

Part III—Building Planning and Construction

CHAPTER 3 BUILDING PLANNING

User note:

About this chapter: Chapter 3 contains a wide array of building planning requirements that are critical to designing a safe and usable building. This includes, but is not limited to, requirements related to general structural design, fire-resistant construction, light, ventilation, sanitation, plumbing fixture clearances, minimum room area and ceiling height, safety glazing, means of egress, automatic fire sprinkler systems, smoke and carbon monoxide alarm systems, accessibility, solar energy systems, swimming pools, spas and hot tubs.

SECTION R301 DESIGN CRITERIA

R301.1 Application. Buildings and structures, and parts thereof, shall be constructed to safely support all loads, including dead loads, *live loads*, roof loads, flood loads, snow loads, wind loads and seismic loads as prescribed by this code. The construction of buildings and structures in accordance with the provisions of this code shall result in a system that provides a complete load path that meets the requirements for the transfer of loads from their point of origin through the load-resisting elements to the foundation. Buildings and structures constructed as prescribed by this code are deemed to comply with the requirements of this section.

R301.1.1 Alternative provisions. As an alternative to the requirements in Section R301.1, the following standards are permitted subject to the limitations of this code and the limitations therein. Where engineered design is used in conjunction with these standards, the design shall comply with the *International Building Code*.

1. AWC *Wood Frame Construction Manual* (WFCM).
2. AISI Standard for Cold-Formed Steel Framing—*Prescriptive Method for One- and Two-Family Dwellings* (AISI S230).
3. ICC Standard on the Design and Construction of Log Structures (ICC 400).

R301.1.2 Construction systems. The requirements of this code are based on platform and balloon-frame construction for light-frame buildings. The requirements for concrete and masonry buildings are based on a balloon framing system. Other framing systems must have equivalent detailing to ensure force transfer, continuity and compatible deformations.

R301.1.3 Engineered design. Where a building of otherwise conventional construction contains structural elements exceeding the limits of Section R301 or otherwise not conforming to this code, these elements shall be designed in accordance with accepted engineering practice. The extent of such design need only demonstrate

compliance of nonconventional elements with other applicable provisions and shall be compatible with the performance of the conventional framed system. Engineered design in accordance with the *International Building Code* is permitted for buildings and structures, and parts thereof, included in the scope of this code. Engineered design shall be certified by a registered design professional.

R301.1.4 Intermodal shipping containers. Intermodal shipping containers that are repurposed for use as buildings or structures shall be designed in accordance with the structural provisions in Section 3115 of the *International Building Code*.

R301.2 Climatic and geographic design criteria. Buildings shall be constructed in accordance with the provisions of this code as limited by the provisions of this section. Additional criteria shall be established by the local jurisdiction and set forth in Table R301.2.

R301.2.1 Wind design criteria. Buildings and portions thereof shall be constructed in accordance with the wind provisions of this code using the ultimate design wind speed in Appendix AY. Where different construction methods and structural materials are used for various portions of a building or structure, the applicable requirements of this section for each portion shall apply. Where not otherwise specified, the wind loads listed in Table R301.2(2) adjusted for height and exposure using Table R301.2(3) shall be used to determine design load performance requirements for wall coverings, curtain walls, roof coverings, exterior windows, skylights, garage doors and exterior doors. Asphalt shingles shall be designed for wind speeds in accordance with Section R905.2.4. A continuous load path shall be provided to transmit the applicable uplift forces in Section R802.11.1 from the roof assembly to the foundation.

R301.2.1.1 Alternative wind design provisions. As an alternative to the requirements in Section R301.2.1, the design of buildings for wind loads may be in accordance with one or more of the following methods:

1. AWC *Wood Frame Construction Manual* (WFCM).

2. ICC Standard for Residential Construction in High-Wind Regions (ICC 600).
3. ASCE Minimum Design Loads for Buildings and Other Structures (ASCE 7).
4. AISI Standard for Cold-Formed Steel Framing—Prescriptive Method For One- and Two-Family Dwellings (AISI S230).
5. International Building Code.

R301.2.1.1.1 Sunrooms. *Sunrooms* shall comply with AAMA/NPEA/NSA 2100. For the purpose of applying the criteria of AAMA/NPEA/NSA 2100 based on the intended use, *sunrooms* shall be identified as one of the following categories by the permit applicant, *design professional* or the property owner or owner's agent in the *construction documents*. Component and cladding pressures shall be used for the design of elements that do not qualify as main windforce-resisting systems. Main windforce-resisting system pressures shall be used for the design of elements assigned to provide support and stability for the overall *sunroom*.

Category I: A thermally isolated *sunroom* with walls that are open or enclosed with insect screening or 0.5 mm (20 mil) maximum thickness plastic film. The space is nonhabitable and unconditioned.

