Fire blocking is required between the top plate of the furred wall and foundation wall. Fire blocking material may consist of: gypsum board, mineral wool, unfaced insulation, 3/4" particle board or 2 inch nominal lumber.

Insulation, minimum R-13

Specify wall construction method and materials: stud size and spacing

Specify wall covering material to be used

Existing foundation wall

Existing sill plate

Existing floor joist

Specify ceiling material to be used

Fire blocking is required between the top plate of the furred wall and foundation wall. Fire blocking material may consist of: gypsum board, mineral wool, unfaced insulation, 3/4" particle board or 2 inch nominal lumber.

Insulation, minimum R-13

Specify wall construction method and materials: stud size and spacing

Specify wall covering material to be used

Any wood framing members attached directly to the interior of exterior masonry or concrete walls below grade must be pressure treated or protected from decay by an approved vapor retarder.

Sill plate

Existing sill plate

Existing floor joist

Specify ceiling material to be used

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Sill plate

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Existing floor joist

Specify ceiling material to be used

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44" Max. sill height for egress (bedroom) windows measured from floor to top of sill.

Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

EMERGENCY ESCAPE WINDOW DETAIL

Bars, grilles, covers, screens or similar devices are permitted to be placed over emergency escape openings or window wells provided they meet the minimum net clear opening requirements and such devices are 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.

Fire block all soffits and drop ceilings to cut off all concealed draft openings and to form an effective fire barrier between wall/floor connections and wall/ceiling connections.

Soffit Firestopping Detail

The emergency escape window must have a minimum opening of 5 square feet. The opening must be at least 20" wide and the height of the opening must be at least 24".
Window wells greater than 44" deep must have a permanent ladder or steps usable with the window in the fully open position.

Ladder or rungs shall have an inside width of at least 12" and spaced not more than 18" o/c for the full height of the window well.

Steps must project at least 3" from the wall and may encroach no more than 6" into the required dimensions of the window well.

Emergency escape windows under decks or porches are permitted as long as the window can be fully opened and a path not less than 36" in height is provided to a court or yard.
Interior stairways shall be provided with an artificial light source located in the immediate vicinity of each landing of the stairway.

Interior stairways with 6 or more steps shall have a wall switch at each floor level to control the stair lighting.

Handrail height: 34" min. — 38" max. measured from the nose of each step.

Maximum handrail width: 2 - 5/8" and must have a graspable surface.

All openings in stair guard rail must be less than 4 - 3/8".

This space shall not allow the passage of a 6" sphere

Openings at back of stairs must be less than 4".

Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 1/2 inch gypsum board.

Guardrails at platforms and landings cannot have openings greater than 4".

TREAD AND RISER DETAIL

The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8".

Stairs must have a leading edge projection no less than 3/4" and no more than 1-1/4".

Required light switch

8-1/4" Max.

9" Min.

Required stair lighting

INTERIOR STAIR DETAIL