

2010 NOTES FOR RESIDENTIAL PLANS REVIEW

- _____ 1. At least one egress door shall be provided for each dwelling unit. The egress door shall be side hinged, and shall provide a minimum clear width of 32 inches when measured between the face of the door and the stop, with the door open 90 degrees. R311.2
- _____ 2. One bathroom on the grade level floor must be provided with a 29" clear opening. However, if only a toilet room is provided, it shall meet this requirement. R320.1
- _____ 3. Each bedroom must be provided a secondary means of egress with a minimum net clear opening height of 24" and a width of 20". The minimum opening area shall be 5.0 sf. at the ground floor and 5.7 sf. at all other levels. R310.1
- _____ 4. Garages attached to living space must be separated from the residence and its attic by at least ½" gypsum board or equivalent on the garage side. If a habitable room is located above the garage, 5/8" type X gypsum board or equivalent is required on the ceiling with ½" gypsum board or equivalent on the walls. R302.5 and Table R302.6
- _____ 5. Guardrails are to be 36" high with guards designed to resist the passage of a 4" sphere when the walking surface is 30" or more above grade. R312
- _____ 6. Winder steps must be 6" wide on narrow edge of tread and per FBC Residential R311.7.3 R311.7.4.2
- _____ 7. Handrails are required for stairs with 4 or more risers, shall be continuous on at least one side, shall be 34" to 38" above the tread nosing, and shall not dead end. R311.7.7
- _____ 8. Glass in tub areas, stairways, and pool areas within 60" from finished floor require safety glazing. Safety glazing is required for windows within 24" of a door. Exception: Glazing located above stairs with a solid wall or guard at least 34" above the tread nosing. R308.4
- _____ 9. Operable windows that are more than 72" above the outside grade shall not have openings within 24" of the finished floor. Openings lower than 24" shall have a guard in place that is designed to resist passage of a 4" sphere. R612.2
- _____ 10. Smoke alarms must be adjacent to and inside bedrooms, and be interconnected with at least one on each floor. Carbon monoxide detectors are required within 10 feet of each sleeping room in dwellings with attached garages, fuel burning appliances, fireplaces, or other feature, fixture, or element that emits carbon monoxide. R314 and R315
- _____ 11. GFCI protection is required for all receptacles serving countertops, whirlpool motors, damp and wet locations, and garages. NEC 210.8. All 120V circuits, except those required to be GFCI protected, shall be protected by arc-fault circuit interrupters. NEC210.12
- _____ 12. All 15A & 20A 125V receptacles shall be listed as tamper resistant. NEC406.11
- _____ 13. All doors and windows giving access to pool area must have an alarm that is audible throughout the house. R4101.17.1.9
- _____ 14. Welded wire mesh shall be supported every 3' where used in concrete slabs. R506.2.5
- _____ 15. Mechanical exhaust vents, such as bathroom exhaust, must discharge directly to the outdoors with an approved cover. M1501.1
- _____ 16. Submittals from Supplier/Manufacturer verifying code compliance for doors and windows, and engineered truss drawings must be available at the framing inspection.
- _____ 17. Follow the 2010 Florida Building, Residential, and the 2008 National Electrical Code.

KEEP ATTACHED TO PLANS