

# Specifications for Addition to the James Mensik Residence

At 805 South 30 th Street  
Mount Vernon, WA 98274

- 1) Specifications Approved As Written
- 2) Specifications Approved With Modifications

Representative \_\_\_\_\_

Date \_\_\_\_\_

## NOTE:

1. "Job Copy" approved set of plans must be on site for all inspections.
2. Sub-floor framing inspection is required prior to floor cover.
3. Truss plans shall be on site for framing inspection.
4. Inspection card shall be on job site at all times.
5. Inspections are provided by calling inspection line *only*.

**JOB ADDRESS:** 805 South 30<sup>th</sup> Street  
Mt Vernon, WA 98274

**PROJECT DESIGNER:** Richard W Cress  
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NOTICE: Minimum code requirements must be incorporated into construction.  
Approval of plans with notes and/or this list attached does not permit the violation of any building, mechanical, plumbing, fire or zoning code, or any other state or city regulations.

Special requirements:

INSPECTION RECORD, APPROVED PLANS AND CONSTRUCTION GUIDE,  
MUST BE ON SITE AT EVERY INSPECTION. ADDRESS MUST BE CLEARLY

POSTED PRIOR TO EVERY INSPECTION

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**BUILDING CODES:**

All construction within the City of Mount Vernon shall comply with the following codes and amendments per their adopting ordinances.

2006 International Building Code

2006 International Residential Code

2006 International Mechanical Code

2006 International Fuel Gas Code

2006 International Fire Code

2006 Uniform Plumbing Code

2006 Washington State Energy Code

2006 Washington State Ventilation and Indoor Air Quality Code

ICC/ANSI A117.1-2003

**REQUIRED INSPECTIONS**

1. **Erosion control** measures shall be in place before scheduling the first inspection.
2. **Footing inspection**-forms and reinforcing steel to be in place prior to the placement of concrete. Property corners to be located to determine setback requirements are met as per zoning requirements.
3. **Foundation inspection**-forms, reinforcing steel and holddowns, bolts in place prior to concrete placement.
4. **Footing-Downspout Drains**-prior to backfilling, shall have gravel and fabric. (Connection of footing drain and downspout to be 10 feet from foundation)
5. **Rough in Underground Plumbing**-underground or under slab plumbing prior to cover. (Water-10 foot stack test or five psi air test is required)
6. **Rough Plumbing**-Made prior to covering or concealing walls, ceilings and floors. Inspection includes drain waste lines and vents, and water supply lines. (DWV plumbing requires a 5 psi air test or 10ft. water stack test. Water piping requires 50 psi air test or must be under normal operation conditions.)
7. **Rough Gas Piping**-prior to covering or concealing walls, ceilings and floors. (Requires a 3 psi air test for not less than 10 minutes)
8. **Rough Heat and Vent**-prior to covering or concealing walls, ceilings and floors. The code requires that the installer leave the manufacturer's operating and installation instructions attached to each gas appliance.
9. **Rough Framing**-Inspection to be made after the roof, all framing, fire blocking, and continuous load path columns and blocking, wind bracing is in place, and all other roughs are completed and protected. Engineering design and layout for manufacturer's structural components such as trusses or wood "I" joists must be on site at the time of the inspection. If engineered trusses are used, provide the truss engineer sheets.
10. **Insulation**-Prior to covering or concealing walls, ceilings, floors and crawl spaces. All vertical penetrations shall be filled.
11. **Wallboard**-prior to taping walls and ceilings after all nails and screws are in place.
12. **Final** this will include grading, drainage, life safety issues, plumbing fixtures, heating, glazing and address and insulation complete, landscaping, and street or side walk corrections.

6/9/08

## **DESIGN REQUIREMENTS:**

1. Where engineered design is used, the design shall comply with the 2006 International Building Code Sections R301.1.1 and R301.1.3.
2. A building of Prescriptive construction may contain engineered design approach for portions of the building, without the entire building being engineered. Section R301.1.3.
3. Buildings in Mount Vernon shall be constructed in accordance with Sections R301.2.2 and R301.2.2.4.
4. Wood frame buildings shall not exceed three stories in height. Cold form steel framed buildings shall be limited to two stories above grade. Section R301.2.2.4.1
5. Wood framed wall buildings, having bracing in accordance with Table R602.10.1, may have a story height of 12' without engineering IF the length of bracing is increased by a factor of 1.2 Section R301.3, exception. Where story height limits are exceeded, an engineered design in accordance with the 2006 International building Code is required. Section R301.3

6. Exterior wall location, construction, projections, and openings shall comply with IRC section R302.1 and table R302.1.