Category II: A thermally isolated *sunroom* with enclosed walls. The openings are enclosed with translucent or transparent plastic or glass. The space is nonhabitable and unconditioned.

Category III: A thermally isolated *sunroom* with enclosed walls. The openings are enclosed with translucent or transparent plastic or glass. The *sunroom* fenestration complies with additional requirements for air infiltration resistance and water penetration resistance. The space is nonhabitable and unconditioned.

Category IV: A thermally isolated *sunroom* with enclosed walls. The *sunroom* is designed to be heated or cooled by a separate temperature control or system and is thermally isolated from the primary structure. The *sunroom* fenestration complies with additional requirements for water penetration resistance, air infiltration resistance and thermal performance. The space is nonhabitable and conditioned.

Category V: A *sunroom* with enclosed walls. The *sunroom* is designed to be heated or cooled and is open to the main structure. The *sunroom* fenestration complies with additional requirements for water penetration resistance, air infiltration resistance and thermal performance. The space is habitable and conditioned.

R301.2.1.2 Protection of openings. Exterior glazing in buildings located in *windborne debris regions* shall

be protected from windborne debris. Glazed opening protection for windborne debris shall meet the requirements of the Large Missile Test of ASTM E1886 and ASTM E1996 as modified in Section 301.2.1.2.1. Garage door glazed opening protection for windborne debris shall meet the requirements of an *approved impact-resisting standard* or ANSI/DASMA 115.

Exception: *Wood structural panels* with a thickness of not less than $\frac{7}{16}$ inch (11 mm) and a span of not more than 8 feet (2438 mm) shall be permitted for opening protection. Panels shall be precut and attached to the framing surrounding the opening containing the product with the glazed opening. Panels shall be predrilled as required for the anchorage method and shall be secured with the attachment hardware provided. Attachments shall be designed to resist the component and cladding loads determined in accordance with either Table R301.2.1(1) or ASCE 7, with the permanent corrosion-resistant attachment hardware provided and anchors permanently installed on the building. Attachment in accordance with Table R301.2.1.2 is permitted for buildings with a mean roof height of 45 feet (13 728 mm) or less where the ultimate design wind speed, V_{ult} is 180 mph (290 kph) or less.

R301.2.1.2.1 Application of ASTM E1996. The text of Section 2.2 of ASTM E1996 shall be substituted as follows:

2.2 ASCE Standard:

ASCE 7-10 American Society of Civil Engineers *Minimum Design Loads for Buildings and Other Structures*

The text of Section 6.2.2 of ASTM E1996 shall be substituted as follows:

6.2.2 Unless otherwise specified, select the wind zone based on the ultimate design wind speed, V_{ult} , as follows:

6.2.2.1 Wind Zone 1—130 mph \leq ultimate design wind speed, $V_{ult} < 140$ mph.

6.2.2.2 Wind Zone 2—140 mph \leq ultimate design wind speed, $V_{ult} < 150$ mph at greater than 1 mile (1.6 km) from the coastline. The coastline shall be measured from the mean high-water mark.

6.2.2.3 Wind Zone 3—150 mph (67 m/s) \leq ultimate design wind speed, $V_{ult} \leq 170$ mph (76 m/s), or 140 mph (54 m/s) \leq ultimate design wind speed, $V_{ult} \leq 170$ mph (76 m/s) and within 1 mile (1.6 km) of the coastline. The coastline shall be measured from the mean high-water mark.

6.2.2.4 Wind Zone 4—ultimate design wind speed, $V_{ult} > 170$ mph (76 m/s).

R301.2.1.3 Wind speed conversion. Reserved.

**TABLE R301.2
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERRAFTMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP	CLIMATE ZONE
	Speed ^b (mph)	Wind-borne Debris Zone		Weathering ^a	Frost Line Depth	Termite						
As set forth in Appendix AY	As set forth in Appendix AY	See definition	B	Severe	42"	Moderate-Heavy	7°F	YES	To be determined locally	1,500 or less	50°F	5A

