

HUMBOLDT COUNTY BUILDING DEPARTMENT
PORCH/MUD ROOM/OR SIMILAR USES HANDOUT AND PLAN REVIEW
ENCLOSED NON-HABITABLE SPACE ONLY
2018 INTERNATIONAL RESIDENTIAL CODE

It is the owner or contractor's responsibility to become familiar with the adopted code requirements of Humboldt County.

The owner or contractor shall become familiar with requesting the required inspections.

We encourage you to ask questions and utilize available handouts.

These plans were checked for code/life safety and regulation compliance only.

1. Site plan indicating location of the project on property. Check with the Planning Department (623-6393) for their required setbacks from property lines.
2. **Sleeping Room emergency egress or rescue openings shall not be enclosed**
3. Approved foundation
_____ 18"x18"x24" footing or 22" diameter x 18" deep sonatube
_____ Pressure treated posts buried 3 feet
4. Posts
Posts shall be pressure treated if they come in contact with the earth or concrete; or specify type of post base with standoff. _____
_____ Size of posts
_____ Distance between post
_____ Required header size between posts
_____ Specify positive connection between posts and headers
5. Roof Framing
_____ Size
_____ Spacing
_____ Ridge beam size
Ceiling joists
_____ Size
_____ Spacing
_____ Collar ties (if required) 1"x4" – 4' o.c.
_____ Trusses
_____ Specify connection at rafter/wall framing
6. Wall & Floor Framing
_____ Ceiling Height
Wall studs(bearing wall studs – max. 10' high)
_____ Size
_____ Spacing
Floor joists
_____ Size
_____ Spacing
Subflooring
_____ Type
_____ Thickness
_____ Mudsill
_____ Header sizes
_____ Door opening size
_____ Siding type
7. Roofing
_____ Type of roofing
_____ Roof pitch
_____ Shingles shall not be used as a roof covering if the roof pitch is less than 3:12.
_____ Thickness of roof sheathing

Provide attic ventilation of 1/150 of the space vented, or 1/300 if 50% -80% of the vents are 3' above eaves and the balance at eaves. (R806.2)

8. If attaching porch to the manufactured home the following criteria must be met. Every project shall be reviewed individually. Plans are required for dormer construction
 - A. A porch/mudroom shall not be attached to any manufactured home that is under warranty.
 - B. The walls of the manufactured home have to support on a full foundation. The owner shall provide evidence of support.
 - C. The walls of the manufactured home shall be min. of 2x4, 24" o.c.
 - D. No support is permitted from the ends of the eaves or ends of trusses of the manufactured home.
 - E. The manufactured home has to meet real property conversion standards to be able to add load on to the manufactured home.
 - F. Singlewide's typically will not be permitted to add load to the manufactured home unless a Nevada engineer's stamped drawing is submitted.
 - G. Construction of dormers, which hip back on to the manufactured home roof.
 - a. Trusses of the manufactured home roof shall be a min. of 2x4 or 30 lb roof.
 - b. Support on a full foundation.
 - c. A minimum of ½ the load of the dormer shall be cantilever type construction, which distributes most of or ½ the load back to the new building's roof.
 - d. Size of the dormer may also effect the requirement for engineering.
 - e. Or plans are wet stamped by a Nevada Engineer
 - H. Ledgers to the wall of the manufactured home shall be attached with ¼" lags and lags shall connect to every stud
 - I. Egress windows must be maintained from existing bedrooms in a manufactured home.
 - J. Two exits are required from the manufactured home and must be maintained.
 - K. One egress may pass thru an awning, porch, or garage if directly accessible to an exterior door from the room.
9. The gas line shall not be covered by the porch. If the gas line needs to be moved a plumbing permit is required.
10. Stair Requirements – see exterior residential stair handout
11. If electrical is installed or relocated a permit is required and shall comply with the 2017 National Electric Code.
12. If plumbing is installed a permit is required and the porch shall be provided with a permanent source of heat. If this is the case then it becomes habitable space and will be treated as an addition and shall comply with the IRC.
13. Building pads shall have a drainage gradient of 6" in the first 10' away from the building.
14. Egress windows from existing bedrooms are required to open directly to the outside. Plan for this requirement when designing your porch.

