, patio slabs and similar horizontal surfaces exposed to whether shall be pressure treated or naturally resistant to decay. 2012 IRC Section R317.1 #5

☐ Wood joists or the bottom of a wood structural floor when closer than 18 inches or wood girders when closer than 12 inches to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation. Shall be of naturally durable wood or wood that is preservative-treated. 2012 IRC Section R317.1, #1
- General Foundation Notes:
- ☐ Slope grade away from foundation 6" within the first 10'. 2012 IRC Section R401.3

☐ Minimum anchor bolts size and spacing, ½" x 10" anchor bolts, minimum embedment is 7", spaced at 72" on center and not more than 12" from or less than 7 bolt diameters from the ends of the plate. 2012 IRC Section R403.1.6 and 2014-07 Ordinance.

- General Roof Notes:
- ☐ Where subject to ice damming, An ice barrier is required consisting of two (2) layers of underlayment cemented together or of self-adhering polymer modified bitumen. Underlayment shall extend from the lowest edge of all roof edges to a point at least 24" inside the exterior wall of the building. 2012 IRC section R905.2.7.1

☐ For roof slopes from two (2) units vertical in twelve (12) units horizontal up to four (4) units vertical in twelve (12) units horizontal, double underlayment application is required. 2012 IRC Section R905.2.2, (Asphalt Shingles, Metal Roof Shingles, Mineral-Surfaced roll roofing, Slate and slate-type shingles, Wood shingles, and Wood shakes).

☐ Drip edge shall be provided at eaves and gables of shingles roofs. Adjacent pieces shall overlap a minimum of 2" and shall extend up the roof sheathing a minimum of 2". Fastened at 12" on center. 2012 IRC R905.2.8.5

☐ ½" OSB/CDX Roof sheathing shall be 32/16 span rated. 2012 IRC Table R503.2.1.1 (1)

☐ 7/16" OSB/CDX Roof sheathing shall be 24/16 span rated. 2012 IRC Table R503.2.1.1 (1)

☐ 5/8" OSB/CDX Roof sheathing shall be 40/20 span rated. 2012 IRC Table R503.2.1.1 (1)

- General Stair Notes:
- ☐ 3' x width of stairs concrete landing, as per the 2012 IRC Section R311.7.6

- General Gypsum Wall Board Notes:
- ☐ ½" Sag resistant or 5/8" Drywall required on 24" on center framing, as per the 2012 IRC Table R702.3.5, Footnote (d)

THIS PAGE IS PART OF THE "REVEUED FOR COMPLAINCE" PLAN SET.

**2012 IRC R106.3.1: This set shall be kept at the site of work and shall be open to inspection by the Building Official or his or her authorized representative. If any part of the Reviewed for Compliance plan set is not available to the Inspector at the job site, the Inspector is authorized to deny the inspection.**

- General Electrical Notes:
- ☐ At least 2 20-amp circuits shall be provided to serve all wall, floor, and counter receptacles located in kitchen, dining rooms and pantries. 2012 IRC section E3703.2

☐ A minimum of 1 20-amp circuit shall be provided for receptacles located in the laundry area and shall only server one receptacle outlets located in the laundry area. 2012 IRC Section E3703.3

☐ At least 1 20-amp circuit shall be provided to supply the bathroom receptacles, such circuits shall have no other outlets. 2012 IRC Section E3703.4

☐ Arc-fault protection is required for all 15- and 20-amp outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways and similar rooms. 2012 IRC Section E3902.12

☐ Tamper-resistant receptacles are required. 2012 IRC Section E4002.14

☐ Receptacles installed outdoors in locations protected from weather on in damp locations shall have an enclosure for the receptacle that is weatherproof when the receptacle cover is closed and an attachment plug cap is not inserted. 2012 IRC E4002.8

☐ When installed in wet location, 15- and 20- amp receptacles shall have an enclosure that is weatherproof whether or not the attachment plug cap is inserted. 2012 IRC Section E4002.9. This will include outside locations subject to rain, spray from sprinkler system.

