Latah County

Planning and Building Department

Residential Construction Information and Application Packet

Application Materials:

- Application
- Site Plan Instructions

Information:

- Plan Submittal Requirements
- Overview Of Inspections
- Driveway Requirements
- Construction Standards for Industrial
- Construction Standards for Commercial
- Waterproofing/Damp proofing Foundations
- Engineered Roof Truss Systems
- Hazardous Locations For Glazing
- Stairways, Landings, Guards, And Handrails
- International Energy Code Requirements
- Fastener Schedule For Structural Members
- Alternate Attachments For Fastening Structural Members

BUILDING PERMIT APPLICATION

LATAH COUNTY DEPARTMENT OF PLANNING & BUILDING

BP #_____

JOB ADDRESS: (number) (road name) (city) (zip code)	**ASSESORS PARCEL NUMBER:**

IF NO ADDRESS HAS BEEN ASSIGNED OR DRIVEWAY LOCATION HAS CHANGED, A NEW ADDRESS IS REQUIRED TO BE PAID FOR AND ISSUED.

1. Proposed approaches will not be approved for an address; all approaches must be constructed prior to any address being issued.
2. Attach a parcel map showing the location of your approved, constructed approach (with measurements of property lines), the public road and a site plan for proposed or existing structures.

OWNER:	Mailing Address:		
Phone:	Cell #:	Email:	
CONTRACTOR:	Mailing Address:		
Phone:	Cell #:	Email:	License #:
ENGINEER/ARCHITECT:	Mailing Address:		
Phone:	Cell #:	Email:	License #:
# of Existing Dwellings on Parcel	**# of other structures on parcel**	**Existing uses on parcel**	

Will this structure(s) be used for (check all that apply): ☐**Residence** ☐ **Guest House** ☐**Residential Shed/Shop/Garage** ☐**Home Occupation** ☐**Bed and Breakfast** ☐**Church/School** ☐**Events Center/Wedding Venue** ☐**Community Center/Fire-Station/Library/Other Public Purpose** ☐**Business/ Bus. Accessory** ☐**Farm/Forest** ☐**Day Care** ☐**Group home** ☐**Duplex/Apartments/Rental** ☐**Hunting/Vacation Cabin** ☐**Other:**_____

**Many types of structures are required to have plans submitted by a design professional. Please contact the Bldg. Dept. prior to plan submittal for a determination.*

Please describe entire current and future use in full detail (use separate page if necessary):

Class of Work: ☐ **New** ☐ **Addition** ☐**Alteration** ☐**Repair** ☐**Move** ☐**Change of Occupancy From:**_____ **To:**_____

Approximate size of new structure:	**Occupancy(s) of new structure:**

Authorization

The applicant does hereby certify that all of the above statements are information in any attachments transmitted herewith are true, and further acknowledges that approval of this application may be revoked if it is found that any such statements are false.

a. Signature of Applicant	b. Date	c. Signature of Property Owner (If different than applicant)	d. Date
a. Signature of Contractor	b. Date		

Office Use Only

CERTIFICATE OF OCCUPANCY REQUIREMENTS:

☐ **State Plumbing Final Inspection**
☐ **State Electrical Final Inspection**
☐ **Special Zoning Requirements:**

_____

SPECIAL CONDITIONS:

Under the 2009 IBC/IRC staples are not permitted as a roofing fastener. Two layers of roofing are the maximum allowed. A second layer shall not be installed over wood shakes/shingles. An ice barrier is required for most applications. Safety glazing may be required in certain areas.

NOTICE:

The permit applied for with this application becomes null and void if no inspection is requested and performed for the work authorized within 180 days from date of issuance, and/or if no inspection is requested and performed for a period of 180 days from the most recent inspection

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

TYPE OF CONST:	**OCCUPANCY GROUP:**	**SNOW LOAD:**	**ENGINEERING:** ☐**Yes** ☐ **No**

SPECIAL APPROVALS	**APPROVED BY**	**DATE**	**COMMENTS**
SEPTIC/SEWER			
ROAD ACCESS			
ZONING			**Floodplain:** ☐**Yes** ☐ **No If Yes Panel #**_____
ADDRESS			**New Address:** ☐**Yes** ☐ **No**
PERMIT FEE		**RECEIVED BY:**	
PLAN CHECK FEE		**PLANS CHECK BY:**	
TOTAL FEE		**ISSUED BY:**	

WARNING:

COMMENCEMENT OF CONSTRUCTION PRIOR TO THE ISSUANCE OF A LATAH COUNTY BUILDING PERMIT, AND PRIOR TO ZONING APPROVAL, IS DONE WITH THE UNDERSTANDING THAT ALL WORK WILL BE REMOVED IF A PERMIT IS NOT ISSUED OR IF ZONING APPROVAL IS NOT RECEIVED.

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Latah County Courthouse
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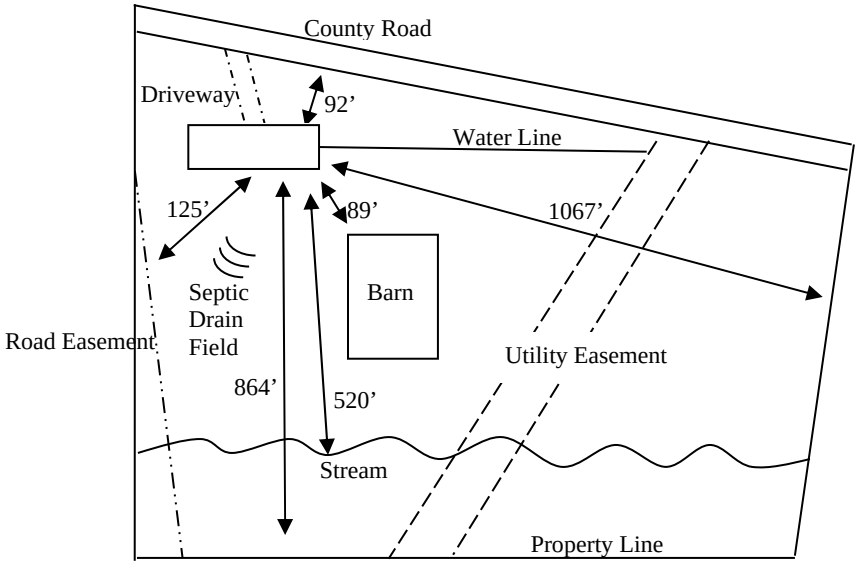
INSTRUCTIONS FOR PREPARING A SITE PLAN

A site plan is required in order for the Planning and Building Department to verify that setbacks from property lines and road easements are being met. Therefore, it is important that all the information requested be shown on the plan.

