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A Century of Progress with Pride

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The following information is required to be specified on drawings submitted for any remodeling work involving building new rooms in a dwelling:

1. The Floor Plan must be drawn to scale providing dimensions of all existing and new rooms.
2. All exits shall be indicated on the plan.
3. Indicate on the plan how each room will be heated.
4. All proposed electrical work shall be included on the plan, preferably a separate electrical plan. Bedrooms shall require arc-fault type outlets.
5. Hard-wired interconnected smoke alarms are required per code.
6. Indicate on the plan that the studs will be at 16 inches on center.
7. Indicate on the plan that the bottom plate attached to the concrete floor shall be pressure treated.
8. Indicate the installation of a source of outside combustion air to the furnace room.
9. At least one window in each bedroom must meet egress code. The minimum height of the opening is 24" and the minimum width of the opening is 20" for any egress window. Any bedroom windows on the 2nd floor or above must have a clear opening of 5.7 sq. ft, for emergency escape purposes. Any 1st floor bedroom windows & basement bedroom windows and/or basement family room must open to 5.0 sq. ft for emergency escape purposes. The sill height shall be a maximum of 44 inches above the finish floor. Indicate the type of existing or proposed windows (double hung, casement, etc.) and the dimensions of the clear opening.
10. Any proposed habitable rooms shall be provided with natural light and ventilation. This requirement is accomplished by providing a window schedule indicating windows that are sized to provide a glass area of not less than 8 percent of the floor area for light, and not less than 4 percent of the floor area for ventilation (open portion of the window).
11. The minimum ceiling height for bedrooms shall be 7'-0". The minimum ceiling height for any other habitable room shall be 6'-8".
12. The minimum size of any room shall be 70 Sq. Ft. with a minimum dimension of 7'-0" in width.
13. All stairs shall be equipped with a handrail mounted at between 34 and 38 inches measured vertically from the leading edge of the treads. Stairs open on one side shall be protected with a guardrail having vertical balusters spaced 3 1/2" apart. Open landings shall be protected with a 36 inch high guardrail having vertical balusters spaced 3 1/2" apart.
14. The minimum headroom for stairs shall be 6'-8" measured vertically from the leading edge of the treads.
15. Any proposed plumbing work will require plumbing diagrams.

Attached are sample drawings to use as a guide. Please provide two sets of drawings for review.

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