

CITY OF STEUBENVILLE BUILDING DEPARTMENT

PLAN APPROVAL BASEMENT BEDROOM ALTERATION FOR ONE, TWO AND THREE FAMILY DWELLINGS

RE:

Permit No.

The above referenced project has been reviewed under the CITY OF STEUBENVILLE BUILDING CODE, which incorporates the 2013 Residential Code of Ohio for One, Two and Three Family Dwellings.

The plans are approved with the following addendum. This addendum is attached to, and is part of the plans. All items listed below will be performed and will be incorporated into the structure.

1. **314.1 Smoke detection and notification.** All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72.
2. **314.2 Smoke detection systems.** Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detector and audible notification device installed as required by this section for smoke alarms, shall be permitted. The household fire alarm system shall provide the same level of smoke detection and alarm as required by this section for smoke alarms. Where a household fire warning system is installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be maintained in accordance with NFPA 72. **Exception:** Where smoke alarms are provided meeting the requirements of Section 314.4.
3. **314.3 Location.** Smoke alarms shall be installed in the following locations:
 1. In each sleeping room.
 2. Outside each separate sleeping area in the immediate vicinity of the *sleeping rooms*.
 3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 4. When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.
4. **314.3.1 Alterations, repairs and additions.** When alterations, repairs or additions requiring an approval are made to the spaces described in items 1 and 2 of Section 314.3, smoke alarms shall be provided in those spaces as required for a new dwelling. When one or more sleeping rooms are added or created in existing dwellings, the *new sleeping rooms and the immediate vicinity outside each sleeping room* shall be equipped with smoke alarms as required for new dwellings. **Exceptions:** 1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck are exempt from the requirements of this section. 2. Installation or alteration of plumbing or mechanical systems are exempt from the requirements of this section.
5. **314.4 Power source.** Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be interconnected. **Exceptions:** 1. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power. 2. Interconnection and hard-wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.

6. **315.1 Carbon monoxide alarms.** For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.
7. **315.2 Where required.** Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section 315.1.
8. **315.3 Alarm requirements.** Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions.
9. **310.1 Emergency escape and rescue required.** Every sleeping room shall have at least one operable emergency escape and rescue opening. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section 310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape 4101:8-3-01 53 and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section 310.2.
10. **310.1.1 Minimum opening area.** All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²). **Exception:** Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m²).
11. **310.1.2 Minimum opening height.** The minimum net clear opening height shall be 24 inches (610 mm).
12. **310.1.3 Minimum opening width.** The minimum net clear opening width shall be 20 inches (508 mm).
13. **310.1.4 Operational constraints.** Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.
14. **310.2 Window wells.** The minimum horizontal area of the window well shall be 9 square feet (0.9 m²), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened. **Exception:** The ladder or steps required by Section 310.2.1 shall be permitted to encroach a maximum of 6 inches (152 mm) into the required dimensions of the window well.
15. **310.2.1 Ladder and steps.** Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections 311.7 and 311.8. Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well. 4101:8-3-01 54
16. **310.4 Bars, grilles, covers and screens.** Bars, grilles, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with Sections 310.1.1 to 310.1.3, and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening.

17. **R311.2.2 Under stair protection:** Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with ½-inch gypsum board.
18. **302.11.1 Fireblocking materials.** Except as provided in Section 302.11, Item 4, fireblocking shall consist of the following materials:
 - Two-inch (51 mm) nominal lumber.
 - Two thicknesses of 1-inch (25.4 mm) nominal lumber with broken lap joints.
 - One thickness of 23/32-inch (18.3 mm) wood structural panels with joints backed by 23/32-inch (18.3 mm) wood structural panels.
 - One thickness of ¾-inch (19.1 mm) particleboard with joints backed by ¾-inch (19.1 mm) particleboard.
 - One-half-inch (12.7 mm) gypsum board
19. **302.11 Fireblocking.** In combustible construction, fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in wood-frame construction in the following locations:
 - In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - Vertically at the ceiling and floor levels.
 - Horizontally at intervals not exceeding 10 feet (3048 mm)
 - At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
 - In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section 302.7.
 - At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements.
20. **311.7.7 Handrails.** Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.
21. **311.7.7.1 Height.** Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm). **Exceptions:** 1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread. 2. When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.
22. **311.7.7.2 Continuity.** Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1½ inch (38 mm) between the wall and the handrails. **Exceptions:** 1. Handrails shall be permitted to be interrupted by a newel post at the turn. 2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread. 3. *Two or more separate rails shall be considered continuous if the termination of the rails occur over a single tread and positioned within 4 inches of each other. If the transition occurs between a wall mounted handrail and handrail/guardrail combination, the wall mounted handrail shall return into the wall.*
23. **311.7.7.3 Grip-size.** All required handrails shall be of one of the following types or provide equivalent graspability. 1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1¼ inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6¼ inches (160 mm) with a maximum cross section of dimension of 2¼ inches (57 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm). 2. Type II. Handrails with a perimeter greater than

6¼ inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of ¾ inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 1¾ inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1¼ inches (32 mm) to a maximum of 2¾ inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

24. **312.1 Where required.** Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard. **Guards or covers per section 310.4 are required for emergency escape window wells.** *Exception: Guards are not required where a protective bar is installed 34 inches to 38 inches (864 mm to 965 mm) above the porch or deck on the interior side of the screening. The protective bar shall be capable of resisting a horizontal load of 50 pounds per lineal foot (730 N/m) without contacting the screen and be a minimum of 1½ inches (38 mm) in height.*
25. **312.2 Height.** Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads. **Exceptions:** 1. Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads. 2. Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.
26. **312.3 Opening limitations.** Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter. **Exceptions:** 1. The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter. 2. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4 3/8 inches (111 mm) in diameter.
27. **303.3 Bathrooms.** Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.3 m²), one-half of which must be openable. **Exception:** The glazed areas shall not be required where artificial light and a mechanical ventilation system are provided. The minimum ventilation rates shall be 50 cubic feet per minute (24 L/s) for intermittent ventilation or 20 cubic feet per minute (10 L/s) for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.
28. **2407.1 General.** Air for combustion, ventilation and dilution of flue gases for appliances installed in buildings shall be provided by application of one of the methods prescribed in Sections 2407.5 through 2407.9. Where the requirements of Section 2407.5 are not met, outdoor air shall be introduced in accordance with one of the methods prescribed in Sections 2407.6 through 2407.9. Direct-vent appliances, gas appliances of other than natural draft design and vented gas appliances other than Category I shall be provided with combustion, ventilation and dilution air in accordance with the appliance manufacturer's instructions.

The start of construction indicates acceptance of all the above noted conditions. This review does not preclude the necessity to conform with the provisions which may have been omitted or overlooked in the review process, but which are the requirements of the code. Ultimate responsibility for legal compliance with the Standards of Safety rest with the registered design professional, tenant and the owner.

This review does not include the permit for plumbing, heating/ventilation/air conditioning, electric or driveways. Permits for construction in these areas shall be obtained prior to the start of construction.

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Plan Approval
Permit No.

I can be reached at 740-283-6000 EXT 1700 or e-mail at abodo@cityofsteubenville.us to answer any questions regarding this review or any other building related matter.

Sincerely,

Anthony Bodo
Chief Building Official

Applicant signature

Date

Print name clearly