7. Approved corrosion-resistant flashings shall be installed at all of the following locations: exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.

- the top of all exterior windows and doors
- the intersection of chimneys or masonry construction with frame or stucco walls, with projecting lips on both sides under stucco openings.
- under and at the ends on masonry, wood or metal copings and sills.
- continuously above all projecting wood trim
- where exterior porches, decks or stairs attach to a wall or floor assembly of wood frame construction.
- wall and roof intersections and built-in gutters

8. There shall be a floor or landing on each side of each exterior door (exception: where a stairway of two or fewer risers is located on the exterior side of a door, other than the required exit door, a landing is not required for the exterior side of the door) provided the door does not swing over the stairway.

## **SECTION 1 SITE IMPROVEMENTS**

### Site Improvements

- A. Finish grade shall fall a minimum of 6 inches away from foundation walls within the first B. 10 feet. (Section R401.3)
- C. Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be provided to ensure drainage away from the structure.
- D. All elements comprising the building's thermal envelope, including all exterior joints, seams, or penetrations, shall be caulked with a 25-year caulking, gasketed, taped or covered with Hardie Wrap, moisture-vapor-permeable sheathing. (Section N1102.4.1)

## **SECTION 2 FOUNDATION AND FOOTINGS**

### Foundation and Footings

- A. Site should be excavated and the foundation designed to allow a minimum of 6" clearance between the bottom of the exterior siding and the finished exterior grade.
- B. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls.

The ground under the dwelling shall be cleared of all vegetation and leveled (with the thought of positive drainage).

- C. Concrete shall conform to the latest revised Standard Specification for Portland Cement, ASTM C595-03. All concrete shall have a minimum 28-day compressive strength of 3,000 psi. The minimum concrete thickness shall conform to construction drawings". Follow American Concrete Institute (ACI) 318-05. Provide a compacted granular fill base with a minimum 4" thickness. Slope as indicated on Foundation Plan.
- D. Exterior walls shall be supported on continuous solid concrete footings, of sufficient design to accommodate all loads and transmit the resultant loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Footings will contain two parallel runs of #4 rebar, three inches from the bottom of footing, staked and saddled. Rebar should be lapped a minimum of 12" and bent around corners.
- E. The site shall be treated by a licensed exterminator to eradicate termites. The exterminator shall provide a contract, which the homeowner, at his option, can keep in effect for a period of five years.

#### Foundations

- A. Foundation construction shall be capable of accommodating all loads according to existing code requirements and transmitting resultant loads to the supporting soil. Granular fills that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice.

Foundation walls shall be as defined in detailed drawings.

- B. One half inch (1/2") anchor bolts shall be embedded at least 7" in concrete and beginning 12 inches from the southeast corner of Boat Bay foundation and 6' on center (oc.) thereafter and at the end of each sill plate. There shall be at least 2 anchor bolts per piece not more than 12 inches or less than seven bolt diameters from each end of each piece. 3" square by 1/4" high washers shall be used on each bolt. NOTE: Rebar with hooks may not be wet set under Mt Vernon policy. *IRC sec 403.1.6.1 Foundation Plates and Anchor Bolts. Foundation straps may also be used when installed according to the manufacturer's directions. There shall be a minimum of two bolts per each section of the plate.*
- D. Sill plate shall be 2" x 6" pressure treated Doug Fir. The treated sill plate also serves as a termite shield. Bottom plate is to be caulked or glued in place.
- E. Support columns shall have concrete footers of 1'-8" X 1'-8" X 8" constructed using minimum 3,000-psi concrete @ 28 days. Footers shall conform to construction documents and all applicable local building codes.

