



ROOM ADDITION STANDARDS

**Handout
508**

REV 11/14

ADOPTED CODES (with City Amendments per Ordinance 08-12):

**2012 International Building Code (IBC)
2012 International Residential Code (IRC)
2012 International Plumbing Code (IPC)
2012 International Fuel & Gas Code (IFGC)
2012 International Mechanical Code (IMC)
2012 International Energy Conservation Code (IECC)
2012 International Property Maintenance Code (IPMC)
2011 National Electric Code (NEC)
2010 Americans with Disabilities Act Accessible Guidelines (ADAAG)
2012 International Fire Code (IFC)**

Current Peoria Zoning Ordinances

Economic Development Services Department Building Safety Division

9875 N. 85th Avenue
Peoria, Arizona 85345
623-773-7225 (FAX: 623-773-7245)

www.peoriaaz.gov/building

- Two (2) sets of Building plans drawn to scale 1/4"=1' AND legible to include the following:
- Site plan showing setbacks to property lines, easements and showing north arrow with approval by Planning & Zoning
- Existing floor plan and new floor plan, provide dimensions, label rooms, windows and doors (types & sizes), HVAC, verify 8% natural light and 4% natural ventilation, verify emergency egress for bedroom (5.7 sf net clear opening)- **if the room has a closet it must be treated as a bedroom**
- Foundation plan showing landings, location of footings, footing detail
 - ⓪ to include anchor bolt placement and sizing and rebar placement
- Roof framing plan to include location and sizes of headers, beams, posts, trusses
 - ⓪ or conventional framing and include all connections from walls/beams to
 - ⓪ roof and include attic access and attic ventilation calculations
- Elevations to include exterior wall coverings, roof pitch, window and door
 - ⓪ locations, roofing materials, height of structure and height from grade to
 - ⓪ headers, label each elevation i.e. north, south,etc.
- Details to include wall framing, shear wall panels, footings, etc.
- Electrical show receptacle and switch locations
- Plumbing show fixture count and location to verify number of water closets for sizing of water and sewer lines
- Provide electrical load calculations for existing house, new addition and each electrical panel one line diagram if sub panel is added.

A. PLANNING FOR AN ADDITION

1. Home Owner Associations & Deed Restrictions may prohibit or restrict additions. It is the responsibility of the homeowner to research such restrictions, which are not enforced by the City.
2. Zoning requirements may limit or prohibit the ability to add to your home. It pays to investigate the zoning, which limits the building setbacks, uses and lot coverage prior to proceeding with any plans and any additional expenditure.
3. Public utility easements are located on every residential lot. The construction of any permanent structure in an easement is prohibited.

B. BUILDING PERMIT APPLICATION

All projects must have a permit application. Arizona law requires that every applicant supply specific information and certain declarations regarding the proposed work. The owner, licensed contractor, or their authorized agent can complete the application. The following information must be provided:

1. **Project Information:** The address, legal description or assessor's parcel number, existing use of the building or property, and a brief description of the proposed

work/project.

2. **Applicant:** This is the name of the person presenting the application to the department.
3. **Property Owner:** The name and address of the property owner.
4. **Contractor:** If a permit is being issued to a contractor, the name, contractor license number, state privilege tax number and the City of Peoria sales tax number must be provided. If the permit is being issued to an owner/builder, write "owner/builder" in this area.
5. **Owner/Builder Declaration:** If the property owner is doing all the construction work or will be hiring workers without employing a licensed contractor, it is an "owner/builder project" and this section must be signed. It waives licensing requirements for owners. The state law requires a licensed contractor to perform the work on all rental properties. This portion of the form can be signed by the owner, lessee, tenant, architect, engineer, or an agent of any of these.

Important: An owner/builder verification section is required for all owner/builder project which is located on the bottom portion of the application.

6. **Applicant Signature:** This statement may be signed by the contractor, owner or agent

C. BUILDING PERMIT FEES

The fee for a building permit depends on the size of your project. For room additions, the fee will be based on the square footage. Visit www.peoriaaz.gov/building for fee schedules.

