

**2009 IBC Building Code Changes
NOTICE TO ALL BUILDERS**

The Building Code adopted by the Town of Waterboro is the 2009 MUBEC/ IBC edition

ALL APPLICABLE ZONING ORDINANCES AND ALL OF THE 2009 IBC BUILDING & RESIDENTIAL CODE APPLIES TO ALL BUILDING PERMITS. THE FOLLOWING IS INTENDED TO HELP THE BUILDER COMPLY WITH MINIMUM BUILDING STANDARDS.

PLANS: 106.1 All work shall conform to the approved application and construction documents. If you vary from the plans provided, the Certificate of Occupancy will not be issued until the plans in the property file at town hall represent the actual construction.

SET BACK REQUIREMENTS: You must comply with the required set backs for the zone the construction is taking place. If there is any question as to the location of your building, a letter from a surveyor will be required stating compliance.

FOUNDATIONS: Footings will be sized according to figure 403.1. Plain concrete 8" thick and reinforced 6" thick both with a shelf extension of 4" inside and out of the found. Wall. Footings will be at least 4' below grade. Foundation walls enclosing interior space will be thoroughly waterproofed and damp proofed to grade elevation. Exterior drain tile will be connected to interior drain tile and drained to daylight or internal sump. Drain tile will be lower than the top of the footing & buried in crushed stone then covered with approved filter fabric. Foundations walls will have anchor bolts within 1' of each corner and every 6' on center thereafter. **DO NOT** back fill without permission from the building inspector.

GARAGES: Attached garages require a one hour fire rated wall and door between the garage and living space. The area of the floor used for parking shall be sloped to drain liquids toward the main vehicle entry doorway.

FRAMING: Joist hangers or 2" ledger required; end nailing is not sufficient. 2" clearance @chimney with fire stop @ each level including unfinished 2nd floor ceiling. Fire blocking is required between all floor and ceilings in the concealed wall. Headers required at all support wall openings. DO NOT close in without permission from the building inspector.

CHIMNEYS: NFPA 211 Cleanouts are required a min. of 16" from finish floor. The homeowner should be provided with a chimney disclosure form from the mason.

EGRESS WINDOWS: R310 Emergency escape and rescue. Every sleeping room and basement area shall have at least one openable escape. An emergency escape opening shall not have a sill height of more than 44 inches. It shall have a clear opening of not less than 5.7 square feet, or 5 square feet from ground floor openings. Minimum net clear opening height 24", minimum net clear width 20".

STAIRS: R311.7 The minimum head room is 80". Maximum riser height is 7 ¾ inch. Minimum tread depth is 10 inches. Exception for 24' wide house is for interior stairs only, (max. riser 8 ¼ ", min. tread 9") measured from nosing to nosing at a right angle to the tread's leading edge. Nosing cannot exceed 1 ½" There shall be no openings more than 4" within the stairways. Handrails shall not be less than 34" nor more than 38". Guards for landings of over 30" above grade shall not be less than 36" in height. The handgrip of the handrail shall be a minimum of 1 ¼ inches but not more than 2: and shall be graspable. Landing and stairway minimum width is 36". Handrails shall be provided for a flight of stairs with four or more risers. R311.2 requires at least one egress door shall be provided for each dwelling.

PLUMBING: Maine plumbing code requires a water test with 10' of pipe or an air test of 5 PSI (with a 6psi pressure relief gauge) for 15 minutes on the drain, waste and vent lines and 50 PSI for 15 minutes on the hot and cold distribution lines. This means every part of the system at the time of rough in. 24 hour notice is required for inspections per code. Plumbing that is not ready at the time of the requested inspection will be required to pay a \$25 reinspection fee per Selectmen policy.

ELECTRICAL & HEATING: Even though the Town of Waterboro does not issue electrical or heating permits, your systems must comply with all applicable Maine and NFPA codes. If violations are noted during an inspection, it will be brought to the attention of the owner and listed in the property file for correction.

THIS IS NOT A COMPLETE LIST OF BUILDING CODES. It is merely intended to help comply with minimum standards. It is the responsibility of the builder to be informed of the proper code standards.

My signature signifies acknowledgement of receipt of this supplement: _____