Upon request, a map can be provided from the Planning and Building Department.

The diagram below is a sample of a properly prepared site plan. It contains all the information needed to determine if the proposed structure will be permitted at the intended site:

1. The proposed structure or addition is accurately located on the parcel.
2. Other structures on the property are accurately shown, showing setbacks.
3. Measured distances between the proposed structure or addition, and all property boundaries and other structures are shown.
4. Location of driveway, access from public roads *(permits/approvals required in some cases)*
5. Road easements and right-of-ways are shown.
6. Location of utility easements. Additionally, the Planning and Building Department will need a copy and written approval of utility easements. The utility provider shall indicate that the easement at the time of occupancy is adequate for minimizing damage to utility lines.
7. Location of sewer, water, and gas service lines.
8. Location of streams and distance to them. All buildings shall be setback at least 100 feet from perennial streams shown on USGS 7.5 minute maps. If this setback prohibits the construction of the building without a variance, it must be constructed as far from the stream as possible while meeting all other setback requirements of the zone.
9. Location of grading, surfacing, and drainage details.



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PLAN SUBMITTAL REQUIREMENTS

1. Two sets of plans are required. Plans must be sized so the plans examiner can easily review them. *Please do not ask this office to make plan copies for you.*

2. The following drawings ***must be included***:
    a. All face elevations, scaled.
    b. Footing/foundation elevation, scaled.
    c. Plan view for each level showing room designations, scaled.
    d. Plan view showing floor framing, scaled.
    e. Plan view showing roof framing, scaled [may be omitted for trusses].
    f. Electrical/Mechanical plan view showing smoke detectors and all mechanical fans, ducts, etc.
    g. Footing through roof elevation providing all details, including reinforcement in concrete, vapor barriers, sill sealer, anchor bolts, sill plates, clearance to ground/grade, size and type of lumber, spacing on exterior wall framing, insulation values, etc.
    h. Roof covering type

3. The following information must be provided ***with*** the plans:
    a. Furnace type, fuel, and efficiency rating.
    b. Window schedule showing window type, size and U-values.
    c. Door schedule showing type and U-values.
    d. Manufacture's specifications for any wood stoves, fireplaces, or other mechanical/fuel burning equipment you plan to install.

If you have any questions, please call the above number. Complete plans will be scheduled for plan review, incomplete plans will be put on hold until all the required information is received.

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INSPECTIONS

Latah County adopted the 2012 International Building Code and 2012 International Residential Code which requires this department to perform inspections. It is the obligation of the person doing the work to schedule inspections. All seven of the following inspections are required by Latah County:

IT IS THE OBLIGATION OF THE PERSON WHO IS DOING THE WORK TO REQUEST THE REQUIRED INSPECTIONS

1. **FOUNDATION INSPECTION.** To be made after forming for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. All materials for the foundation shall be on the job, except where concrete is already mixed in accordance with ACI 318 or ASTM Standard C 1157, the concrete need not be on the job. Where the foundation is to be constructed of approved wood, additional inspections may be required by the building official.

2. **BASEMENT WALL DAMP PROOFING AND DRAIN INSPECTION.** To be made after the installation of perimeter footing drains and the application of damp proofing material on the basement walls.

3. **CONCRETE SLAB OR UNDER-FLOOR INSPECTION.** To be made after all in-slab or under-floor building service equipment, conduit, piping accessorized and ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including subfloor.

4. **FRAME INSPECTION.** To be made after the roof, all framing, fire blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing, and heating wires, pipes are ducts are complete.

5. **INSULATION INSPECTION.** To be made after all insulation is placed. (Blown in insulation can be checked at the final inspection.)

6. **DRYWALL INSPECTION.** To be made after all lathing and drywall, interior and exterior, is in place, but before any drywall joints or fasteners are taped and finished.

7. **FINAL INSPECTION.** To be made after finish grading and the building is complete and ready for occupancy.

No work shall proceed until the required inspections have taken place. This office will require work that has been placed over uninspected, covered or concealed work to either be removed, or have a licensed engineer prepare a sealed inspection report concerning the acceptability of the covered work.

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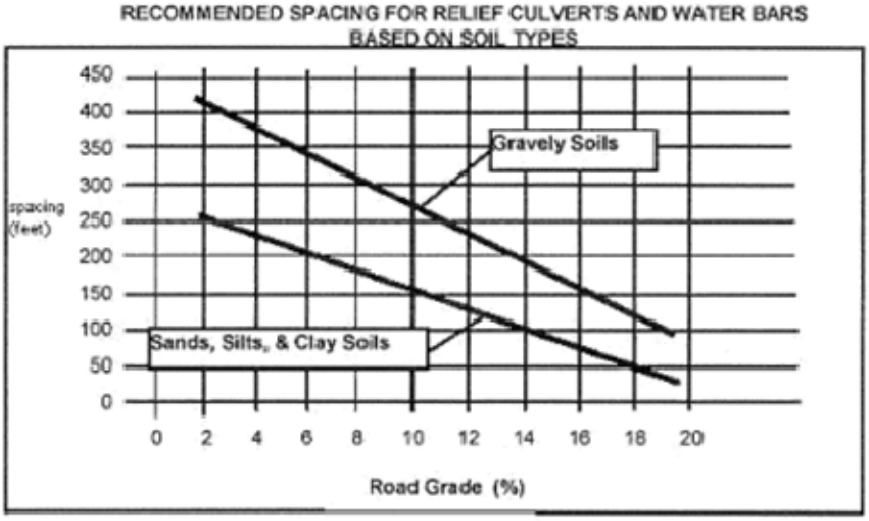
DRIVEWAY REQUIREMENTS

Please check with the Planning Department prior to starting driveway construction to see if your development approval (as per another section of this code) required that your driveway have a 20' width.

