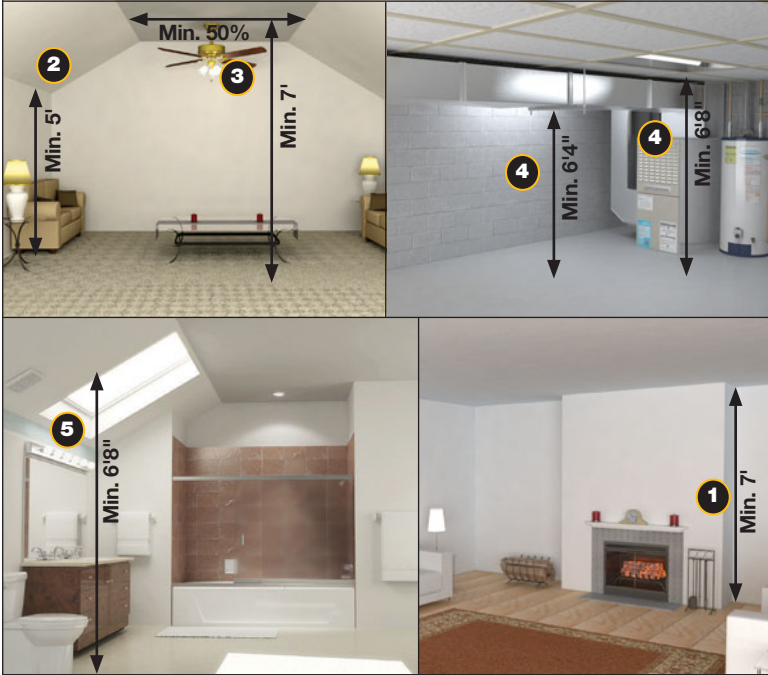


DESIGN CONSIDERATIONS

Ceiling Height

CEILING HEIGHT



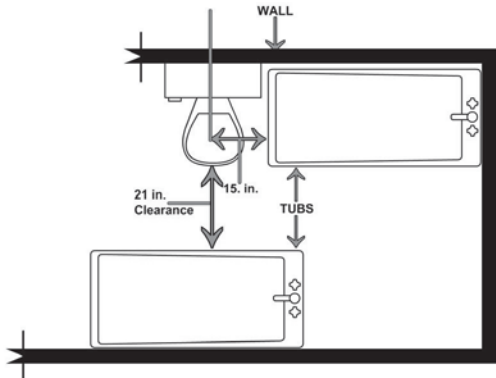
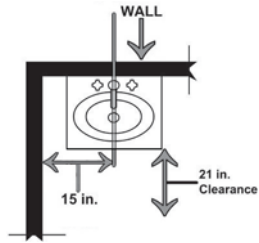
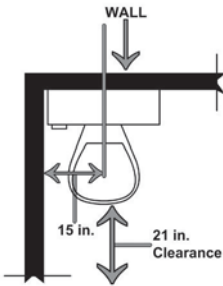
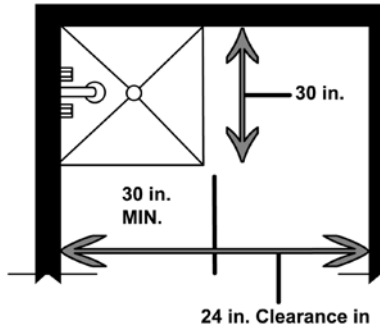
No.	Code	Description
1	R305.1	Minimum required ceiling height is 7' with some exceptions. <i>Exceptions are listed in items 2–5 below.</i>
2	R305.1(1)	For rooms with sloped ceilings, no portion of the required floor area may have a ceiling height of less than 5'.
3	R305.1(1)	For rooms with sloped ceilings, at least 50% of the required floor area must have a ceiling height of at least 7'.
4	R305.1.1	Ceiling heights for basements without habitable space, hallways, laundry rooms, bathrooms are allowed to be 6'8" (beams, girders, ductwork, etc., can project to within 6'4").
5	R305.1(2)	Bathrooms must have a ceiling height of at least 6'8" over and in front of fixtures.

YOU SHOULD KNOW:

- Required height shall be measured from the finished floor to the finished ceiling.
- Habitable Space – a space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage, or utility spaces are not considered habitable spaces.

BATHROOM DESIGN

IRC 307 Toilet, Bath and Shower Spacing



DESIGN CONSIDERATIONS

Means of Egress

MEANS OF EGRESS



No.	Code	Description
1	R311.2	At least one exit door must be side-hinged and no less than 3' wide and 6'8" in height.
2	R311.3.1	Landing can not be more than 1.5" lower than the top of the threshold. EXCEPTION: Can be 7 ³ / ₄ " if door swings in.
3	R311.3	Slope of the Landing can be no greater than 2% and landing must be at least as wide as the door it serves and 3' in the direction of travel.
4	R311.6	Minimum width of hallways is 3'.
5	R311.2	The one required egress door must be readily opened, without the use of a key, from the inside.