D. CONSTRUCTION PLANS ARE REQUIRED

1. In most cases construction drawings will be required. For your home improvement project you may do them yourself, or have a friend or family member do them for you. You may hire an architect or drafting service if you choose.
2. All construction plans must be complete, legible and submitted on 24" x 36" or smaller paper. All plans shall be made using appropriate scale.
3. Your drawings will be reviewed to see that they comply with Zoning and Building Codes. You may be asked to make corrections or to provide more information. **Two copies of each drawing are required.** When drawings are approved, and the permit is issued, you will be given one set of drawings to keep on the job site. The other set will be kept by the City.
4. **Foundation Plan, scale: 1/4" = 1'-0"**
 - a. Size of stem wall.
 - b. Size and depth of footings/pier footings.
 - c. Thickness of concrete slabs and 4" ABC.
 - d. Reinforcement steel placement.
 - e. Underground plumbing, mechanical or electrical lines.
5. **Floor plan, scale: 1/4" = 1'-0"**

For additions to existing buildings, show proposed rooms and all adjoining rooms.

- a. Exterior dimensions.
 - b. Interior dimensions.
 - c. Use of rooms.
 - d. Size and type of all windows and doors.
 - e. Location of all plumbing fixtures.
 - f. Location and type of heating and air-conditioning facilities.
 - g. All interior finishes.
6. **Elevations, scale: 1/4" = 1'-0"**
This is a drawing or view of each new exterior wall and includes:
- a. Doors, windows, and other openings.
 - b. Vertical dimensions.
 - c. Exterior finishes.
 - d. Shear panel locations or other means of obtaining required lateral bracing.
 - e. Separate sheet, floor or frame page.
7. **Cross section views, scale = any**
The cross section views include:
- a. Interior and exterior finishes.
 - b. Size, spacing and type of material used.
 - c. Insulation, type and location.
 - d. Typical connections.
 - e. Complete roofing specifications.
8. **Roof Plan, scale: 1/4" = 1'-0"**
The roof plan should include drawings of the following:
- a. Hips, valleys, ridges.
 - b. Any special framing at roof area.
 - c. For additions to existing buildings, show location of bearing walls and roof slope of existing building.
 - d. Direction of joist and rafters.
 - e. Size of supporting headers above wall openings.
9. **Connection details, scale: Any**
Sufficient details must be shown to clearly explain the method of construction and means of connection.

E. PLOT PLAN REQUIREMENTS FOR ROOM ADDITION, scale 1" = 20'

Two copies of a plot plan are required for a permit. You must include the following items on each plan:

1. Name of Owner.
2. Address where room is to be built.
3. Legal description of property.
4. North arrow. Information on the lot direction is available from the Community Development Department.
5. Boundaries and dimensions of property. This information is available from the Community Development Department.

6. Names of bordering streets, width of half street.
7. Location and width of easements. Information on public easements is available from the Engineering Department. Private easements should be shown on the property's deed.
8. Location and distance of existing structures from property lines.
9. Location and distance of proposed room addition from property lines.

F. CODE REQUIREMENTS

1. Electrical:

- a. Receptacle outlets must be installed in all habitable areas so that no point along the floor line in any wall space is more than 6 feet from an outlet.
- b. Receptacle outlets installed within 6 feet of any sink or tub is required to be GFCI.
- c. Provide switch-controlled lighting outlets in habitable areas and at outdoor entrances or exits.
- d. Arc-fault circuit interrupters shall be provided for all 15- and 20-amp branch circuits.
- e. Location of smoke detector(s). Smoke alarms and carbon monoxide detectors for new and existing.

2. Heating:

- a. Heating is required to be capable of providing 68°F at 3 feet above floor and 2 feet from exterior walls.

3. Light and ventilation:

- a. Light: Provide window areas of 8% of floor area.
- b. Natural ventilation: Provide openable window area equivalent to 4% of floor area for natural ventilation.
- c. Mechanical ventilation may be used in lieu of natural ventilation provided: 0.35 air changes per hour or whole-house system supplying outdoor ventilation air of 15 cfm per occupant on basis two occupants for first bedroom and one for each additional bedroom.

4. Room Sizes:

The main room in a dwelling must have a minimum 120 sq. ft. of floor area. Other rooms need only be 70 sq. ft. These rooms need not be wider than 7 ft. A 30 inch wide compartment with 21 inches of clear space in front of the water closet is necessary for water closet compartment.

5. Ceiling Height:

The ceiling in habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basement shall be not less than 7 ft. above the floor.

6. Attic Access:

In order to get into the attic for repairs and maintenance, a 22 in. x 30 in. x 30 in. minimum unobstructed headroom scuttle is required for attics exceeding 30 sq.ft. and over 30 inches high.