- F. Roof downspouts shall be tightlined and directed away from the building to an approved drainage area. Perimeter footing drains shall be independent of downspout tightlines, and be directed to an approved drainage area. The finished grade and elevation under the building shall be above the ground drainage flow of the land around the building to prevent surface or subsurface water from draining to the space under the building, provided that alternates, such as drain tile, exterior drainage of the building or an approved sump pump system, may be used if shown on the building plans and approved by the Building Official. At least 2% gradient toward approved drainage facilities is required from building walls unless waived by the Building Official for non-hill terrain. Tightlined downspout and perimeter building drains may be connected together at a point no closer than ten feet from a building. *IRC sec R405 & Mount Vernon Municipal Code 15.04.110: Drainage.*
- G. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded to drain water away from the foundation walls. The grade away from foundation walls shall fall a minimum of 6 inches within the first 10 feet. Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10', the final grade shall slope away from the foundation at a minimum slope of 5% and the water shall be directed to drains or swales to ensure drainage away from the structure. Swales shall be sloped a minimum of 2% when located within 10' of the building foundation. **IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.** *IRC sec R401.3 (ex.) Drainage*

### **SECTION 3 FLOOR FRAMING**

- A. Floor Framing: iLevel Structural Components shall be installed in accordance with manufacturer's specifications and instructions. When ordering these materials, contractor shall request the specification documents provided by Weyerhaeuser and titled "*Framing Details for Floor and Roof (Structural Framers Guide)*".
- B. Floor Joist: specified are iLevel TJI 210 spaced at 16" oc; required clear spans are found on Page 12 in the 'Structural Component Schedule. Contractor shall confirm and verify span requirements and measurements.
- C. Joists: butt at center line of supporting beams and shall be blocked with iLevel blocking panels according to manufacturer's specifications and instructions. Joist blocking is required at all bearing points to prevent rotation or racking as required and specified by manufacturer. NOTE: TJI Joists are unstable until laterally braced. Such bracing may include blocking, hangers, rim board, sheathing, rim joist, or strut lines. Safety bracing (1"X4" minimum) placed at 8'-0" oc and extended to a braced end wall. Fasten at each joist with two 8d nails minimum. When ordering TJI Joists, contractor is to request a copy of "*Framing Details For Floor and Roof Structural Framers Pocket Guide.*"
- D. Bearing. Minimum joist end bearing shall be 1-3/4". Beams B-2 and B-3 shall have not less than 1-1/2" bearing on TimberStrand Columns. Beam B-1 at column C-1 and C-4

shall have a minimum of 1-1/2" bearing. However since C-4 is an unknown beam / column condition it will be necessary to evaluate how this bearing is to be established when beam and column are exposed.

- E. All Rim Boards shall be TimberStrand LSL.
- F. Drilling and notching of structural floor members shall conform to manufacturers published limits. DO NOT cut or notch flanges and DO NOT cut holes in cantilever reinforcement.
- G. All wood in contact with concrete or masonry shall be pressure treated wood marked by an approved agency. Cut ends of treated posts must be retreated or be provided with protection from contact with concrete. 90# felt is permitted under posts located in crawl spaces. **FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPAC M4. IRC sec R319.1(2): Wood in Contact with Concrete**

#### **SECTION 4 NEW WALLS**

- A. Sill Plates shall be #2 KD 2" x 6" pressure treated DFL or better. Sill plate is to be caulked or glued in place. Double top plates may not have joints within 24" of one another.
- B. Studs; Interior walls are to be #2 stud grade 2" x 4" DFL or better at 16" oc. New exterior walls are 2" x 6" DFL or better at 16" oc. Where partition walls meet other partition walls or exterior walls, "T's" are to be constructed for proper backing for drywall installation. Exception: Sheetrock wall clips installed per manufacturer will meet this requirement. In the case of "T's," it is preferred that the structural material not block the wall area. A proper energy "T" will allow batt insulation to be installed between the "T" and the exterior wall sheathing. Structural headers are required for all bearing walls but no headers are required for non-bearing interior walls.
- C. Bearing and exterior wall studs shall be capped with double top plates installed to provide overlapping at corners and at intersections with other partitions. End joints in double top plates shall be offset at least 24". When drilling or notching of top plates exceeds more than 50% of its width, a galvanized metal tie of not less than 0.054 inch thick (16 ga) and 1 1/2" wide shall be fastened across and to the plate at each side of the opening with not less than eight 16d nails at each side. *IRC sec R602.3.2: Top Plates*
- D. Exterior wall opening Headers shall be 3-1/2" X 5-1/2" 1.3 E TimberStrand LSL High Header with 2 X nailers. Note double nailer may be required depending upon opening size and window type. Header assembly shall be supported by trimmer and cripple studs as necessary.
- F. Exterior wall sheathing shall be 1/2" OSB nailed 12" on center and 6" on the edge. Sheathing to be spaced 1/8" on all sides to allow for expansion per manufacturer's stamped instructions.