**Manual J Design Criteria
ACCA Manual J 8th Edition 2016**

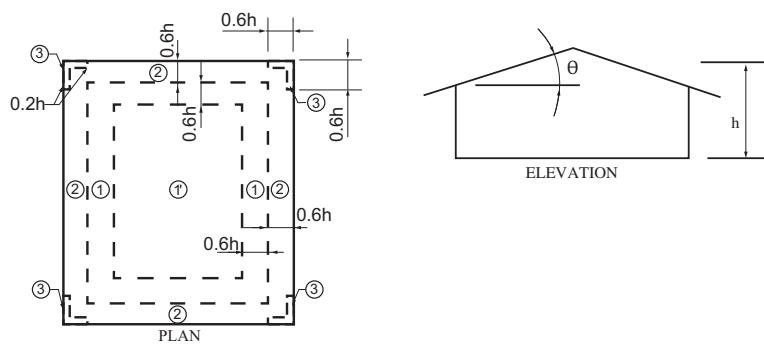
Location	Elevation Feet	Latitude Degrees North	Cooling			Design Grains	Daily Range (DR)	
			Heating 99% Outdoor Dry Bulb		Outdoor Air			
			1% Dry Bulb	Coincident Wet Bulb	55% RH Indoors	50% RH Indoors	45% RH Indoors	
Connecticut								
Bridgeport, Sikorsky Memorial AP	10	41	12	84	72	29	36	42
Hartford, Brainard Field	19	41	6	88	72	23	30	36
New Haven AP	14	41	7	84	73	35	42	48
New London	10	41	9	85	72	26	32	39
Norwalk	397	41	9	84	71	22	29	36
Norwich	197	41	7	86	73	30	37	44
Waterbury	850	41	2	85	71	22	28	35
Windsor Locks, Bradley Field	197	42	8	88	71	16	22	29

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s

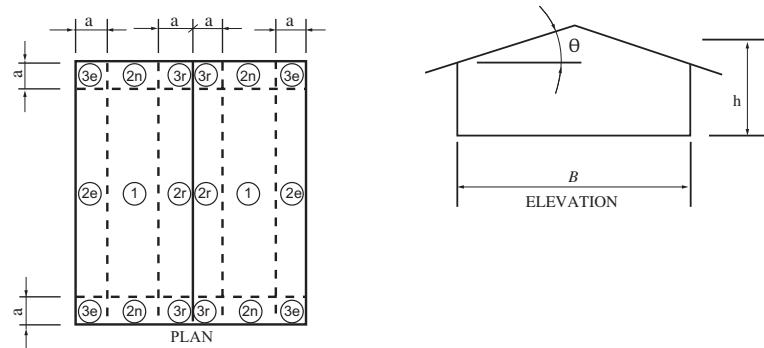
a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code.

b. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

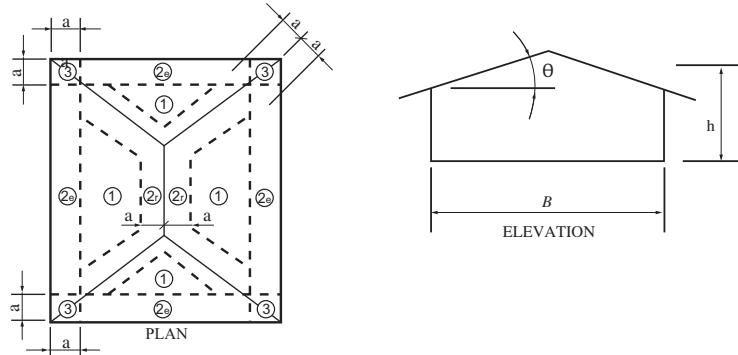
BUILDING PLANNING



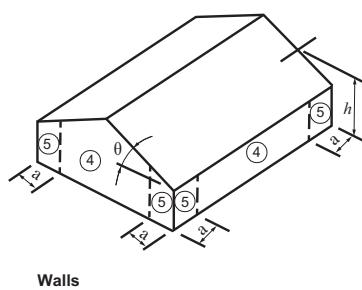
Gable and Flat Roofs $\theta \leq 7^\circ$



Gable and Flat Roofs $7^\circ < \theta \leq 45^\circ$



Hip Roofs $7^\circ < \theta \leq 45^\circ$



For SI: 1 foot = 304.8 mm, 1 degree = 0.0175 rad.

Note: $a = 4$ feet in all cases.

FIGURE R301.2.1
COMPONENT AND CLADDING PRESSURE ZONES

BUILDING PLANNING

TABLE R301.2.1(1)—continued
COMPONENT AND CLADDING LOADS FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 30 FEET LOCATED IN EXPOSURE B (ASD) (psf)^{a,b,c,d,e,f,g,h}