ALL DRIVEWAYS SHALL:

1. Have a graveled or paved width of at least 10 feet, with a turnaround at the residence, building or structure which allows a safe opposite change of direction for emergency equipment 40 feet long and 15 feet high.
2. Have graveled or paved turnouts 50 feet long and 10 additional feet wide for every 1000 lineal feet of driveway, except where line of site is obstructed in which case such turnouts shall be located every 500 feet.
3. Have a turning radius for all curves which will accommodate emergency equipment 40 feet long.
4. Have side slopes (cut of fill slopes) re-vegetated using species mixtures, seeding techniques, and scheduled as recommended by the Natural Resources Conservation Service until such time that permanent vegetation is established. Alternative methods that control weeds, runoff and erosion may be utilized. Side slopes shall not be left to over-winter without appropriate treatment.
5. Have water breaks or water bars or culverts constructed at the recommended spacing based on the graph below:



6. Have driveway plan designed by a professional engineer licensed in the State of Idaho when any one of the following conditions will result from construction:
    a. Driveways cross any stream shown on a U.S. Geological Survey 7.5 Minute Series Topographic map.
    b. Driveways that have a grade that will exceed 10% for more than 100 feet.
    c. Driveways with side slopes (cut or fill slopes) that exceed two horizontal to one vertical on heights of four feet or more.
7. Have access approved in writing by the responsible highway district and be constructed in accordance with the highway district standards.

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CONSTRUCTION STANDARDS FOR INDUSTRIAL USE

1. Accessory off-street parking and loading facilities shall be provided to accommodate the use and occupancies for all buildings and structures and every land use established, in all zones, after the effective date of this ordinance. When required, parking lots shall comply with all accessibility requirements as set forth in the adopted Building Code Ordinance.
2. Development and continued maintenance of an approved buffer yard of not less than 20 feet in width within the setback area. The buffer yard must extend along any public right-of-way and any perimeter property line which is adjacent to land not zoned Industrial.
3. Prior to issuance of a building permit or initiation of any activity that does not require a building permit the applicant shall provide a signed statement that an available water source adequate for the needs of the proposed facility has been developed. The Planning Department shall check to ensure necessary permit have been issued for the water source.
4. Prior to issuance of a building permit or initiation of any activity that does not require a building permit, the Department of Environmental Quality (D.E.Q.) shall be consulted and if necessary, prior to a certificate of occupancy, provide written approval for a waste water management plan that is created by and submitted to the D.E.Q. by the applicant or their representative. The applicant will have to meet whatever standards the D.E.Q. requires for the submittal. The applicant shall comply with the requirements of the approved plan prior to the certificate of occupancy being issued.
5. A stormwater management program shall be implemented to ensure that no increase in runoff from the property results from the new development. This program shall be developed and submitted to the Planning Department for review prior to issuance of a building permit or initiation of any activity that does not require a building permit. If adequate, the plan shall be approved by the Planning Department. Any necessary site improvements must be made and verified prior to the issuance of the certificate of occupancy for the facility.

   If the use will require outdoor watering, may have hazardous or other chemicals that could be discharged during a rain event, or if there are any hazardous chemicals that if released could be a safety hazard to the public, the Planning Department can require this plan be designed by a professional engineer licensed in the State of Idaho and the engineer shall certify that the program has been implemented (including physical improvements).
6. The hours of operation shall be restricted to the period from 6 a.m. to 9 p.m. for exterior activities. Operation outside these hours shall require a conditional use permit as provided by Section 7.01 of this ordinance.
7. Prior to issuance of a building permit or initiation of any activity that does not require a building permit, a plan for parking must be submitted that includes spaces, accessibility, and approach points. All approach points 1nust be approved by the appropriate highway agency.
8. Prior to issuance of a building permit or initiation of any activity that does not require a building permit, a plan for any lighting must be submitted. All lighting must be a full cutoff fixture and shall be directed away from existing residences.

9. Prior to issuance of a building permit or initiation of any activity that does not require a building permit, a plan for fire protection must be submitted.
10. Prior to issuance of any building permit or initiation of any activity that does not require a building permit, the applicant shall provide approval from, the health department for any new septic system, any connection or modification to an existing septic system, and approval from any City or sewer district showing an approved connection for the proposed use.
11. Prior to issuance of any building permit or initiation of any activity that does not require a building permit a plan for any outdoor storage must be submitted.

Depending on the use, other requirements set by the code or by permits may be required. Please check with the Planning Department.

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CONSTRUCTION STANDARDS FOR COMMERCIAL USE

The following uses must submit the following documents/information must be submitted as part of your permit application when applicable (applicability is determined as having the item or needing the item because of other items on the parcel):

Plans for:

A. parking including spaces, accessibility, approach points
B. stormwater runoff
C. landscaping for shading and buffering
D. lighting (lighting must be a full cutoff fixture and shall be directed away from existing residences)
E. fire protection
F. water system (public when required, water right when required; the Planning Department shall check to ensure necessary permits have been issued for the water source)
G. sewer system (the applicant shall provide approval from the health department for any new septic system, any connection or modification to an existing septic system, and approval from any City or sewer district showing an approved connection for the proposed use)
H. outdoor storage
I. hours of operation
J. building permit
K. wastewater management

Depending on the use, other requirements set by the code or by permits may be required. Please check with the Planning Department.

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WATERPROOFING AND DAMP PROOFING FOUNDATIONS

Latah County has adopted the 2012 International Residential Code which provides for foundation damp proofing in Section R405 and R406. It is the contractor's responsibility to be aware of these requirements. Following is a list of some of the most important points of this chapter:

1. A subsurface soils investigation will be required of each building site unless foundation waterproofing or approved damp proofing is provided.

2. Damp proofing materials, 6 mil polyethylene, or other approved methods or materials, shall be installed between the slab and base material.

3. Wall damp proofing shall be installed on the exterior surface of walls enclosing a basement, and shall extend from a point @ grade, down to the top of the spread portion of the footing. The surface area should be smoothed, and the area covered with an approved damp proofing material.

4. When damp proofing is required, a base material shall be installed under the floor and a drain shall be installed around the foundation perimeter.