- G. Siding Hardie Plank siding 7" exposure. Hardie Plank Siding and Vertical Panel Siding shall be installed according to manufacturer's specifications and instructions. Overhangs at Garage front and rear shall be Hardie Vertical Panel Siding. Boat bay shall be 5/8" GWBX One hour fire rated walls and ceiling and Hardie Vertical Panel Siding installed over GWBX. Plank Siding and Vertical Panel Siding colors to be determined by owner.

Soffits and Eaves shall match existing structure.

### **SECTION 5 INSULATION:**

*This structure is classified as Option III on the 2001 WSEC & VIAQ Residential Prescriptive Compliance Form*

- A. Ceiling, wall and floor insulation values must correspond to requirements of Washington State Energy Code (2006 WSEC; Ventilation and Indoor Air Quality Code). R values required are specified in construction documents. Prescriptive Compliance Form Option III is required for this structure.
- B. Ceiling – Contractor is to install air infiltration baffles between scissor trusses to provide adequate passage of outside air in the attic. When feasible, the baffles shall be installed from the top of the outside of the exterior wall, extending inward, to a point 6 inches vertically above the height of non-compressed insulation, and 12 inches vertically above loose fill insulation. The top end of each baffle shall end at or above the 1'-0" required by applicable codes. All attic insulation is to be installed as required by the WSEC and Mt Vernon Code requirements). *WSEC Sec. 502.1.4.5: Eave vent baffling*
- C. NOTE: Consult the manufacturer's installation instructions for the proper depth of blown materials.
- Wall insulation– Kraft paper faced or unfaced with walls wrapped with Hardie Wrap.
  - Floor insulation – is to be faced (with vapor barrier to the heated area).

NOTE: Any substitute insulation method must be approved by Designer and Mt Vernon Community Development Department.

Enclosed attics or enclosed rafter space shall have cross ventilation at the rate of 1/150 of the attic area and as per Section R806.2. Openings shall be covered with corrosion-resistant metal mesh with 1/8" minimum to 1/4" maximum openings *IRC sec R806: Attic Ventilation*

### **SECTION 6 FIRE BLOCKS**

- A. Fire blocks shall be provided to cut off all concealed draft openings, both vertical and horizontal, and form an effective barrier between stories, between a top story and roof space.



- B. In concealed spaces of stud walls and partitions, including furred spaces and parallel row of studs or staggered studs as follows: A. Vertically at ceiling and floor levels B. Horizontally at intervals not exceeding 10 feet.
- C. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
- D. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with section *R311.2.2* In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage for fire at ceiling and floor levels, with noncombustible materials. *IRC sec R602.8*:

## **SECTION 7 PORCHES AND DECKS**

- A. Deck at Family/Sitting Room constructed of TJI 210 joists cut down at exterior wall to allow for deck installation. Install ¾" OSB sheathing and one layer of 30 lb bituminous felt paper. Roofing contractor shall apply one single layer of torch down roofing. Finish with 1" X 5-1/2" Trex Decking fixed to nailers at either end. **DO NOT** penetrate the Torch Down Roofing Membrane when installing Trex Deck or Railing. See details 16-B and 16-D on page 16.
- B. Deck Railing Shall be Trex Traditional Series Railing installed according to manufacturer's specifications and instructions. Balusters shall be according to code and not more than 4" oc.
- C. Maintain 1/8" clearance between Torch Down Roofing layer and Trex Decking Boards.
- D. End Torch Down Roofing at but not over Nailers to prevent penetration of the Torch Down Roofing System.
- E. NOTE: Do not use colored chalk line on Trex Decking or railing . . . it will be permanent. Instead use Irwin Straight Line Dust Off marking Chalk.

