



## **SUPPLEMENTAL BUILDING PERMIT REQUIREMENTS & STANDARD DECK SPECIFICATIONS**

The following requirements are specific to the Township and are more stringent than those standards established by the UCC.

1. ARTICLE 4, SECTION 403: FOOTER SIZE TO BE TWICE THE WIDTH OF THE BLOCK OR TWENTY (20) INCHES MINIMUM, WHICHEVER IS GREATER, AND A MINIMUM OF EIGHT (8) INCHES IN DEPTH.
  - A. Article 4, concrete footings supporting walls shall be provided with not less than two (2) one half (1/2) inch reinforcing bars on chairs, (not brick).
  - B. Article 4, section R 403.1.4.1: **FOOTERS MUST BE BELOW FROST LINE, WHICH IS THIRTY-SIX (36) INCHES.**
  
2. Foundation - table R 404.1.1 (3) maximum depth of unbalanced fill ten (10) inch block, max. Five (5) feet of unbalanced fill or grout at 56 inches on center with #4 bars not less than 4 1/2 inches from pressure side of wall.
  - A. Mortar joints to be struck both sides of wall.
  - B. Article 4, Section R403.1.6: plate or mudsill must be secured to foundation wall twelve (12) inches from each corner and no further apart than six (6) feet. It must be secured with a minimum of one-half (1/2) inch threaded bolts and will protrude seven (7) inches into foundation wall. Approved tie downs are acceptable.
  - C. Top course must be filled or termite block
  - D. Foundations must be inspected before framing is started.
  
3. Article 4 section 405: French drains (four (4) inch perforated pipe and gravel) around the perimeter (outside house) of the building where required.
  - A. Rainleader pipe must be minimum 3500 lbs. crush.
  
4. Article 5, R 506: four (4) inches or greater of concrete to be used in garage area and three and one-half (3 1/2) inches or greater in living area.

5. Article 6, block/brick cannot be laid if it is under twenty-two (22) degrees f.
6. Framing - Article 6, all framing to be sixteen (16) inches on center. Double top plates, inside corners solid no drywall clips, solid nailers are to be continued. Manufactured trusses can be twenty-four (24) inches on center with plywood clips. Hurricane straps must be used on each truss.
  - A. Article 4, Section R 502.7.1: Bridging will be used in all construction, two (2) inch by eight (8) inch or greater.
  - B. Article 5, Section R 503.2.1.1: Sub-floor to be used under all hardwood flooring.
  - C. Article 6 Section Fig. R 602.3 (2): Jacks are to be used in all swing door openings and windows.
  - D. Article 8, Section R 807: Attic access panel to be twenty-two (22) inches x forty-four (44) inches min. located at head of stairs or in the immediate hall area.
  - E. Article 6, one-half (1/2) inch x four (4) feet x eight (8) feet plywood or equal to on roof.
  - F. Article 6, Section R 602: Double two (2) x four (4) inch studs in bearing wall if Plates are cut both sides for heat duct chase or return air bay.
  - G. Article 3, Section R 310 emergency escape and rescue: Every sleeping room below the fourth story in occupancies in use Groups R and I-1 windows must have at least twenty-four (24) inches in height and at least twenty (20) inches in width clear opening.
  - H. Headers not supported from below must be supported by approved joist hangers, properly fastened.
  - I. All fire blocking and stopping to be of no-combustible material. Combustible material must be one and one half- (1½) inches in thickness.
  - J. Must fire stop all penetrations through top and bottom plates.
  - K. All bulkheads and drop ceilings to be fire stopped.
  - L. If main web on manufactured trusses are six (6) feet or longer, must provide lateral bracing.
  - M. All fan vents from bathrooms are to exhaust to the outside through roof or wall not over-hangs or eaves.
  - N. Steel post supporting steel beams must be bolted or welded to beams. Steel beams in garage area must have one (1) hour protection.
  - O. Exposed plastic waste lines in garage area must have one (1) hour protection.

- P. Rough electrical and plumbing inspections to be completed prior to framing inspection.
- Q. Guardrail opening limitations. Required guardrails on open sides of stairways, raised floor areas; balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of an object 4 inches (102 mm) or more in diameter.
- R. Man door between private garage and living area must have automatic closer or spring-loaded hinges, at least two (2).
- S. Door between garage and living area must be 20-minute fire rated.
- T. R 802.11 Roof tie down, the tie downs must be used trusses to plates.

8. Article 3, section R 309.2: masonry fire wall between garage and living area or five eighths (5/8) inch fire code dry wall. Duplex or townhouse requires one (1) hour rated firewall between occupancies using non-combustible material.

9. Article 8, section R 806.2 ventilating area. Fifty (50) percent of the required ventilating area must be through ridge vents or gable venting; twenty-five (25) percent of the required ventilating area must be through eave or cornice vents on front and twenty-five (25) per cent must be on the rear of the building.

10. Chapter 7, section F 704; single or multiple station smoke detectors hard-wired with battery back up and interconnected, shall be installed and maintained:

- a. In all sleeping areas; and
- b. In the immediate vicinity of the bedrooms; and
- c. in each story within the dwelling unit, including the basement.

11. Article 1, section R 109: is hereby modified by adding the following: all requests for inspection shall require at least a **forty-eight (48)** hour notice.

12. Article 1, is hereby modified by adding there to the Following;

Where overtime work is required in inspections, the contractor will be billed at the rate of time and one half with a four (4) hour minimum, which shall be payable to the township of Hampton.

13. The township sewer department will inspect sewer connections to the existing sewer system. Work is to be performed by the contractor or his plumber, with township inspector being present. Sanitary sewer line from building to tap location must also be inspected by township before covering.

14. Must have sanitary facilities for workers (**PORT-A-JON**).

**Please Note:**

There will be an additional charge for re-inspections that exceed two or more of the allotted number of inspections that are listed on the building permit. No Certificate of Occupancy will be issued until such time as the additional inspection fees are paid in full.

*Additional inspections related to issued permits - Re-inspection due to lack of preparedness or for correction of a violation or other just cause (each) will be a charge of \$25.00 per half hour.*

Pre-permit inspections - work commenced without a permit will be charged \$50.00

## **Standard Deck Specifications**

#1 Grade 2 x 10 Floor Joist 16" on center, double 2 x 10 beam notched into 6 x 6 posts.

6 x 6 posts setting on top of 18" x 18" x 1' thick concrete footer minimum

Footings must be at least a minimum of eighteen (18) inches in diameter, depending on the deck size and soil.

At least twelve (12) inches of mixed concrete in the bottom of the holes or ditch. (*Under the posts*)

Footer must be at least thirty six (36) inches below finish grade.

Headers to be notched into 6 x 6 posts and bolted with 1/2" bolts

With 2 x 4 rails top and bottom 2 x 2 pickets are to be no more than four (4) inches apart.

5/4 decking or 2 x 6 on top of rails.

Post to be bolted to beam with 1/2" x 6" galvanized bolts.

#1 premium grade 5/4 x 6 Decking minimum.

Railing system must be able to withstand 200 pounds of outward force, and be at least thirty six (36) inches in height.

4 x 4's in railing system must be bolted or lagged with 2 pc. 3/8" x 3" minimum.

Ledger board secured to house or structure using 1/2" x 6" bolts or lag screws minimum, sixteen (16) inches on center.

Stairs are to be 36" wide min. with a 10" tread and a 7 5/8" rise max.

Inspections need to be done before and after concrete is poured.