

NOTICE TO ALL BUILDERS

The Building code applicable in the Town of Lyman is the 2009 MUBEC/ 2015 IRC/IBC

ALL APPLICABLE ZONING / TOWN ORDINANCES AND STATE ADOPTED 2009 IBC BUILDING AND RESIDENTIAL CODES APPLIES TO ALL BUILDING PERMITS. THE FOLLOWING IS INTENDED TO HELP THE BUILDER COMPLY WITH MINIMUM BUILDING STANDARDS. This is to be used as a guide only.

PLANS: Section R106.1 All work shall conform to the approved application and construction documents prepared by a design professional. If you vary from the plans provided, the Certificate of Occupancy will not be issued until the plans in the property file represent the actual construction.

SET BACK REQUIREMENTS: You must comply with the required minimum setbacks 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 may be required stating compliance.

FOUNDATIONS: Footings will be sized according to section **R403**. Foundation walls enclosing an interior space will be waterproofed to grade elevation. Exterior drain tile will be connected to interior drain tile to daylight or sump. Drain tile will be placed lower than the top of the footing & buried in crushed stone and covered with an approved filter fabric. Foundations will have anchor bolts within 1' of each corner and every 6' on center thereafter. DO NOT backfill without permission from the building inspector.

GARAGES: Attached garages require a one hour fire rated wall between the garage and living space. Fire separation shall meet the requirements of **R302.6** including the requirement for the garage door into the house having a self closing device **R302.5.1**. The area used for parking shall be sloped to drain liquids towards the main vehicle entry door. Section **R309.1**.

FRAMING: Roof, wall, ceiling and floor assemblies shall be fastened in compliance with **R602**. 2" clearance around chimney with approved metal fire stop at each level including unfinished 2nd floor ceiling. Balloon framing is not permitted. Fire blocking/draft stops shall be placed in the wall cavity at every floor and ceiling level and in cathedral ceilings per **R302.11**.

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: R310 Every sleeping room, basement area and habitable attic space shall have at least one operable escape. The escape opening shall not have a sill height of more than 44" from finish floor. It shall have a clear opening of not less than 5.7 square feet. Min net clear opening height 24" and min net clear width 20".(please note total cleared opening is 5.7 square feet and a 20 x 24 opening does not meet that requirement) **R311.2** Requires at least one egress door be provided for each dwelling, with a min clear width of 32".

STAIRS: R311.7 Min. Head room 80". Max riser height 7 3/4". Min tread depth 10". There are no exceptions. Nosing shall be not less than 3/4" and no more than 1 1/4" There shall be no openings larger than 4" within the stairway. Handrails shall be not less than 34" nor more than 38" in height. Handrails shall be graspable. Guards for landings of 30" above grade or higher shall not be less than 36" in height. Landing and stairway minimum width 36". Handrails shall be provided on at least one side of each continuous run of treads with four or more risers.

PLUMBING: Maine is regulated by the **2015 Uniform plumbing code** requires a water test with 10' of pipe or an air test of 5 PSI (with 6 psi pressure relief gauge) and to hold pressure for 15 minutes on drain, waste and vent lines and 50 PSI for 15 minutes on hot and cold water distribution lines. This means every part of the system at the time of rough in inspection. 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 re-inspection fee prior to a 2nd inspection.

ELECTRIC & HEATING: All electrical work requires a permit and inspection and must meet all current version of State of Maine adopted NEC and applicable heating codes.

THIS IS NOT A COMPLETE LIST OF BUILDING CODES. It is merely a guideline of most frequently asked questions. It is the responsibility of the builder to be informed of current code standards.