## **SECTION 8 CEILING AND ROOF FRAMING**

Ceiling and Roof Framing: Comply with Span Limitations

- A. Roof trusses will be constructed with a minimum 6"/12" pitch and a minimum 1'-0" overhang. Trusses shall be for the building and geographical area and include stamped drawings of design and layouts. Trusses are to be braced laterally according to the manufacturer's directions. In the event there are no specific directions, start at the top of each gable and install one run of 2x4 16-ft. long diagonal across, each purling in the center of the trusses to the top of the bottom cord. Then nail a 2x4 (length as needed) to the top of the bottom cord to tie the diagonal 2x4 braces together. This is to be installed on both sides of the trusses. The contractor must install two 2x4 x 16's from the top peak of each end truss with the brace attached to the web of each truss that it passes. Once these are in place, two 2x4s will be attached to these braces and laid flat on the top chords of the trusses, being nailed to each one.

- B. NOTE: Roof trusses must be fastened to top plate with high wind clips on each end of each truss on the exterior surface of the wall attaching the rafter to the wall. Truss tie must catch at least 2" of top chord. Toe nailing is not acceptable. Rafters shall be framed directly opposite each other and to at least 1" nominal thick ridge board not less than the cut of the rafter. *IRC sec R802.10.5 & R 802.11.1*
- C. **Engineered Systems** A licensed WA State Structural Engineer shall design trusses in accordance with ANSI/TPI1 Standards. Truss engineering shall be on site for framing inspection. NOTE: Trusses for tile roofs shall be engineered for the extra dead load of the tiles. TJI installation guidelines shall be on site for framing inspection. *IRC sec R802.10.2:*
- D. **Truss, Rafter and Ceiling Joist Blocking** Roof trusses, rafters and ceiling joists shall be supported laterally at bearing points by solid blocking to prevent rotation and lateral displacement. *IRC sec R802.8 & R802.10.3:*
- E. Attic access doors are to be 22" x 30". The door opening shall be built up with 7/16" OSB or better between the trusses or joists so that no insulation spillage will occur when the attic door is removed. The door will be constructed of 5/8" drywall, framed, painted and insulated with two layers of R-21 or better, fiberglass batts glued to the attic side of the door. NOTE: In the event that a house has both flat ceilings and vaulted ceilings, and if the vaulted ceiling separates the two sections of flat ceilings, each area of the house with a flat ceiling must have an attic access door.
- F. Roof sheathing is to be 1/2" OSB nailed according to IRC requirements. Plywood clips as spacing separators and for added strength when trusses or rafters are spaced 24" o.c.
- G. All sub fascias (fly rafters and gutter boards) are to be constructed using 2" x 6" SYP or SPF lumber.
- H. Shingle underlayment is to be 30-lb. asphalt impregnated builders felt
- I. Shingles are to be Owens Corning Black Onyx 30 year laminated - guarantee to be submitted to homeowner. Shingles are to be fastened with galvanized nails. Shingles are to be installed per manufacturer's specifications. Roof edging shall be 1X3 DFL
- J. Valley Flashing for open or closed valleys shall comply with (Section 905.2.8 IRC)
- K. Roof venting shall be accomplished by Owens Corning Ridge Vent System, pre-finished to match the color of the roof. NOTE: Ridge vent material or another commercial plastic formed vent product under shingles forming ridge vent is to comply with (Section R806 IRC)
- L. **Joists** Solid blocking is required at all bearing points of floor, ceiling and roof systems to prevent rotation or racking. In Seismic *Design Category D1 & D2 joists shall be blocked at intermediate supports. IRC sec R502.7 & EX7:*

Joist ends shall not have less than 1 1/2 inches (38 mm) of bearing on wood or metal or less than 3 inches (76 mm) on masonry or concrete. *IRC sec R502.6: Joist Bearing*

## **SECTION 9 GUTTERS AND DOWNSPOUTS**

- A. Rain gutters shall be seamless, continuous 5" white aluminum attached to noseboards with appropriate hangers. Downspouts shall be 3" properly strapped to the wall and connected to new or existing runoff drain system.

## **SECTION 10 HEATING VENTILATION AND AIR CONDITIONING:**

Heating: Heating systems shall be installed by a licensed HVAC contractor (R101.6).