7. Sleeping Rooms:

Sleeping rooms in dwelling units are required to have at least one operable window or door for emergency escape and rescue. Such window is required to open directly into a street, alley or yard. Windows are required to be operable from the inside without the use of separate tools.

All escape and rescue windows are required to have a minimum net clear openable area of 5.7 sq. ft. with

5.0 sq.ft. for grade floor openings with a minimum height of 24" and a minimum width of 20", and maximum sill height of 44" above finished floor.

8. Roof Ventilation:

Ventilation required for enclosed attics. Openings shall be provided with corrosion-resistant wire mesh 1/8 inch minimum to 1/4 inch maximum. Total net free ventilating area shall not be less than 1 to 150 sq.ft. and permitted to be 1 to 300 sq.ft. provided at least 50% in the upper portion at least 3 feet above eave vents and 50% in the lower portion. A minimum 1 inch space shall be provided between insulation and roof sheathing for eave or cornice vents to allow free flow of air.

9. Wall Bracing Requirements:

Must comply with wall bracing requirements per IRC Chapter 6.

G. CONSTRUCTION / INSPECTION

1. An inspection is required for all stages of construction from foundation to the final inspection. In order to request an inspection, you will need to call the Automated (IVR) inspection request line 623-773-7220. You must enter the permit number (shown on the top right corner of the permit), inspection code number (see inspection sheet) and any special instructions (i.e. dog is on leash).
2. The automated inspection line is open 24 hours a day. All inspection requests will be done within the next working day.
 - a. Foundations: request inspection after foundation excavation but prior to concrete placement.
 - b. Soil, sewer and water is inspected for underground work. Water or air test is required on plumbing lines before they are covered.
 - c. Framing inspection takes place after the completion of framing members, rough electrical, rough plumbing and rough mechanical.
 - d. Drywall nail inspection is required prior to taping.
 - e. Exterior lath (Stucco Mesh)
 - f. Final inspection is required after the completion of the project.

H. PLANNING AND ZONING

1. Building setbacks are determined by the following:
 - a. Zoning district regulations.
 - b. Special setbacks contained on the Subdivision Plat.
 - c. Special setbacks stipulated by Planning and Zoning Commission, Board of Adjustments or City Council.

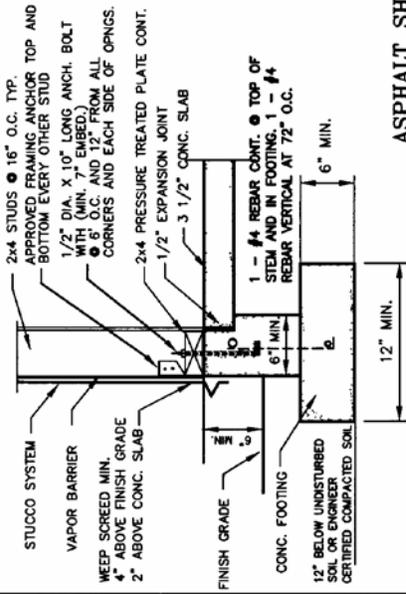
- d. Variances specific to certain setbacks and lots as granted by the Board of Adjustments.
2. Lot Coverage:
- a. The percent of lot coverage is calculated for all structures, i.e., house, sheds, additions, etc. that are contained on any specific lot.
 - b. Lot coverage is determined by dividing the total area* of the lot into the total area* covered by structures* as shown in the following example (*in square feet):

Lot coverage: $\frac{\text{Area of all structures (sq. ft.)}}{\text{Lot area (sq. ft.)}}$

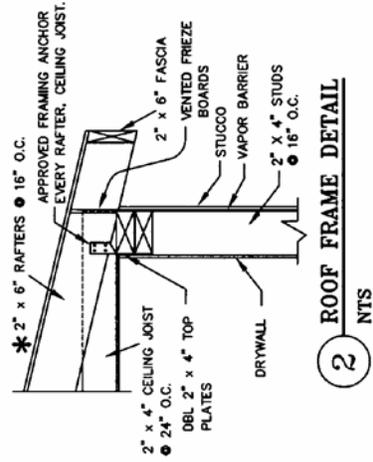
Lot coverage: $\frac{2560 \text{ sq. ft. (house, addition, shed, etc.)}}{8000 \text{ sq. ft.}}$