5. Where the groundwater investigation indicated that a hydrostatic pressure caused by the groundwater does exist, walls and floors shall be waterproofed in accordance with this appendix chapter. Methods for floor and wall waterproofing are outlined in this appendix chapter.

6. Other damp proofing and waterproofing requirements exist. The quality and type of backfill material, building site grading, and erosion protection are all considerations that should be made.

Ground water and surface water are problems encountered in Latah County. The adoption of this code outlines ways that these common problems can be controlled.

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ENGINEERED ROOF TRUSS SYSTEMS

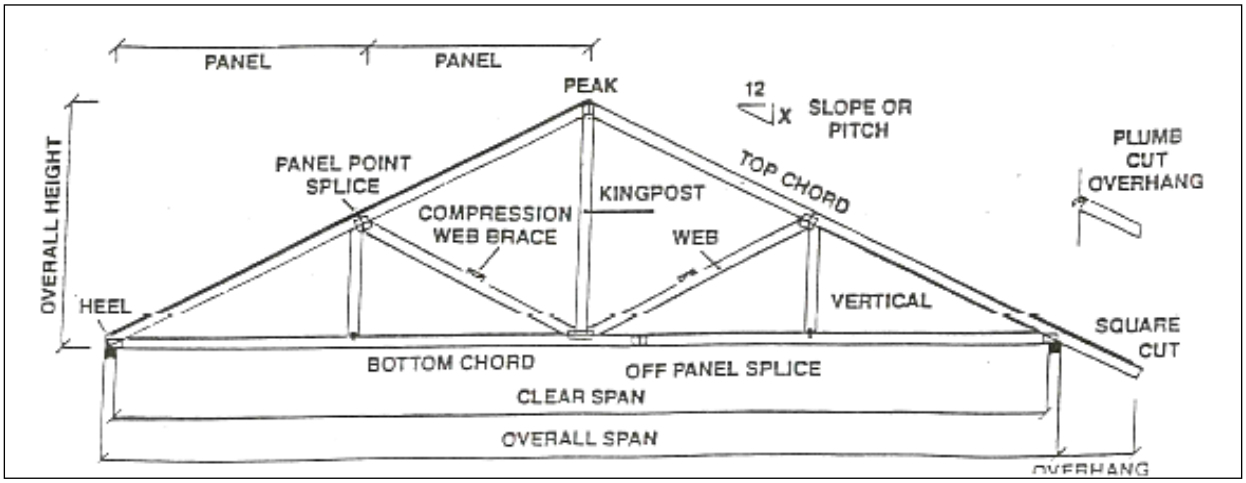
As more complex roof lines or larger rooms are designed into homes, the use of manufactured roof truss systems are becoming more common.

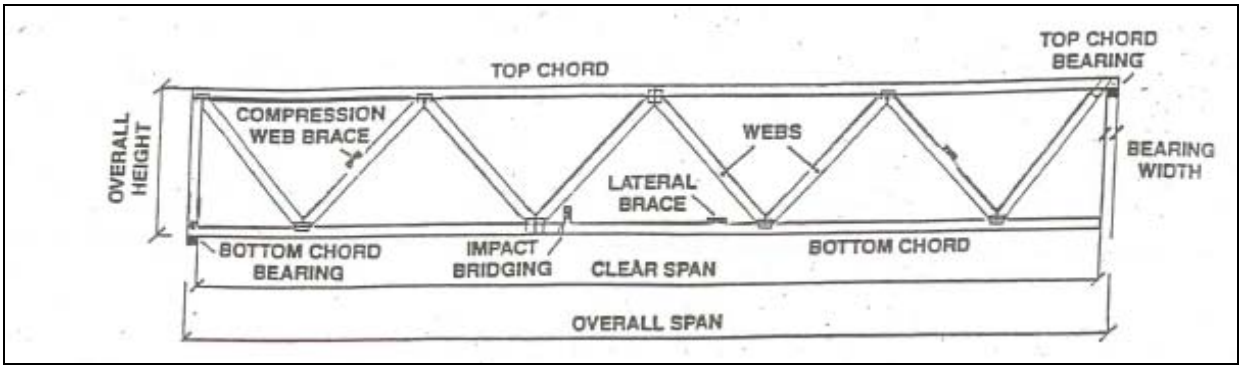
Latah County requires a copy of the engineered stamped truss plans for the roof system no later than the framing inspection.

At the framing inspection the specific trusses will be located, the bearing point, size of bearing, solid blocking at points of bearing, as well as the required lateral bracing will be inspected and snow load compliance will be verified. Snow load requirements vary within the county. Trusses are to be designed to sustain the minimum required snow loads.

A Builder should become familiar with the requirements of using engineered roof trusses and in reading the truss plan to avoid a correction called for at the framing inspection, and a delay in construction while the correction is made and a subsequent inspection scheduled.

If you are unsure of the installation requirements for engineered truss systems, or are not certain of the snow load requirements for you specific building site, please contact the Latah County Building Department for assistance.





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HAZARDOUS LOCATIONS FOR GLAZING

Please be aware that windows that are located in certain areas are required to be made up of glass that is resistant to human impact. The following locations shall be considered to be in hazardous locations:

1. Glazing in ingress and egress doors except jalousies.

2. Glazing in fixed and sliding panels of sliding door assemblies and panels in swinging doors other than wardrobe doors.

3. Glazing in storm doors.

4. Glazing in all unframed swinging doors.

5. Glazing in doors and enclosures for hot tubs, saunas, steam rooms, bathtubs and showers. Glazing in any portions of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface and drain inlet.

6. Glazing in fixed or operable panels ·adjacent to. a door where the nearest exposed edge of the glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.

7. Glazing in an individual fixed or operable panel, other than those locations described in Items 5 and 6 above that meets all the following conditions:
    a. Exposed area of individual pane greater than 9 square feet.
    b. Exposed bottom edge less than 18 inches above the floor.
    c. Exposed top edge greater than 36 inches above the floor.
    d. One or more walking surfaces within 36 inches horizontally of the glazing in railings regardless of height above walking surface. Included are structural baluster panels and nonstructural in-fill panels.