- A. Existing heating unit is a Gas Forced Air System. A larger system will be required to meet the requirements of the new second floor addition. System requirements shall have a minimum SEER (Seasonal Energy Efficiency Rating) rating of 13.00 with a minimum HSPF (Heating Seasonal Performance Factor) rating of 7.7.
- B. Ductwork can be either galvanized, insulated trunk or ductboard trunk with flex duct to the registers. Ductwork must be in compliance with Mechanical Code (M1601.3 IRC). It is recommended that the supply ducts be at one level (floor or ceiling) and the return lines be at another. Undercut doors to bedrooms and exercise room 1-1/2" to allow a return air flow to the vent in the Sitting/Family Room. *If flex duct is used for the main trunk line, an 18" metal thimble will be installed between the unit discharge and the main flex duct. Flex duct feeder lines must be a minimum of 18" away from the end of the supply trunk.*
- C. Bathrooms will have a fan light combination fixture as specified in Lighting Fixture Schedule. The fan must be ventilated by metal or aluminum duct through the dedicated roof, or wall to the outside with an approved hood. NOTE: The minimum ventilation rate shall be 50 cfm for intermittent ventilation.

## **SECTION 11 ELECTRIC WIRING:**

- A. Existing breaker box shall be modified or replaced as required meet the needs of the second floor addition and Boat Bay. A second viable option to install a second panel to meet the needs of the new additions. Wiring shall be as required by local code and/or NEC
- B. Bathroom, Boat Bay, Sauna, and Wine Cellar are to have Ground Fault Circuit Interrupter (GFCI) protection devices. NOTE: Bath, Sauna GFCI's must be dedicated. (*Section NEC 210.11C3*)
- C. All rooms must have switch-operated ceiling light fixtures as indicated in Lighting Fixture Schedule of construction Documents

- D. Exterior Luminaries: Shall be located as defined in working drawings.
- E. Hall shall have two three-way dimmer switches as located in Construction Documents
- F. The contractor will furnish and install approved ceiling fan bar/brackets in all bathroom and exercise room as required.
- G. Dwelling is to have one wired-in electric smoke alarm with a battery back-up in each bedroom.
- H. Alarms to be wired together for simultaneous activation). NOTE: THERE SHALL ALSO BE A SMOKE ALARM WITHIN EIGHT FEET OF EACH BEDROOM DOOR (on the hallway side). Smoke alarms must be installed per NFPA 72. . The smoke detectors shall not be on a dedicated circuit so that it is inconvenient for the resident to leave the circuit de-energized. Consult IRC Section R313 and the smoke alarm manufacturer's installation instructions for further information.
- I. All wiring is to be according to NFPA 70 2005 Edition (National Electric Code). The electrician is to obtain a rough-in and a final inspection by a certified electrical inspector (Section R102.9 IRC). Contractor or subcontractor to provide and post all permits. NOTE: Contractor will ensure that the certified electrical inspector places rough-in and final inspection stickers in an appropriate location as proof of compliance.

## **SECTION 12 PLUMBING**

- A. Water closet shall be a Wellworth 1.28 gpf round-front toilet with Class Five flushing technology and left-hand trip lever and made by Kohler (mfg. num. K-3577) or equal.
- B. Lavatory shall be equal or similar to the Kohler **Memoirs pedestal lavatory**(mfg number K-2238-1 24" x 19-3/4" x 34-3/8"
- C. Sauna Shower American Standard Acrolux 38" X 38"Neo-Angle Shower is 38" x 38" x 72"one-piece fiberglass by Aquaglass or equal(builder's model) with built in wainscot.
- D. All faucets are to be washerless, lever handle type. Shower faucet valves shall be pressure balanced anti-scalding type manufactured by Delta or equivalent. Adjustment directions shall be provided to the owner.
- E. Drains are to be PVC.
- F. Water supply piping for potable water systems may be installed with any material specified in Section 10, 815 KAR 20:120, Water Supply and Distribution shall be of the most current Washington State Law, Regulations and Codes.