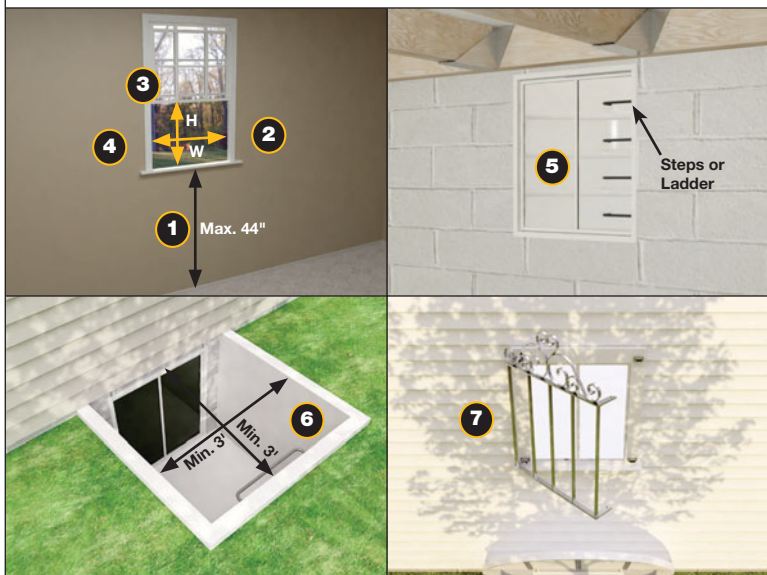
YOU SHOULD KNOW: R311.3.2

- **Exceptions:** Only applies to exterior doors that are not the required egress door.

DESIGN CONSIDERATIONS

Emergency Escape and Rescue Openings

EMERGENCY ESCAPE AND RESCUE OPENINGS



No.	Code	Description
1	R310.1	Sill height for emergency escape and rescue openings can not be more than 44" from the floor.
2	R310.1.3	Net opening width must be at least 20".
3	R310.1.2	Net opening height must be at least 24".
4	R310.1.1	Net opening must be 5.0 square feet for grade level windows and 5.7 square feet for all other levels.
5	R310.2.1	Window wells with a depth of more than 44" must have permanent ladders/steps.
6	R310.2	Window wells must be at least 3' wide and 3' in horizontal depth and not less than 9 square feet in horizontal area. <i>(The area must allow the escape window to be fully opened.)</i>
7	R310.4	Bars, grilles, covers and screens must be releasable/removable from the inside without use of key, tool or force greater than that required to open a window.

DESIGN CONSIDERATIONS

Safety Glazing

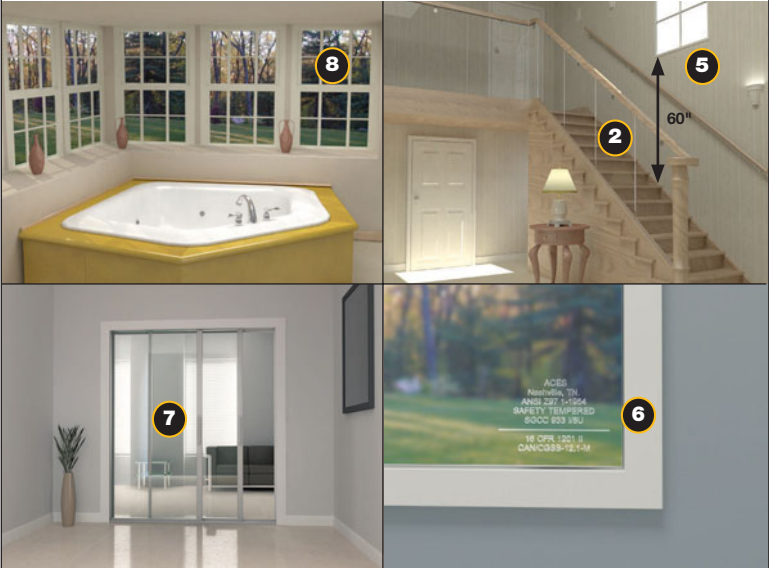


No.	Code	Description
1	R308.4(3)	Safety glazing is required for an exposed area of an individual pane larger than 9 square feet where the bottom edge is less than 18" above the floor, the top edge is more than 36" above the floor, and one or more walking surfaces is within 36" (horizontally) of the glazing.
2	R308.4(4)	Safety glazing is required for glass in railings, structural baluster panels and nonstructural infill panels regardless of area or height above walking surfaces.
3	R308.4(6)	Safety glazing is required for walls and fences enclosing swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60" above a walking surface and within 60" (horizontally) of the water's edge.

YOU SHOULD KNOW: R308.4(3)

- Safety glazing required for glass adjacent to stairways, landings, and ramps within 36" horizontally of a walking surface when the exposed surface of the glass is less than 60" above the adjacent walking surface.

SAFETY GLAZING (cont.)



No.	Code	Description
5	R308.4(8)	Safety glazing required for glazing adjacent to stairways within 60" (horizontally) of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60" above the nose of the tread. <i>NOTE:</i> Exceptions apply. See Code
6	R308.1	Safety glazing must be so designated with a permanent marking.
7	R308.4(1)	Safety glazing required for fixed/sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies. Safety glazing required for storm doors. Safety glazing required for unframed swinging doors.
8	R308.4(5)	Safety glazing required for doors and enclosures and for walls facing hot tubs, whirlpools, saunas, steam rooms, and bathtubs/showers where the bottom edge is less than 60" measured vertically from the standing/walking surface.
9	R308.4(2)	Safety glazing required for a fixed or operable pane adjacent to a door where the vertical edge is within a 24" arc of the door in a closed position and the bottom edge is less than 60" above the floor or walking surface. (Exception for glazing on latch side and perpendicular to door)

YOU SHOULD KNOW: R308.4

- Safety glazing required for doors (except jalousies).