	ZONE	EFFECTIVE WIND AREAS (square feet)	ULTIMATE DESIGN WIND SPEED, V_{ult}											
			90.0		95.0		105.0		115.0		130.0		150.0	
			Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
Gable roof >2° to 45 degrees	1,2e, 2r	10.0	8.0	-14.7	8.9	-16.3	9.9	-18.1	10.9	-20.0	12.0	-21.9	13.1	-24.0
	1,2e, 2r	20.0	7.1	-12.4	7.9	-13.9	8.8	-15.4	9.7	-16.9	10.6	-18.6	11.6	-20.3
	1,2e, 2r	50.0	5.9	-9.5	6.6	-10.6	7.3	-11.7	8.1	-12.9	8.9	-14.2	9.7	-15.5
	1,2e, 2r	100.0	5.0	-7.3	5.6	-8.1	6.2	-9.0	6.9	-9.9	7.5	-10.8	8.2	-11.9
	2n, 3r	10.0	8.0	-16.2	8.9	-18.0	9.9	-19.9	10.9	-22.0	12.0	-24.1	13.1	-26.4
	2n, 3r	20.0	7.1	-14.4	7.9	-16.1	8.8	-17.8	9.7	-19.7	10.6	-21.6	11.6	-23.6
	2n, 3r	50.0	5.9	-12.2	6.6	-13.5	7.3	-15.0	8.1	-16.5	8.9	-18.2	9.7	-19.9
	2n, 3r	100.0	5.0	-10.4	5.6	-11.6	6.2	-12.9	6.9	-14.2	7.5	-15.6	8.2	-17.1
3e	3e	10.0	8.0	-19.9	8.9	-22.1	9.9	-24.5	10.9	-27.0	12.0	-29.7	13.1	-32.4
	3e	20.0	7.1	-17.6	7.9	-19.6	8.8	-21.8	9.7	-24.0	10.6	-26.3	11.6	-28.8
	3e	50.0	5.9	-14.7	6.6	-16.3	7.3	-18.1	8.1	-20.0	8.9	-21.9	9.7	-24.0
	3e	100.0	5.0	-12.4	5.6	-13.9	6.2	-15.4	6.9	-16.9	7.5	-18.6	8.2	-20.3
	1	10.0	6.5	-14.7	7.3	-16.3	8.0	-18.1	8.9	-20.0	9.7	-21.9	10.6	-24.0
	1	20.0	5.6	-14.7	6.3	-16.3	7.0	-18.1	7.7	-20.0	8.4	-21.9	9.2	-24.0
	1	50.0	4.4	-11.3	5.0	-12.6	5.5	-14.0	6.1	-15.4	6.6	-16.9	7.3	-18.5
	1	100.0	3.6	-8.7	4.0	-9.7	4.4	-10.8	4.8	-11.9	5.3	-13.1	5.8	-14.3
Hipped roof >7° to 20 degrees ^g	2r	10.0	6.5	-19.1	7.3	-21.3	8.0	-23.6	8.9	-26.0	9.7	-28.6	10.6	-31.2
	2r	20.0	5.6	-17.2	6.3	-19.2	7.0	-21.3	7.7	-23.4	8.4	-25.7	9.2	-28.1
	2r	50.0	4.4	-14.7	5.0	-16.4	5.5	-18.2	6.1	-20.0	6.6	-22.0	7.3	-24.0
	2r	100.0	3.6	-12.8	4.0	-14.3	4.4	-15.8	4.8	-17.4	5.3	-19.1	5.8	-20.9
	2e, 3	10.0	6.5	-20.6	7.3	-22.9	8.0	-25.4	8.9	-28.0	9.7	-30.8	10.6	-33.6
	2e, 3	20.0	5.6	-18.5	6.3	-20.6	7.0	-22.9	7.7	-25.2	8.4	-27.7	9.2	-30.3
	2e, 3	50.0	4.4	-15.8	5.0	-17.6	5.5	-19.5	6.1	-21.5	6.6	-23.6	7.3	-25.8
	2e, 3	100.0	3.6	-13.7	4.0	-15.3	4.0	-16.9	4.8	-18.7	5.3	-20.5	5.8	-22.4
Hipped roof >20 to 27 degrees	1	10.0	6.5	-11.7	7.3	-13.0	8.0	-14.5	8.9	-15.9	9.7	-17.5	10.6	-19.1
	1	20.0	5.6	-10.4	6.3	-11.6	7.0	-12.8	7.7	-14.1	8.4	-15.5	9.2	-16.9
	1	50.0	4.4	-8.6	5.0	-9.6	5.5	-10.6	6.1	-11.7	6.6	-12.8	7.3	-14.0
	1	100.0	3.6	-7.3	4.0	-8.1	4.4	-9.0	4.8	-9.9	5.3	-10.8	5.8	-11.9
	2e, 2i, 3	10.0	6.5	-16.2	7.3	-18.0	8.0	-19.9	8.9	-22.0	9.7	-24.1	10.6	-26.4
	2e, 2i, 3	20.0	5.6	-14.4	6.3	-16.1	7.0	-17.8	7.7	-19.7	8.4	-21.6	9.2	-23.6
	2e, 2i, 3	50.0	4.4	-12.2	5.0	-13.5	5.5	-15.0	6.1	-16.5	6.6	-18.2	7.3	-19.9
	2e, 2i, 3	100.0	3.6	-10.4	4.0	-11.6	4.4	-12.9	4.8	-14.2	5.3	-15.6	5.8	-17.1

(continued)