

## ISLAND COUNTY BUILDING KEY – CODE SHORTCUTS

### GENERAL:

1.	R 308.4	Safety glass (Temp.)
2.	R 502.2.1	Fasteners not subject to withdraw at deck ledger. Use bolts or design.
3.	R 310	Escape/rescue window clear opening to be min. 24" high, min. 20" wide, min 5.7 sq. ft. and min 44" from finished floor.
4.	R 502.11 R 802.10.5	Solid blocking to be at bearing point of trusses and rafters with uplift connection of 175 lbs on the truss.
5.	R502.7 R 802.8	Floor joists, ceiling joists and rafters to be blocked at bearing points.
6.	R 602.10.8	Blocking or joist under interior brace wall panel.
7.	R 602.6 R 602.7	Notching & Boring
8.	R 602.10	Exterior brace wall panels (BWP) & interior brace wall panels (IBWP)
9.	R 602.10.7	Full depth solid blocking at horizontal edges on IBWP's and BWPS
10.	R 802.2	Beam fails provide code complying fix to Building Dept. before installation.
11.	R 703.9	Flashing per R703.8. (windows, doors, chimneys, deck ledgers.
12.	ICC 17.03.180	Eaves 18" max.
13.	R 905.2.7	2 layers 15 lbs. felt on 2:12-4:12 roof pitch.
14.	R 703.7	Veneer to meet Chpt. 7 of the IRC
15.	R 807	Insulate, weather strip 22" X 30" attic access. WSEC 502.4.3

### STAIRS:

16.	R 311.5.6	Handrails per IRC – 34" to 36", stairs 36"min.
17.	R 312	Guardrails per IRC – 36" min.
18.	R 303.6	Stairway lighting: switch at top and bottom, 1 Ft. candle at floor / treads
19.	R 311.5	Stair: riser 7-3/4" max, run 10" min. from nose to nose. Special nosing configuration.
20.	R 311.5.3.2	Minimum tread of 6" on winders, with minimum tread of 10" @ 12" away, not to vary more than 3/8" from the largest to the 6 smallest. See Code.

### PLUMBING:

21.	UPC 909	Island sink venting to meet UPC 909
22.	UPC 807.4	Air gap at dishwasher.
23.	UPC 412.11	Showerhead should not discharge at entrance.

**MECHANICAL / FIRE:**

24.	VIAQC Table 3-1; 303.3.2 VIAQC 303.4	50cfm VTO bathroom, 100cfm VTO kitchens. Whole house fan size per Table 3-2 with forced air furnace.
25.	R 313	Smoke detectors hardwired and inter-connected with battery back-up, 110 volts.
26.	IRC chap. 10	Chimney fireplace to meet Chpt. 10 of IRC
27.	Various Codes	Inserts, Stoves, Fireplaces: listed appliances installed per manufacturers specifications, combustion air or D.V., glass or metal doors.
28.	M 1307.3.1 IBC 1607.7.3	Bollard (2,000 lbs. load) for mechanical or plumbing equipment. (Design in IBC)
29.	Various code sections.	Hot Water Tank (UPC 608.3-6 Pressure Relief Valve to outside, UPC 508.4 Water Tight Plumb Pan to outside, WSEC Table 5-12 Insulate lines in unconditioned space, M1307.3 18" from ignition source to finished floor in accessory to residence, UPC 508.2 Seismic straps at upper and lower 1/3's of tank, IMC 703.1 & UPC 507 Combustion air for gas, propane and non-direct vents.)
30.	R 602.8	Fire block vertical to horizontal space and every 10' horizontally.

**FOUNDATION / SITE / CONCRETE:**

31.	R 319.1	P.T. or natural resistant to decay when exposed to weather (typical).
32.	WSEC 502.1.6.7	6 mil. Black visquene in crawl space.
33.	R 402.2	3,000 lbs. concrete at slabs and weather exposed concrete.
34.	R 402.1.1	All metal in contact with P.T. lumber to be hot dipped galvanized or stainless steel
35.	R 401.3	Exterior grade to slope away from building 6" in 10' or design drainage.
36.	R 408.1 & .3	Foundation vents within 3' of the corner, with clear area of 1sf/150sf not including screens.
37.	R 602.11.1	Anchor bolt washers (3"x3"x1/4" sq. ) hot dipped, galvanized if w/ P.T. wood
38.	R 602.10.11	Provide 1800 lbs. hold-down at end of BWP.
39.	R 502.7	Positive connection, post to beam (typical) (Pinned or Post Base @ bottom)
40.	R 402.1.2	60% retention on pressure treated structural members in contact with earth. (typical)
41.	R 319.1	Clearance from exposed earth to untreated wood plate is 8" and 6" to untreated siding. (typ.)
42.	R 403.1.3	Provide standard hook on vertical reinforcement bars @ 48" o.c.
43.	WSEC 502.1.4.8	Thermal break between conditioned and un conditioned space.
44.	R 408.3	Crawl Access min. 18x24. Insulate and weather strip when in house. WSEC 502.4.3
45.	R 2427.10.2.2	Vent connectors in unconditioned spaces shall be Type B or Type L or listed with equivalent insulation G
46.	Table R404.1.1	Foundation walls retaining more then 4' feet require grade 60 minimum vertical reinforcement.
47.	R 309.3	Garage slab to slope toward Garage door.