8. Glazing in walls and fences used as the barrier for indoor and outdoor swimming pools and spas when all of the following conditions are present:
    1. The bottom edge of the glazing is less than 60 inches above the poolside of the glazing.
    2. The glazing is within 5 feet of a swimming pool or spas water's edge.

9. Glazing in walls enclosing stairway landings or within 5 feet of the bottom and top of stairways where the bottom edge of the glass i's less than 60 inches above a walking surface.

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STAIRWAYS, LANDINGS, GUARDS AND HANDRAILS

2012 IRC [Sections R311 & R312]
2012 IBC [Chapter 10]

Permit Requirements

- Any construction, alteration or repair of a stairway requires a building permit.

Stairways

- The width of the stairway shall not be less than 36" for a residential application and not less than 44" for a stairway serving an occupant load of 50 or more.

- The maximum riser height shall be 7-3/4" and the minimum tread depth shall be 10" in a residential stairway. A maximum riser height of 7" and minimum tread depth of 11" is required for stairways serving other than an R-3 occupancy.

- Stairway rise and run measurements shall not vary more than 3/8" from top to bottom.

- The minimum headroom allowed in all parts of a stairway shall not be less than 6'-8" except in a spiral stairway, which may have a minimum height of 6'-6".

- Solid risers with a depth of less than 11", shall require a nosing of not less than ¾" or more than 1-1/4". The greatest nosing projection shall not exceed the smallest by more than 3/8".

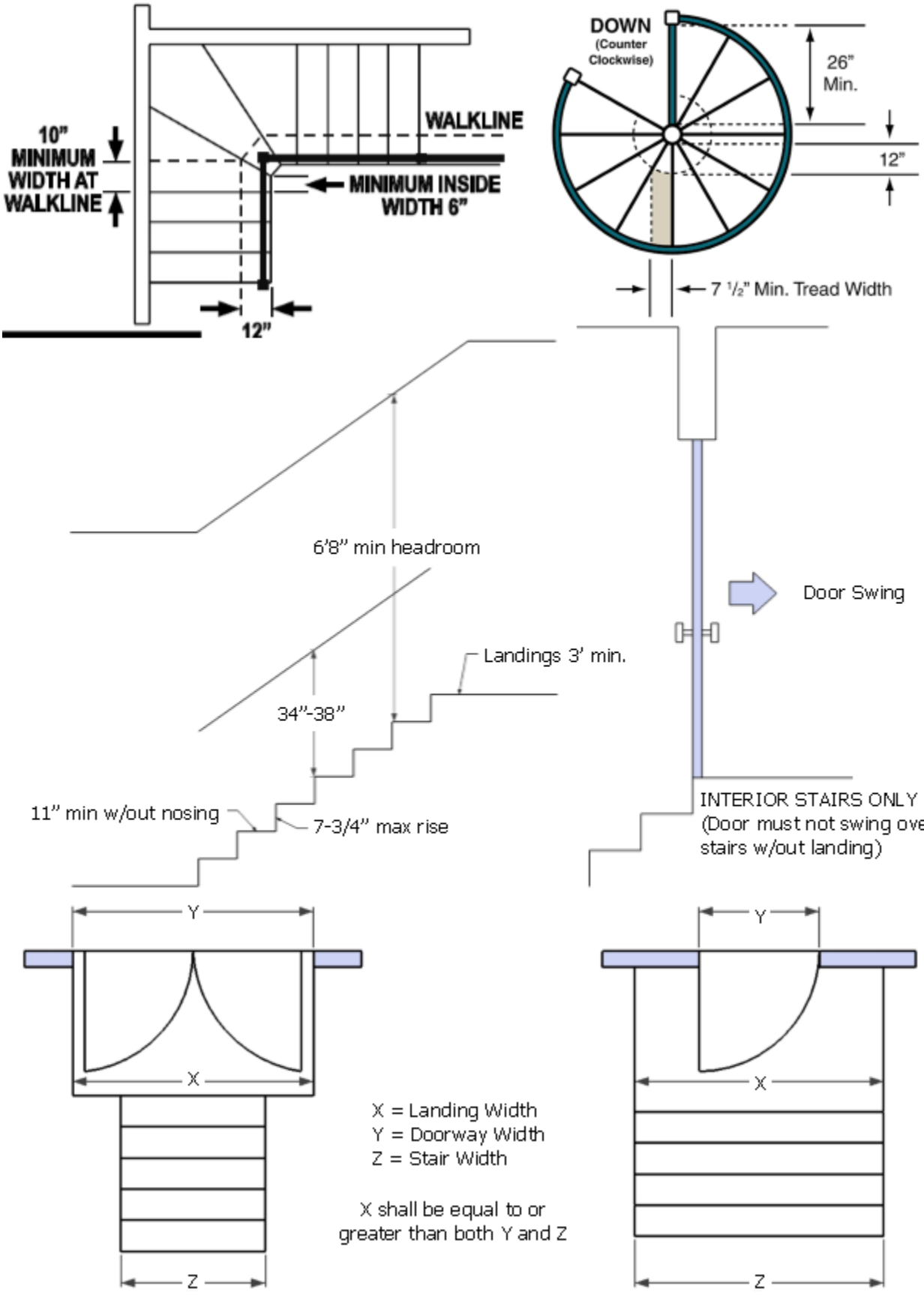
- An alteration or replacement of an existing stairway in an existing structure shall not be required to comply with the requirements of a new stairway where the existing space and construction will not allow a reduction in pitch or slope.

- Any portion of the stairway within 8" of the earth must be either pressure treated or naturally decay resistant lumber such as redwood or cedar.

Landings

- There shall be a floor or landing on each side of an exterior door except the exterior side of a sliding door. There shall also be a floor or landing at the top and bottom of each stairway although an interior stairway may open to steps at the top provided the door does not swing over the steps.

- Every landing shall have a minimum dimension of 36" measured in the direction of travel.


