



CONSTRUCTION CODE REQUIREMENTS

One & Two Family Dwellings

Footings/Foundations/Basements/Crawl Spaces

Footing Size

Must be at least 16" wide and 8" thick (MRC R403.1.4 & R403.1.4)

Footing Depth

Minimum footing depth for any structure over 600 square feet will be 42". (MRC R403.1.4)

Foundation anchorage

Minimum two bolts per plate section, Minimum ½" bolts or listed anchor straps spaced a maximum of 6' on center and located within 12" from all ends of bottom plates, embedded a minimum of 7" in the masonry. Anchor straps spaced as required by manufacturers instructions to provide equivalent anchorage to ½" – inch bolts. (MRC R403.1.6)

Concrete and masonry foundation dampproofing

Except where required to be waterproofed, foundation walls that retain earth and enclose interior spaces and floors below *grade* shall be dampproofed from the top of the footing to the finished *grade*. (MRC R406.1)

Concrete and masonry foundation waterproofing

In areas where a high water table or other severe soil-water conditions are known to exist, exterior foundation walls that retain earth and enclose interior spaces and floors below *grade* shall be waterproofed from the top of the footing to the finished *grade*. (MRC R406.2)

Drainage

Drainage of surface water shall be diverted to storm sewer conveyance or other approved point of collection that does not create a hazard. Grade shall fall a min. 6" within the first 10 feet from foundation. (MRC R401.3)

Crawl space access

Crawl space access openings through a floor shall be a minimum of 18" x 24", through a perimeter wall shall be a minimum of 16" x 24". (MRC R408.4)

Vapor Barrier

Concrete floors require minimum 6 mil Vapor Retarder with joints lapped not less than 6 inches between the base course and concrete. Vapor Retarder is required in all basements, attached garages, and any detached heated accessory structures. (MRC R506.1)

Windows & Emergency Escapes

Emergency Egress Emergency escape and rescue

Emergency escape and rescue openings are required in all basements, attics with habitable space and in every sleeping room. Openings shall have; minimum opening of 5.7 square feet (operational from inside without use of keys or tools, maximum sill height of 44" from finished floor, minimum of 20" opening width, minimum 24" opening height. Windows required below grade must have a minimum 36" window well (below grade may require a ladder). (MRC R310)

Safety Glazing

Safety Glazing is required: in all doors, glazing within 24" of door, glazing enclosing / in building walls enclosing tub/showers, glass over 9 square feet of area w/bottom edge within 18" of floor and top edge greater than 36" above floor and walking surface within 36", glazing within 60" horizontally of the bottom tread of a stairway and the glass is less than 60" above the nose of the tread. R303.6 all interior and exterior stairways shall be illuminated including stairs, landings, and treads. (MRC 308.4)

Fire Resistive Construction

Garage Wall

Garage Wall is required to be separated from the residence and its attic area with not less than ½ “ gypsum board applied to the garage side and supporting walls, 5/8” Type X on ceiling of garage with living space above. (MRC R302.6)

Garage Door

Doors entering a dwelling unit are required to be a minimum of 1 3/8” thick—solid wood or honeycomb steel or 20–minute fire-rated door. (MRC 302.5.1)

Stairways

Under stair protection is required in enclosed accessible space under stairs with walls and under stair surface protected with a minimum ½” drywall. (MRC R302.7)

Structure

Floors

Floor Joists to be designed to carry a 40# FT² Live load in living areas. (MRC R301.5)

Roof

Roof to be designed to carry a 50# FT² ground snow load. (MRC R301.2)

Ice protection required on all eave edges to a point at least 24 inches inside the exterior wall line of the building. Ice/ Water shield or two layers of underlayment cemented. (MRC R905.2.7.1)

Roof Trusses

Wood trusses shall be installed to manufacturer’s instructions / design drawings and truss design drawings are required on job site and made available for inspection. (MRC R502.11)

Trusses must be connected to wall plates to provide resistance for 175 lbs. of uplift and installed to manufacturer's specifications (MRC 802.10.5)

Stairways/Ramps

Stairways

Minimum width 36”, Maximum riser height 8 1/4” (max. variance 3/8”), Minimum tread depth 9” (max. variance 3/8”), Minimum nosing ¾” – maximum 1 ¼” on stairs with solid risers (open risers are permitted provided the opening does not permit the passage of a 4” diameter sphere). Minimum 6’8” head room measured vertically from a sloped plane from floor surface to floor surface. (MRC 311.7)

Landings

Landings are required in each side of an exterior swinging door, minimum of 36”. 311.8.2 Top and bottom of all ramps and where ramps change direction. (MRC 311.3)

Winders

Stairs with winders are permitted provided the tread on the narrowest side 12 inches out is not less than 10 inches wide and the minimum width of any tread are not less than 6 inches. (MRC R311.7.4.2)

Guard Rails

Open sides of stairs with rise of 30” or more shall have guards minimum of 36” in height measured vertically from nosing. Openings in required guards shall not permit passage of a 4” sphere. (R312)

Handrails

Handrails are required on all stairs with four or more risers located between 34”-38” in height measured vertically from nosing. Ends shall be returned to wall or terminate in newel post or safety terminal. Clear space between wall and handrail shall not be less than 1 ½” minimum - 2” maximum or other equivalent grasping surface, edges with min. 1/8” radius. (R311.7.7)

Life Safety

Smoke detectors

Smoke detectors are required in: Each sleeping room, immediate vicinity outside the bedrooms, one on each story of dwelling including the basement. No alarms are required in crawl spaces and uninhabitable attics. All alarms shall be interconnected with commercial power and battery backup. (Interior alterations and additions requires the dwelling unit to comply with this section) (MRC R314)

Carbon monoxide detectors

Carbon monoxide alarms are required to be installed outside of each sleeping area in Immediate vicinity of bedrooms (interior alteration and additions requires the dwelling unit to comply with this section). (MRC R315)

Foam plastic must have a thermal barrier from the interior of a building, including attics and crawl spaces. Foam plastic used as siding backer permits a maximum thickness of ½". (MRC R316)

All inspections required inspections must be completed prior to the issuance of a Certificate of Occupancy

These inspections will need to be scheduled at least 24 hours in advance. by calling 231-832-6117

Footing -After forms are set, rebar is placed and supported and prior to any placement of cement.

Foundation- After damp or waterproofing is installed but prior to backfilling

Rough in- Prior to any insulation is installed, but after all trades have been inspected.

Insulation – After insulation has been installed

Final for Certificate of Occupancy- Prior to occupying and after all other trades have had their final inspections. All fees due prior to the occupancy permit being issued.

No building or structure shall be used or occupied, until the building official has issued a certificate of occupancy (MBC R110.1)

Address numbers

Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of ½" (12.7 mm). Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. (MRC R319.1)

NOTE: This document is not intended to be a complete list of code requirements, but a guide of the most common code requirements. For further information please contact the Osceola County building official