HEADER SCHEDULE

LOAD BEARING EXTERIOR HEADERS-ROOF & CEILING ONLY (IRC TABLE R502.5(1))

BUILDING WIDTH						
	20'		28'		36'	
Size	Span	# of Jack Studs	Span	# of Jack Studs	Span	# of Jack Studs
2-2x4	3'6"	1	3'2"	1	2'10"	1
2-2x6	5'5"	1	4'8"	1	4'2"	1
2-2x8	6'10"	1	5'11"	2	5'4"	2
2-2x10	8'5"	2	7'3"	2	6'6"	2
2-2x12	9'9"	2	8'5"	2	7'6"	2
2-2x8	8'4"	1	7'5"	2	6'8"	2
3-2x10	10'6"	1	9'1"	2	8'2"	2
3-2x12	12'2"	2	10'7"	2	9'5"	2
4-2x8	9'2"	1	8'4"	1	7'8"	1
4-2x10	11'8"	1	10'6"	1	9'5"	2
4-2x12	14'1'	1	12'2"	2	10'11"	2

RAFTER SPAN TABLES
2018 INTERNATIONAL RESIDENTIAL CODE

Rafter Spans for Douglas Fir-Larch #2 – Ceiling not attached to rafters (R802.5.1(1))

Rafter Spacing	2x4	2x6	2x8	2x10	2x12
12" o.c.	10'10"	16'7"	21'	25'8"	*
16' o.c.	9'10"	14'4"	18'2"	22'3"	25'9"
19.2 o.c.	8'11"	13'1"	16'7"	20'3"	23'6"
24" o.c.	8'0"	11'9"	14'10"	18'2"	21'0"

*Span exceeds 26 feet in length

2x4's can be used in limited situations with reduced span; higher slope; light roof covering. Table cannot be used to determine rafter sizes for tile or other heavy roof coverings.

Rafter Spans for Douglas Fir-Larch #2 – Ceiling attached to rafters (R802.5.1(2))

Rafter Spacing	2x4	2x6	2x8	2x10	2x12
12" o.c.	9'10"	15'6"	20'5"	25'8"	*
16' o.c.	8'11"	14'1"	18'2"	22'3"	25'9"
19.2 o.c.	8'5"	13'1"	16'7"	20'3"	23'6"
24" o.c.	7'10"	11'9"	14'10"	18'2"	21'

Rafter Ties:

Where ceiling joists are not parallel to rafters, the rafters shall be tied to 2"x4" minimum size rafter ties and installed in accordance with the connection requirements in Table R802.5.1(9) or connections of equivalent capacities will be provided. (R802.3.1)

Collar Ties:

Collar ties or ridge straps to resist wind uplift shall be connected in the upper third of the attic space in accordance with Table R602.3(1). Collar ties shall be a minimum of 1"x4", spaced not more than 4 feet on center. (R802.3.1.)

Gable Roof Design

Roof Construction

Ridge Beam Size _____

Roof Pitch _____

Rafter Size & Spacing _____

Provide Rafter Ties for positive connection between rafter and header or top plate

Ceiling Joists Size & Spacing _____

Shed Roof Design

Rafter Size & Spacing _____

Provide Rafter Ties for positive connection between rafter and header

Floor Framing

What is the ceiling height? _____

Framing Detail

Double Top Plate

Stud Size & Spacing _____

Mudsill or sill plate

Header Size _____

All exterior walls & main cross stud partitions shall be thoroughly braced.

What Is Your Footing Design? _____
Provide connections at footings & walls/post

Floor Joists - Size & Spacing _____

Subflooring - Type & Size _____