10"
MINIMUM
WIDTH AT
WALKLINE
WALKLINE
MINIMUM INSIDE
WIDTH 6"
12"
DOWN
(Counter
Clockwise)
26"
Min.
12"
7 ½" Min. Tread Width
6'8" min headroom
Door Swing
Landings 3' min.
34"-38"
11" min w/out nosing
7-3/4" max rise
INTERIOR STAIRS ONLY
(Door must not swing over
stairs w/out landing)
Y
X
Z
X = Landing Width
Y = Doorway Width
Z = Stair Width
X shall be equal to or
greater than both Y and Z

Guards

- Porches, balconies, or raised floor surfaces located more than 30” above the floor or grade within 36” horizontally shall have guards.

- The minimum height of guards shall be 36”.

- Guards shall be constructed that the top rail to support a 200lb load in any direction and the in-fill panel to support 50lb in any single sq. ft.

- Required guards shall have intermediate rails or ornamental closures that do not allow the passage of a sphere 4” in diameter. The exception is the triangular opening formed by the riser, tread and bottom rail of the guard, which may be of such a size that a 6” sphere cannot pass through.

Handrails

- All stairways with four or more risers are required to have at least one handrail.

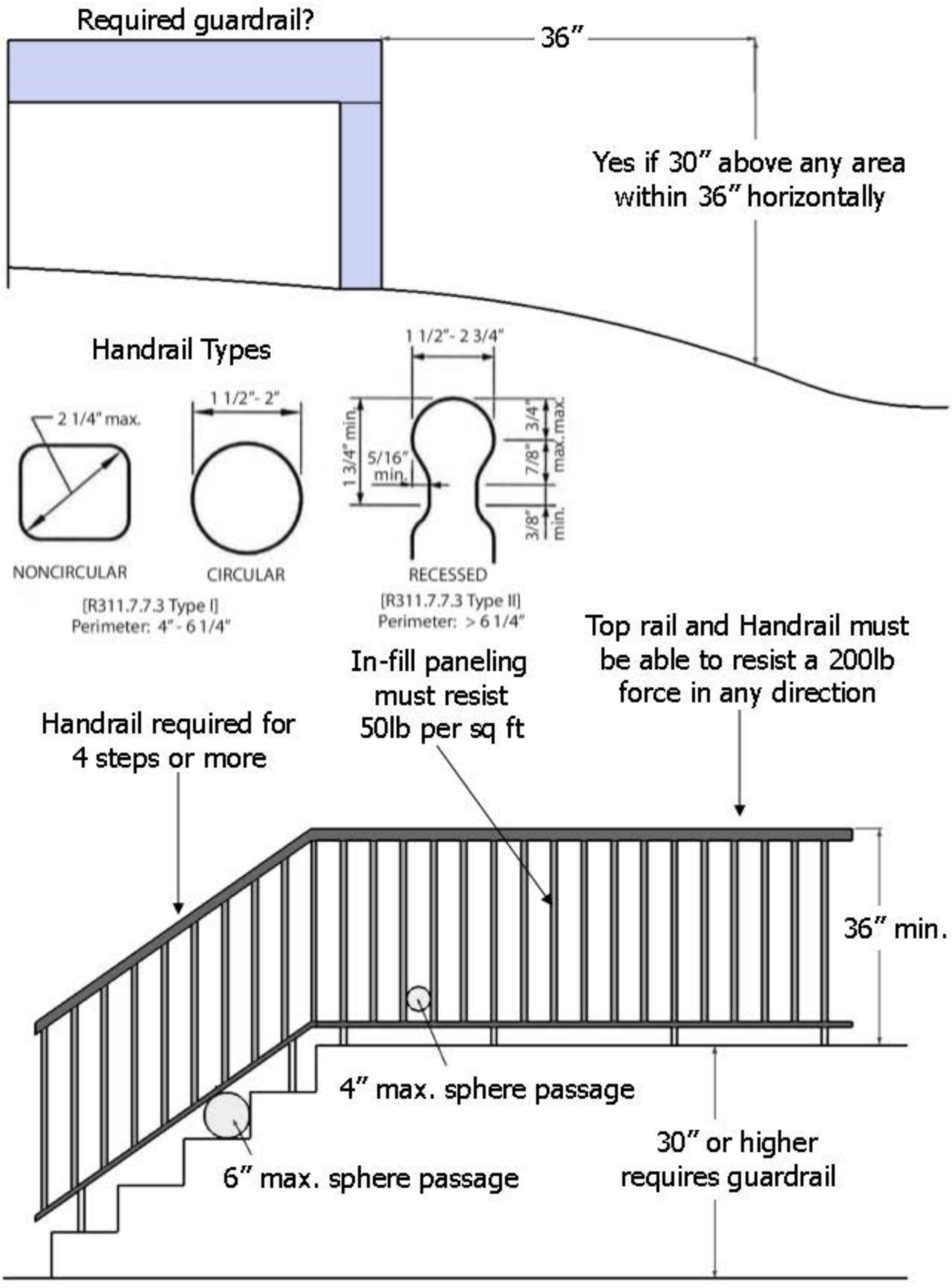
- The top of handrails shall be constructed not less than 34” and not more than 38” above the nosing of the stair treads and landings.

- Handrails shall be constructed to support a 200lb load in any direction.

- Handrails shall be continuous the full length of the stairs and ends shall be returned to the wall or terminate in newel posts or safety terminals.

- The handgrip portion of handrails shall not be less than 1-1/4” or more than 2” in cross–sectional dimensions. If the handrail is not circular it shall have a perimeter dimension of at least 4” and not greater than 6-1/4” with a maximum cross section of 2-1/4’.

- Handrails adjacent to a wall shall have a minimum of 1-1/2” clear space between the wall and the handrail.


Required guardrail?
36″
Yes if 30″ above any area within 36″ horizontally
Handrail Types
2 1/4" max.
1 1/2"- 2"
NONCIRCULAR
CIRCULAR
[R311.7.7.3 Type I]
Perimeter: 4" - 6 1/4"
1 1/2"- 2 3/4"
1 3/4" min.
5/16" min.
7/8"
3/4" max.max.
3/8" min.
RECESSED
[R311.7.7.3 Type II]
Perimeter: > 6 1/4"
Top rail and Handrail must be able to resist a 200lb force in any direction
In-fill paneling must resist 50lb per sq ft
Handrail required for 4 steps or more
36″ min.
4″ max. sphere passage
6″ max. sphere passage
30″ or higher requires guardrail

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ENERGY CONSERVATION

Latah County has adopted the International Energy Conservation Code, 2012 Edition, as adopted by the Idaho Legislature. This Energy Code is applicable to all residential construction in Latah County.

