

PLACE THE FOLLOWING “SANDY SPRINGS, GA RESIDENTIAL CODE COMPLIANCE NOTES” ON THE DRAWINGS AS APPLICABLE TO THE PROJECT:

- **Governing Building Codes:** All construction shall comply with the City of Sandy Springs Code of Ordinances, Chapter 9, Article 1, Section 1. The governing code is the 2000 International Residential Code with 2002, 2003, 2004, 2005 and 2006 GEORGIA STATE Amendments. Unless indicated otherwise, code references contained herein are to the 2000 IRC with GEORGIA STATE Amendments.
- Manufacturer’s installation instructions, as required by this code, shall be available on the job site at the time of inspection (R106.1.2).
- Exterior wall, bottom sill plates, shall be pressure treated or equal, and shall bear/extend minimum 6 inches above finish grade. (R319.1).
- All exits to be operable from the inside without the use of a key or special knowledge.
- Doors leading into house from garage shall be solid core, self-closing and tight fitting with gaskets and sweep (R309.1 *Amend.*).
- IRC R309.2 (amended): Provide 1/2 inch gypsum board applied to the garage side for separation from garage for attic and residence. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2 inch gypsum board or equivalent. DCA amendments allow installation of NFPA 13D protection in garage in lieu of separation (2002).
- Exterior wall penetrations by pipes, ducts or conduits shall be caulked. (R307.6)
- Provide roof attic ventilation per R806.1.
- Lumber shall bear an approved grading stamp (R502.1).
- Fire blocking shall comply with (R602.8) and be maximum 10 ft. O.C., horizontal or vertical.
- Floor-ceiling assemblies with a concealed space in excess of 1000 square feet shall have draft stops installed that divide the concealed space into approximately equal areas. Draft-stopping material shall comply with (R502.12).
- Walls and soffits of enclosed usable space under interior stairways shall be protected on the enclosed side by minimum ½” gypsum board. (R311.2.2)
- Gypsum board applied to a ceiling shall be 1/2” when framing members are 16” o.c. or 5/8” when framing members are 24” o.c. or use labeled 1/2” **sag-resistant gypsum ceiling board**. Table R702.3.5 (d).
- Shower area walls shall be finished with a smooth, hard non-absorbent surface, such as ceramic tile, to a height of not less than 72 inches above the drain inlet. When gypsum wallboard is used as a base for tile or wall panels, water-resistant gypsum wallboard shall be used. Water-resistant gypsum board shall not be used over a vapor retarder, in areas of high humidity or on ceilings where the frame spacing exceeds 12 inches on center for ½ gypsum, and 16 inches on center for 5/8 gypsum. (R702.4.2)
- Plumbing fixtures shall comply with the following conservation requirements:
 - Water closets-Tank type = 1.6 gal. /flush.
 - Shower heads- 2.75 gal. /minute.
 - Faucets- 3.0 gal. /minute, provide aerator.
- Water treatment systems shall be equipped with an automatic shutoff to prevent continuous flow when not in use.
- Provide an expansion tank at the water heater if a backflow preventer is or will be installed on the water line or at the meter.
- Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type.
- Domestic dishwashing machines connected to a disposer shall have the discharge installed as high as possible, but not lower than 2” above the flood rim of the sink.
- Provide minimum clearances from centerline of water closets to finished wall, cabinets, and other plumbing fixtures. (R307.1 amended)
- The clothes dryer shall be provided with a 4-inch diameter exhaust duct to the exterior and shall not exceed a total length of 25 feet, unless an engineered duct system is provided. (M1501.3) The duct shall terminate not less than 3 feet from a property line or from openings into a building.
- Provide outside combustion air for fireplaces located in bedrooms. (R1005.1.1)
- Provide required support/platform, 18-inches high, for mechanical equipment, water heaters and appliances if placed in garage or room with direct access to garage. (M1307.3).
- Provide combustion air and provide high and low vent sizes for gas fuel appliances located in *confined* spaces. (M1702.2, M1703.2 amended)
- Location of smoke detectors throughout each unit shall comply with IRC 317(amended).
- Provide IC-rated recessed light fixtures installed in insulated ceilings. (NEC 110.3(B), 41.66(B)).
- Fixtures located in damp or wet locations shall be “listed” to be suitable for such location. (NEC 410.4)
- Provide **GFCI** protection for receptacles within 6’ of all lavatories, sinks and basins. (NEC 210.8)
- Provide **GFCI** protected receptacles at all exterior, bathroom and garage locations. (NEC 210.8 & 210.52.)
- Provide a wall mounted **GFCI** protected receptacle outlet within 36” of a bathroom or powder room lavatory. (NEC 210.52(D))

