CHECKLIST OF CODE REQUIREMENTS

HABITABLE ROOM

Floor Areas
- One ≥ 120 sq. ft.
- Others ≥ 70 sq. ft.
- Minimum dimensions 7’ except kitchens

Ceiling Heights
- Habitable rooms, hallways, bathrooms, laundry rooms, toilet rooms & basements ceiling height of at least 7 ft.
- Sloped ceilings, ceiling height of at least 7 ft 50% of area
- Basement beams if spaced 4 ft on center or greater ceiling height of at least 6'6”

Garages
- Openings from garage to a sleeping room are prohibited
- Openings from garage to dwelling unit shall be solid wood; honey combed steel or equivalent and self-closing.
- Garage shall be separated from the residence by not less than ⅛” gypsum board
- Floor to be noncombustible & sloped

Smoke Alarms
- Location sleeping rooms, outside of each sleeping area & each level including basements
- Alterations, repairs & additions requiring permit smoke detectors if possible shall be hard wired & interconnected, but may be battery operated.
- Smoke alarms shall be interconnected non-switched primary power & battery backup for new construction

Light and Ventilation
- Glazing shall be ≥ 6% of floor area
- 50% of glazing shall be openable
- Mechanical light & ventilation may be provided in lieu of required glazing
- All bathrooms shall be provided with an openable window of at least 3 sq ft or mechanical ventilation to the exterior
Tempered glazing
- Windows within 24" of a door in closed position & < 60" above the floor shall have safety glazing
- Glazing in walls enclosing bathtubs, showers, hot tubs etc where the bottom of glazing is within 60" of the waters edge

Means of Egress
Sleeping room egress windows
- Net area > 5.7 sq ft (grade -floor> 5 sq ft)
- Window sill height < 44" above floor
Egress door
- Operable from inside without key
- Side-hinged
- Minimum height 6'-8"
- Exit hall minimum width 36"

Landings & Ramps
- Minimum 3' x 3' landing each side of a door
- Landing < 1-1/2" lower than threshold
Exceptions:
- Top of stairs where door does not swing over stairs
- Exterior door landing where landing < 7-3/4" below threshold & where door does not swing over landing
Ramps
- Maximum slope is 1/8
- Minimum 3' x 3' landing each end of ramp
- Handrail required 1 side of ramp when slope exceeds 1/12

Stairways
Width
- Minimum width above handrail 36"
- Minimum width below one handrail 31.5"
- Minimum width below two handrails 27"
Handrails
- Height 34"-38" above tread nosing
- Handrails shall not project more than 4.5" on either side of stairway
- 1 handrail required if three or more risers
- Handrail ends return to wall or terminate in newel post
- Spaced from wall > 1-1/2"
Risers & treads
- Maximum riser is 7 1/2"
- Maximum riser variation is 3/8"
- Minimum tread (nose to nose) is 10"
- Maximum tread variation is 3/8"
- Maximum tread slope is 1/48 (2%)

Profile
- Nosing 1/2" minimum to 1 1/2" maximum
- Nosing is not required if tread is > 11"

Headroom
- Minimum headroom is 6'-8"

Winders
- Tread > 10" at 12" from narrower side
- Tread > 6" at all points

Guards
- Required if raised floor surfaces > 30" above floor or grade below
- Minimum height of guard is 36"
- Minimum height of rail above stair nosing is 34"
- Not allow passage of a 4" diameter sphere

Attic Access
- Provide 22' x 30" attic access where required

Foundation
- Provide thermal barrier for walkout

Roof Ice Protection
- Ice barrier required at least 24" inside the exterior wall line of the building

This is a partial list of requirements from the 2006 International Residence Code. Consult the publication for full text & additional requirements.