Minimum Envelope Standards. Regardless of the component values for the proposed house allowed under any compliance method, no envelope component can be less efficient than the minimums specified in the table below.

ENVELOPE COMPONENT	*R*-VALUE
ROOF/CEILING (flat or scissor truss)	R38 R30 with raised heel trusses or energy trusses
VAULTED ROOF	R30
WALLS ABOVE GRADE	R20
FLOORS OVER CRAWL SPACES	R30, or filled cavity, R19 min.
BELOW GRADE WALLS Stud walls Continuous insulation	 R13 R10
UNHEATED SLAB **HEATED SLAB ON GRADE EDGE INSULTATION**	R10 R10 + 5
WINDOWS	U-factor .35

Note: These are not prescriptive measures but are component minimum values.

Mechanical Ventilation: A mechanical exhaust ventilation system shall be installed in all homes to provide the minimum exhaust ventilation rates specified in the table below. These specifications establish minimum criteria for designing and installing exhaust ventilation systems.

MINIMUM REQUIRED EXHAUST VENTILATION RATES

AREA	VENTILATON RATES
Kitchens	100 cfm intermittent or 25 cfm continuous
Bathrooms-Toilet Rooms	Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous.

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FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING OF FASTENERS
	Roof		
1	Blocking between joists or rafters to top plate, toe nail	3-8d ($2^1/_2$″ × 0.113″)	—
2	Ceiling joists to plate, toe nail	3-8d ($2^1/_2$″ × 0.113″)	—
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—
4	Collar tie to rafter, face nail or $1^1/_4$″ × 20 gage ridge strap	3-10d (3″ × 0.128″)	—
5	Rafter or roof truss to plate, toe nail	3-16d box nails ($3^1/_2$″ × 0.135″) or 3-10d common nails (3″ × 0.148″)	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[j]
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d ($3^1/_2$″ × 0.135″) 3-16d ($3^1/_2$″ × 0.135″)	—
	Wall		
7	Built-up studs-face nail	10d (3″ × 0.128″)	24″ o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3 ½" x 0.135")	12″ o.c.
9	Built-up header, two pieces with $^1/_2$″ spacer	16d ($3^1/_2$″ × 0.135″)	16″ o.c. along each edge
10	Continued header, two pieces	16d ($3^1/_2$″ × 0.135″)	16″ o.c. along each edge
11	Continuous header to stud, toe nail	4-8d ($2^1/_2$″ × 0.113″)	—
12	Double studs, face nail	10d (3″ × 0.128″)	24″ o.c.
13	Double top plates, face nail	10d (3″ × 0.128″)	24″ o.c.
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d ($3^1/_2$″ × 0.135″)	—
15	Sole plate to joist or blocking, face nail	16d ($3^1/_2$″ × 0.135″)	16″ o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d ($3^1/_2$″ × 0.135″)	16″ o.c.
17	Stud to sole plate, toe nail	3-8d ($2^1/_2$″ × 0.113″) or 2-16d ($3^1/_2$″ × 0.135″)	— —
18	Top or sole plate to stud, end nail	2-16d ($3^1/_2$″ × 0.135″)	—
19	Top plates, laps at corners and intersections, face nail	2-10d (3″ × 0.128″)	—
20	1″ brace to each stud and plate, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —
21	1″ × 6″ sheathing to each bearing, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —
22	1″ × 8″ sheathing to each bearing, face nail	2-8d ($2^1/_2$″ × 0.113″) 3 staples $1^3/_4$″	— —
23	Wider than 1″ × 8″ sheathing to each bearing, face nail	3-8d ($2^1/_2$″ × 0.113″) 4 staples $1^3/_4$″	— —
	Floor		
24	Joist to sill or girder, toe nail	3-8d ($2^1/_2$″ × 0.113″)	—
25	Rim joist to top plate, toe nail (roof applications also)	8d ($2^1/_2$″ × 0.113″)	6″ o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 ½″ × 0.113″)	6″ o.c.
27	1″ × 6″ subfloor or less to each joist, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —
28	2″ subfloor to joist or girder, blind and face nail	2-16d ($3^1/_2$″ × 0.135″)	—
29	2″ planks (plank & beam - floor & roof)	2-16d ($3^1/_2$″ × 0.135″)	at each bearing
30	Built-up girders and beams, 2-inch lumber layers	10d (3″ × 0.128″)	Nail each layer as follows: 32″ o.c. at top and bottom and staggered. Two nails at ends and at each splice.
31	Ledger strip supporting joists or rafters	3-16d ($3^1/_2$″ × 0.135″)	At each joist or rafter

(continued)

TABLE R602.3(1)—continued
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER[b, c, e]	SPACING OF FASTENERS	
			Edges (inches)[i]	Intermediate supports[c, e] (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing				
32	3/8" - 1/2"	6d common (2" × 0.113") nail (subfloor wall)[j] 8d common (2 1/2" × 0.131") nail (roof)[f]	6	12[g]
33	19/32" - 1"	8d common nail (2 1/2" × 0.131")	6	12[g]
34	1 1/8" - 1 1/4"	10d common (3" × 0.148") nail or 8d (2 1/2" × 0.131") deformed nail	6	12
Other wall sheathing[h]				
35	1/2" structural cellulosic fiberboard sheathing	1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/4" long	3	6
36	25/32" structural cellulosic fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/2" long	3	6
37	1/2" gypsum sheathing[d]	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4 screws, Type W or S	7	7
38	5/8" gypsum sheathing[d]	1 3/4" galvanized roofing nail; staple galvanized, 1 5/8" long; 1 5/8" screws, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
39	3/4" and less	6d deformed (2" × 0.120") nail or 8d common (2 1/2" × 0.131") nail	6	12
40	7/8" - 1"	8d common (2 1/2" × 0.131") nail or 8d deformed (2 1/2" × 0.120") nail	6	12
41	1 1/8" - 1 1/4"	10d common (3" × 0.148") nail or 8d deformed (2 1/2" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 Ksi = 6.895 MPa.

