

Residential Building Codes for One and Two family dwelling units only.

The International Residential Building Code has been adopted by the Town of Richmond you are required by Town Ordinance to construct your building to this building code.

This is a brief summary of building code requirements that I have been asked by contractors to provide at permit issuance. Please be sure your building complies and call me for an inspection when ready.

Energy Efficiency Building Envelope:

Maximum Glazing (window's & Door's) U-factor = 0.35

Minimum Insulation R- Value:

Ceilings	Walls	Floors	Basement Walls	Slab R-value & depth	Crawl Space
R-49	R-21	R-21	R-11	R-13, 4 Ft.	R-20

Moisture Control: In all framed walls, floors, and roof / ceilings which are part of the thermal envelope vapor retarder must be installed on the warm-in-winter side of the insulation.

Protection Against decay: All wood in contact with the ground and that supports permanent structures intended for human occupancy shall be approved pressure preservative treated wood suitable for ground contact use.

Foundations: Minimum compressive strength of concrete 2,500 @ 28 days PSI

Footings: Minimum width of concrete or masonry footings, conventional light frame construction:
One Story 12 inches, Two Story 15 inches, Three Story 23 Inches

Emergency Escape: Every sleeping room and Basements with habitable space must be provided with an escape opening to the outside.

Egress Windows: Min. opening of 5.7 sq. ft or 820.8 sq. inches, interior sill height max off floor 44 inches. Max exterior sill height 20ft. to grade. Minimum opening height 24 inches, Minimum width 20 Inches.

Basement bulkhead: with doors fully opened: minimum opening of 5.7 square feet

Exterior Doors: One exit door required per dwelling unit: Min. width of 3.0 ft / Min. height of 6'8".

Landings for exterior doors required. Where a stairway has two or fewer steps no landing is required. The floor of the landing shall not be less than 1 ¾ inches below the door threshold for out-swinging doors. The floor of the landing shall not be less than 7 ¾ inches below the door threshold for in-swinging doors.

Stairways: Riser height 7 ¾ inches max., each set must be uniform with a variation no more than 3/8 inch. Tread depth Min. of 10".

Winder treads 10", @ 12" in from narrow end, no winder treads less than 6".

Tread nosing's must be at least ¾ "min. & max 1 ¼", nosing's are not required if tread depth is 11"

Min. stairwell width is 36". Stairways must be illuminated

Handrails must be provided on one side of a run of stairs with more than four risers.

Handrail height must be between 34"- 38". Handrail grip size between 1 ¼" – 2"

Bulkhead stairs not used as for egress are not required to meet this.

Max. Opening's for stairs & guards is 4". Stairs that rise 30" or less are exempt from this. The triangular opening formed by the riser, tread and bottom of rail are allowed to have a 6" opening.

Guards; Porches, balconies, or raised floor surfaces located more than 30" off the ground shall have guards not less than 36" in height. Stairs with a rise of more than 30" shall have guards not less than 34".

Smoke alarms: are required to be installed in the following locations and be interconnected:

Each bedroom must have one and immediately outside the vicinity of the bedrooms, and one on each story, including basements.