- G. Any concealed or exposed water pipe subject to freezing temperatures shall be protected against freezing.
- H. The plumbing contractor must provide all permits and ensure inspection stickers are placed in appropriate locations as proof of compliance with existing plumbing codes and regulations

## **GENERAL REQUIREMENTS AND NOTES:**

### **STAIRWAYS AND HANDRAILS**

Stairways shall be a minimum of 36" net finished in width. Handrails may project into the required width a distance of 3-1/2" from each side of the stairway. Stairways shall have at least one handrail and guardrails shall be installed on all open sides of stairways. Top of handrails shall be placed not less than 34" or more than 38" above the nosing of treads. Handrail shapes shall be constructed in accordance with Illustration #5. Landing shall be as wide as the stairway (minimum 36") served and the landing shall have a minimum dimension of 36" measured in the direction of travel. *IRC sec R311.5.1: Stairways and Handrails*

### **FLOOR COVERINGS**

- A. Bathroom and Sauna. Tile . . .

Bedrooms 1 and 2, Exercise Room, Family Sitting Room, and Hallway shall be wall to wall carpet. Properly stretched and fastened over 7/16" thick 6 lb minimum re-bond polyurethane carpet padding. In high traffic areas, 30-oz. minimum is preferred. *Owner to select carpet and padding.*

- B. Baseboards and Crown Molding shall match existing and all corners cut and mitered to fit and painted with one coat primer and two coats of latex enamel.

### **WINDOWS**

- A. Windows shall be Mil Guard to match existing in material and construction. All glazing shall be double-paned and the vapor seal on the glazing must have a minimum ten-year warranty. All windows shall have a minimum one-year warranty on the operation of the window. It is preferred that all windows have a National Fenestration Rating. Please remember to include an ingress/egress window as required per code at all required locations, typically a 3'0" x 5'2" window. Sash removal is not an acceptable method to achieve the required opening.
- B. Screen frames are to be aluminum or vinyl to cover the openable area of the window. Screening material is to be nylon or aluminum.

- C. Window openings are to be finished with textured drywall. The windowsill and trim are to be ½" GWB textured, primed and receive two (2) coats of latex enamel paint to match the walls.

## **EXTERIOR DOORS**

NOTE: Exterior doors need to have extended jambs designed for 2 x 6 walls.

- A. Boat Bay Doors are to be 3'-0" X 6'-8" Steel Framed, pre-hung, metal, insulated, six-panel doors 1-3/4" thick and 3' wide. Doors and frames to be finish-painted by the contractor.
- B. Doors, frames and trim must receive one coat of primer and two coats of latex enamel (the outside brick mold must be covered with exterior grade paint or aluminum bent to fit).
- C. Door hardware and locksets are to be by Titan Quickset or equal. Lever handle preferred. Doorstops are required. Passage hardware is adequate for Door 1-B but deadbolt and standard locksets are required on exterior door identified as Door 1-A on drawings

## **INTERIOR DOORS AND TRIM**

- A. Interior doors are to be Pre Hung Solid Wood, 6 panel raised, See Door Schedule for sizes. Doors shall be equipped with 3 hinges and door stops. All passage doors including Bedroom Doors and Exercise Room shall be a minimum 3'-0" X 6'- 8" Prehung.
- A. Trim is to be finger-jointed pine or better with one coat of primer and two coats of latex enamel.
- C. Closets are to have shelves of 1" x 12" SPF or better and shall be supported from each wall stud with suitable brackets to support a 200-lb. load.
- D. Closet rods are to be wood with appropriate hangers.
- E. Doors are to receive one coat of primer and two finish coats of paint on all six sides. Trim is to be primed and then receive two coats of latex enamel paint. Nail holes and depressions shall be filled prior to the final coat of paint.
- F. Door hardware and locksets are to be by Titan Quickset or equal, lever handle preferred. Doorstops and locks are required for Bedrooms, Bathroom and Exercise Room.

## **COVERING AND DECORATING**

- A. Walls will be finished with 1/2" gypsum board, taped and sanded. Prepared walls are to be textured to match existing textured walls.
- B. All ceilings are to match existing or receive a light textured finish of latex material (latex paint mixed with texture compound furnished by contractor). Ceilings shall be 1/2" GWB sag-resistant gypsum ceiling board.
- C. All walls are to receive a coat of latex primer and two coats of washable, latex enamel with a finish that reflects a sheen. Low luster or semi-gloss latex is preferred.
- D. Paint and color to be specified by owner.
- E. Contractor shall leave all unused paint upon completion of project with homeowner for
- D. Touch-up purposes.