

APPLICABLE CODES

- 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) w/ CITY OF BOULDER AMENDMENTS
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) — CLIMATE ZONE 5B
- 2023 NATIONAL ELECTRICAL CODE (NEC)
- 2021 INTERNATIONAL PLUMBING / MECHANICAL / FUEL GAS CODES
- BOULDER REVISED CODE TITLE 9 — LAND USE (ZONING RL-1)

DEFERRED SUBMITTALS & SPECIAL INSPECTIONS

- ROOF TRUSSES — SHOP DRAWINGS SEALED BY A COLORADO P.E.
- FIRE SPRINKLERS — NOT REQUIRED (R-3, < 3 STOREYS).
- SPECIAL INSPECTION: NONE FOR IRC CONSTRUCTION.
- SOILS: ASSUMED 1,500 PSF BEARING — VERIFY WITH GEOTECH REPORT.

CODE ANALYSIS

- OCCUPANCY: R-3 SINGLE-FAMILY DWELLING (IRC). CONSTRUCTION TYPE V-B, WOOD FRAME, NON-SPRINKLERED.
- STOREYS: 2 ABOVE GRADE. BUILDING HEIGHT 27'-6" TO RIDGE (RL-1 MAX 35'-0").
- AREA: LEVEL 1 1,380 SF + LEVEL 2 1,380 SF = 2,760 SF CONDITIONED. GARAGE 528 SF. PORCH 128 SF.
- FLOOR AREA RATIO 0.25 (MAX 0.35). LOT COVERAGE 2,036 SF = 15.7% (MAX 40%).
- SETBACKS: FRONT 25' MIN (32' PROVIDED) - SIDE 5' MIN (15' PROVIDED) - REAR 25' MIN (50' PROVIDED).
- EGRESS: EXIT DOOR 36" x 80" (R311.2). STAIR 36" MIN WIDTH, 7'-3/4" MAX RISER, 10" MIN TREAD (R311.7).
- HANDRAIL 34"-36" (R311.7.8). GUARD 36" AT LEVEL 2 STAIR OPENING (R312).
- EMERGENCY ESCAPE: EVERY SLEEPING ROOM HAS AN EGRESS WINDOW PER R310 (5.7 SF, 44" MAX SILL).
- GARAGE SEPARATION: 1/2" GWB HOUSE SIDE, 5/8" TYPE X CEILING UNDER HABITABLE ROOMS (R302.6).
- GARAGE / HOUSE DOOR: 20-MIN RATED, SELF-CLOSING (R302.5.1). NO DOOR INTO SLEEPING ROOMS.
- SMOKE ALARMS: EACH BEDROOM, OUTSIDE EACH SLEEPING AREA, EACH STOREY (R314). CO ALARMS PER R315.
- ENERGY (IECC 5B): CEILING R-49 - WALLS R-21 - FLOOR R-30 - SLAB R-10, 2" - FENESTRATION U-0.30 / SHGC 0.40.
- AIR LEAKAGE "d 3 ACH50 (R402.4.1.2): DUCTS IN CONDITIONED SPACE. MECHANICAL VENTILATION PER M1505.
- ROOF: CLASS A ASPHALT SHINGLES; ICE BARRIER 24" PAST INTERIOR WALL LINE (R905.1.2).
- LOADS: SNOW 30 PSF - WIND 115 MPH EXP C - SEISMIC SDC B - FROST DEPTH 36".

AREA TABULATION (GROSS, FACE OF FRAMING)

- LEVEL 1: LIVING 260 - FAMILY 340 - FOYER 78 - POWDER 30 - PANTRY 36 - HALL 36
- STUDY 104 - DINING 156 - KITCHEN 204 - LAUNDRY 56 - MUDROOM 80 = 1,380 SF
- LEVEL 2: PRIMARY BED 300 - PRIMARY BATH 165 - W.I.C. 135 - STAIR HALL 180 - HALL 100
- BED 2 130 - BED 3 130 - HALL BATH 72 - LAUNDRY 48 - BED 4 120 = 1,380 SF
- GARAGE 528 SF (UNCONDITIONED). COVERED PORCH 128 SF.

FIRE SEPARATION LEGEND

- 1-HR GARAGE SEPARATION (GAR1)
- 20-MIN SELF-CLOSING DOOR