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For regions having basic wind speed of 110 mph or greater, 8d deformed (2 1/2" × 0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

j. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

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ALTERNATE ATTACHMENTS FOR FASTENING STRUCTUAL MEMBERS

TABLE R602.3(2)
ALTERNATE ATTACHMENTS TO TABLE R602.3(1)

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION[a, b] OF FASTENER AND LENGTH (inches)	SPACING[c] OF FASTENERS	
		Edges (inches)	Intermediate supports (inches)
Wood structural panels subfloor, roof[g] and wall sheathing to framing and particleboard wall sheathing to framing[f]			
Up to 1/2	Staple 15 ga. 1 3/4	4	8
	0.097 - 0.099 Nail 2 1/4	3	6
	Staple 16 ga. 1 3/4	3	6
19/32 and 5/8	0.113 Nail 2	3	6
	Staple 15 and 16 ga. 2	4	8
	0.097 - 0.099 Nail 2 1/4	4	8
23/32 and 3/4	Staple 14 ga. 2	4	8
	Staple 15 ga. 1 3/4	3	6
	0.097 - 0.099 Nail 2 1/4	4	8
	Staple 16 ga. 2	4	8
1	Staple 14 ga. 2 1/4	4	8
	0.113 Nail 2 1/4	3	6
	Staple 15 ga. 2 1/4	4	8
	0.097 - 0.099 Nail 2 1/2	4	8
NOMINAL MATERIAL THICKNESS (inches)	**DESCRIPTION[a,b] OF FASTENER AND LENGTH (inches)**	**SPACING[c] OF FASTENERS**	
		Edges (inches)	**Body of panel[d] (inches)**
Floor underlayment; plywood-hardboard-particleboard[f]			
Plywood			
1/4 and 5/16	1 1/4 ring or screw shank nail-minimum 12 1/2 ga. (0.099") shank diameter	3	6
	Staple 18 ga., 7/8, 3/16 crown width	2	5
11/32, 3/8, 15/32, and 1/2	1 1/4 ring or screw shank nail-minimum 12 1/2 ga. (0.099") shank diameter	6	8[e]
19/32, 5/8, 23/32 and 3/4	1 1/2 ring or screw shank nail-minimum 12 1/2 ga. (0.099") shank diameter	6	8
	Staple 16 ga. 1 1/2	6	8
Hardboard[f]			
0.200	1 1/2 long ring-grooved underlayment nail	6	6
	4d cement-coated sinker nail	6	6
	Staple 18 ga., 7/8 long (plastic coated)	3	6
Particleboard			
1/4	4d ring-grooved underlayment nail	3	6
	Staple 18 ga., 7/8 long, 3/16 crown	3	6
3/8	6d ring-grooved underlayment nail	6	10
	Staple 16 ga., 1 1/8 long, 3/8 crown	3	6
1/2, 5/8	6d ring-grooved underlayment nail	6	10
	Staple 16 ga., 1 5/8 long, 3/8 crown	3	6

For SI: 1 inch = 25.4 mm.

a. Nail is a general description and may be T-head, modified round head or round head.

b. Staples shall have a minimum crown width of 7/16-inch on diameter except as noted.

c. Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors.

d. Fasteners shall be placed in a grid pattern throughout the body of the panel.

e. For 5-ply panels, intermediate nails shall be spaced not more than 12 inches on center each way.

f. Hardboard underlayment shall conform to CPA/ANSI A135.4

g. Specified alternate attachments for roof sheathing shall be permitted for windspeeds less than 100 mph. Fasteners attaching wood structural panel roof sheathing to gable end wall framing shall be installed using the spacing listed for panel edges.

TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES[a, b, c]

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		MAXIMUM WIND SPEED (mph)		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
							B	C	D
6d Common (2.0″ × 0.113″)	1.5	24/0	3/8	16	6	12	110	90	85
8d Common (2.5″ × 0.131″)	1.75	24/16	7/16	16	6	12	130	110	105
				24	6	12	110	90	85

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.

b. Table is based on wind pressures acting toward and away from building surfaces per Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.

c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced a maximum of 16 inches on center.

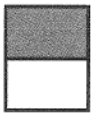
TABLE R602.3(4)
ALLOWABLE SPANS FOR PARTICLEBOARD WALL SHEATHING[a]

THICKNESS (inch)	GRADE	STUD SPACING (inches)	
		When siding is nailed to studs	When siding is nailed to sheathing
3/8	M-1 Exterior glue	16	—
1/2	M-2 Exterior glue	16	16

For SI: 1 inch = 25.4 mm.

a. Wall sheathing not exposed to the weather. If the panels are applied horizontally, the end joints of the panel shall be offset so that four panels corners will not meet. All panel edges must be supported. Leave a 1/16-inch gap between panels and nail no closer than 3/8 inch from panel edges.

TABLE R602.3(5)
SIZE, HEIGHT AND SPACING OF WOOD STUDS[a]

STUD SIZE (inches)	BEARING WALLS					NONBEARING WALLS	
	Laterally unsupported stud height[a] (feet)	Maximum spacing when supporting a roof-ceiling assembly or a habitable attic assembly, only (inches)	Maximum spacing when supporting one floor, plus a roof-ceiling assembly or a habitable attic assembly (inches)	Maximum spacing when supporting two floors, plus a roof-ceiling assembly or a habitable attic assembly (inches)	Maximum spacing when supporting one floor height[a] (feet)	Laterally unsupported stud height[a] (feet)	Maximum spacing (inches)
							
2 × 3[b]	—	—	—	—	—	10	16
2 × 4	10	24[c]	16[c]	—	24	14	24
3 × 4	10	24	24	16	24	14	24
2 × 5	10	24	24	—	24	16	24
2 × 6	10	24	24	16	24	20	24

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.093 m^2.

a. Listed heights are distances between points of lateral support placed perpendicular to the plane of the wall. Increases in unsupported height are permitted where justified by analysis.

b. Shall not be used in exterior walls.

c. A habitable attic assembly supported by 2 × 4 studs is limited to a roof span of 32 feet. Where the roof span exceeds 32 feet, the wall studs shall be increased to 2 × 6 or the studs shall be designed in accordance with accepted engineering practice.