☐ Outdoor outlets: at least one outlet that is accessible while standing at grade level and located not more than 6'-6" above grade shall be installed outdoors at the front and back of each dwelling unit having access to grade. Balconies, decks, and porches that are accessible from the inside of the dwelling unit shall have at least one receptacle installed within the perimeter of the balcony, deck or porch. The receptacle shall be located not more than 6'-6" above the balcony, deck or porch. 2012 IRC Section E3901.7
- General Plumbing Notes:
- ☐ Water, soils or waste pipe shall not be installed outside of the building, in exterior walls, in attic or crawl spaces or in any other places subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. 2012 IRC Section P2603.5

☐ Exterior water lines shall be 36" below grade. 2012 IRC Sections P2603.5 and 2014-07 Ordinance

☐ Pipes passing through concrete or cinder walls and floors, cold-formed steel framing or other corrosive material shall be protected against external corrosion by a protective sheathing or wrap or other means that will withstand any reaction from lime and acid of concrete, cinders or other corrosive material. 2012 Section P2603.3

☐ Any pipe passing through the foundation wall shall be provided with a relieving arch or there shall be built into the masonry wall a pipe sleeve two (2) pipe sizes larger than the pipe passing through. The annular space between the sleeve and the pipe shall be filled or caulked tightly. 2012 IRC Sections P2603.4

☐ Each dwelling shall be provided with an accessible main shutoff near the entrance of the water service. 2012 IRC Section P2903.9.1

☐ A readily accessible full-open valve shall be installed in the cold-water supply at or near the Water Heater. 2012 IRC Section P2903.9.2

- General Mechanical Notes:
- ☐ Ducts that exhaust clothes dryers shall not penetrate or be located within any fireblocking, draftstopping or any wall, floor/ceiling or other assembly required by this code to be fire-resistance rated, unless such duct is constructed of galvanized steel or aluminum of the thickness of 28 gage. Shall extend to the outside of the building and shall be equipped with a backdraft damper. Shall not be connected with metal screws or other fastener that will obstruct the flow. Shall not be connected to other vents. Ducts shall have a smooth finish and constructed of metal 0.016-inch thick and shall be sized 4" in diameter. Duct shall be supported at 4' intervals. Nail plates are required when there is less than 1 ¼" between the face of the framing member and the duct. Duct shall be a maximum of 35' in length, 2'-6" shall be ducted form the length for each 45 degree elbow and 5' for each 90 degree elbow. 2012 IRC Chapter 2439

☐ Length Identification for exhaust ducts in concealed location shall be labeled or tagged within 6' of the duct connection that show the total length of the exhaust duct. 2012 IRC Section G2439.5.6

☐ Exhaust fans shall extend to the outside 3 feet from operable and non-operable openings into the building. 2012 IRC Section M1506.2

☐ Gas piping shall not penetrate building foundation wall at any point below grade, gas piping shall enter and exit a building at a point above grade and the annular space between the pipe and the wall shall be sealed. 2012 IRC Section G2415.6

- General Energy Code Notes:
- ☐ Window and Door U-factor is to be a maximum of 0.35 and for Climate Zone 3B and 4B. 2012 IRC Table N1102.1

☐ Window and Door U-factor is to be a maximum of 0.32 for Climate Zone 5B and 6B. 2012 IRC Table N1102.1

☐ Skylight U-factor is to be a maximum of 0.55 for Climate Zone 3B, 4B, 5B and 6B. 2012 IRC Table N1102.1

☐ Minimum insulation in wall is R-19 for 2" x 6" walls or R13 +R5 for 2" x 4" walls for cliamate zones 3B, 4B and 5B. For climate zone 6B R20 + R5 for 2" x 6" walls and R13 + R10 for 2" x 4" walls. 2012 IRC Table N1102.1.1 (First value is cavity insulation, second is continuous insulation or insulated siding)

☐ Minimum insulation in attic shall be R-38. for climate zones 3B, 4B, 5B and 6B. 2012 IRC Table N1102.1.1

☐ Provide insulation markers for every 300 square feet of attic space 2012 IRC Section N1102.12.1.1 and N1101.12.2

☐ Minimum insulation in floor shall be R-30 for Climate Zone 5B and 6B. Or floor Insulation as per footnote g: Insulation sufficient to fill the framing cavity, R-19 minimum. 2012 IRC Table N1102.1.1

☐ Minimum insulation in floor shall be R-19 for Climate Zone 3B and 4B. 2012 IRC Table N1102.1.1

☐ Floor insulation shall be installed to maintain permanent contact with the under-side of the subfloor decking. 2012 IRC Section N1102.2.7

☐ Recessed light fixtures shall be IC-rated. 2012 IRC Section N1102.4.4

☐ Hot water pipes shall have a minimum R-3 insulation. 2012 IRC Section N1103.4.2

☐ Supply air ducts shall be insulated to R-8. All other ducts shall be insulated to a minimum of R-6. Exception: Ducts or portions thereof located completely inside the building thermal envelope.2012 IRC Section N1103.2.1

☐ New wood-burning fireplaces shall have tight-fitting flue dampers and outdoor combustion air. 2012 IRC Section N1102.4.2

☐ Fireplace shall have gasketed doors or as per the manufacturer's specifications. 2012 IRC Section N1102.4.3.1

☐ Windows and doors to be flashed as per the manufacturer's specifications.