- All circuits supplying receptacle outlets in bedrooms shall be **AFCI** (Arc-Fault Circuit Interrupter) protected. (NEC 210.12)
- Receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6 feet, measured horizontally, from an outlet in that space, including any wall space 2 feet or more in width. (NEC 210.52 (A))
- Bathroom receptacle outlets shall be supplied by at least one 20-ampere branch circuit. Such circuits shall have no other outlets. (NEC 210.52 (D))
- Provide a separate 20-ampere branch circuit to the laundry. (NEC 210.11(C), 210.23 (A), 210.50 (C), 210.52(F & G), 220.14(J))
- Provide a minimum of two 20-amp small appliance branch circuits for the kitchen/dining/breakfast. (NEC 210.11(C)(1), 210.52(B)(1), 220.14(J))
- The two or more 20-ampere small appliance branch circuits shall have no other outlets, except the receptacle installed solely for electric supply to an electrical clock in the kitchen/dining/breakfast areas or receptacles for supplemental equipment and lighting for gas-fired ranges, ovens, or counter-mounted units. (NEC 210.52 (B)(3))
- Receptacle outlets for ranges and clothes dryers shall be a 3-pole with ground type. Four-wire, grounding-type flexible cords will be required for connection of ranges and clothes dryers. The bonding jumper shall not be connected between the neutral terminal and the frame of the appliance. (NEC 250.140 & 250.142)
- Provide a concrete encased grounding electrode of not less than 20 feet of #4 bare copper (200 ampere service). (NEC 250.50, 250.66)
- Provide bonding to the water piping, gas and metal building systems. (Minimum #4 for 200-amp service). (NEC 250.50, 250.104 & 250.52)
- All metal piping systems, metal parts of electrical equipment, and pump motors associated with the hydro massage tub shall be bonded together using a copper bonding jumper, insulated, covered, or bare, not smaller than No. 8 solid. Metal parts of listed equipment incorporating an approved system of double insulation and providing a means for grounding internal non-accessible, non-current-carrying metal parts shall not be bonded. (NEC 680.62)
- For new windows, windows being replaced or windows affected by modifications elsewhere they shall be compliant with IRC 310: “Basements with habitable spaces and every sleeping room shall have at least one openable emergency escape and rescue window or exterior door opening for emergency escape and rescue. When openings are provided . . . they shall have a sill height of not more than 44 inches above finished 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 R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the window or door opening from the inside. Escape and rescue window openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with R310.2. Minimum escape and rescue opening dimension shall be a net clear opening of 5.7 square feet, except at grade floor where the net clear opening shall be a minimum of 5 square feet. R310.1.2 Minimum net clear opening height shall be 24 inches.”
R310.1.3 Minimum net clear opening width shall be 20 inches. (DCA Amendments 2004 limit the projections to 1 inch total, such as window slide or guides, driplips and weatherstripping that are permitted in the openings.)
R310.1.4 Emergency escape and rescue openings shall be operational from the inside of room without the use of keys or tools.
- Provide mechanical exhaust ventilation for bathrooms, water closet rooms, laundry room, and kitchen, ducted direct to outside. (R303.2 amended, M1501 to M1505)
- The soil load-bearing capacity shall be presumed to be 2,000 psf max, unless a Geotechnical Investigation, properly stamped by a Professional Engineer registered in the State of Georgia, substantiates the noted bearing capacity.
- The wood floor system drawings, stamped/noted as reviewed by DPoR, must be available on site PRIOR to erecting. A floor framing drawing using the floor system nomenclature is required.
- Pressure treated wood in contact or close proximity to metal, including fasteners. With the removal of CCA treated lumber, most of the lumber available locally is treated with ACQ and CBA treatments. These treatments are more than twice as corrosive as CCA. Sandy Springs Building Inspectors will look for connectors and fasteners that are at least G185 hot dipped galvanized in contact with pressure treated wood.
- Foundation drainage will be in accordance with Section R-405 of IRC.
- All foundation walls of below grade space which may be occupied shall be waterproofed using membranes to allow for future use as habitable space (i.e. finished basement). The membranes shall extend from the edge of the footing to the finished grade (R-406.1). Note method of waterproofing to be used on basement walls. Exception: Poured concrete foundation walls require dampproofing only.
- If pre-engineered wood trusses are used in floor framing, provide truss drawings which identify member sizes to be used. Wood trusses shall be designed in accordance with approved engineering practice (Sec. R-502.11). If manufactured trusses are to be used, the truss supplier’s detailed drawings for the project shall be available at the job site, prior to erection.
- If pre-engineered wood trusses are used in roof framing, provide truss drawings. Wood trusses shall be designed in accordance with approved engineering practice (Sec. R-802.10). If manufactured trusses are to be used, the truss supplier’s detailed drawings for the project shall be available at the job site, prior to erection.