Lot coverage = 32%

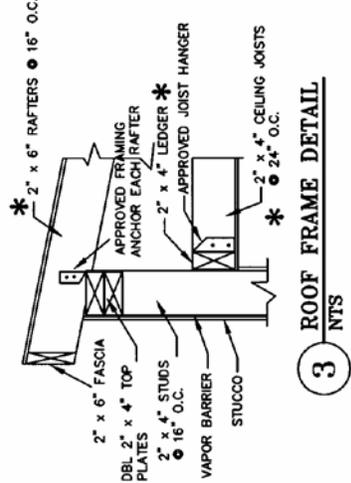
3. The allowable lot coverage is determined by one or more of the following:
- a. Zoning district regulations.
 - b. Special stipulations by the Planning and Zoning Commission, Board of Adjustments, City Council, or contained on the Subdivision Plat.
 - c. Variances to a specific lot or lots granted by the Board of Adjustments.



1 EXTERIOR WALL FOOTING
ALTERNATE: MONOLITHIC FOOTING
ASK FOR DETAILS



2 ROOF FRAME DETAIL
NTS



3 ROOF FRAME DETAIL
NTS

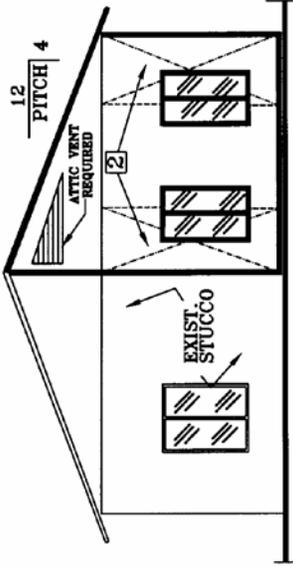
ASPHALT SHINGLES:

- ONE (1) LAYER OF TYPE 15 FELT SHALL BE APPLIED SHINGLE FASHION (OVERLAPPING), PRIOR TO THE INSTALLATION OF THE SHINGLES.
- SHINGLES SHALL BE FASTENED ACCORDING TO MANUFACTURER'S INSTRUCTIONS, EXCEPT THAT THE FOLLOWING NUMBER OF NAILS SHALL BE USED:
 - A. SELF-SEALING TYPE SHINGLES - 4 NAILS PER 36-INCH STRIP.
 - B. STANDARD 3-TAB SHINGLES - 6 NAILS PER 36-INCH STRIP.
 - C. INDIVIDUAL SHINGLES LESS THAN 18" WIDE - 2 NAILS PER SHINGLES
- NAILS OR STAPLES USED TO FASTEN ASPHALT SHINGLES SHALL MEET OR EXCEED THE MANUFACTURER'S RECOMMENDATIONS AND SHALL MEET THE MINIMUM PROPERTY STANDARD:
 - A. SHALL BE GALVANIZED OR CORROSION RESISTANT METAL.
 - B. SHALL BE LONG ENOUGH TO PENETRATE THE ROOFING MATERIAL AND AT LEAST 3/4" INTO THE WOOD DECK SHEATHING OR THRU THE SHEATHING.

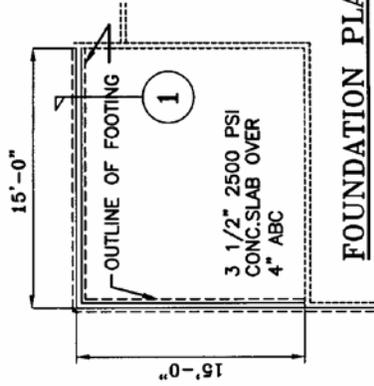
LATERAL BRACING REQUIREMENTS:

- ALL EXTERIOR WALLS AND MAIN CROSS-STUD PARTITIONS SHALL BE EFFECTIVELY AND THOROUGHLY BRACED AT EACH END, OR AS NEAR THERE TO AS POSSIBLE AND AT LIST EVERY 25 FEET OF LENGTH BY ONE OF THE FOLLOWING METHODS:
 - 1** NOMINAL 1 X 4 CONTINUOUS DIAGONAL BRACES LET INTO TOP AND BOTTOM PLATES AND INTERVENING STUDS, PLACED AT AN ANGLE APPROXIMATELY 45 DEGREES FROM THE HORIZONTAL AND ATTACHED TO THE FRAMING WITH 2-8d NAILS AT PLATES AND STUDS.
 - 2** WHEN DIAGONAL BRACING CAN NOT BE INSTALLED PROVIDE 3/8 INCHES THICK PLYWOOD PANEL, 48 INCHES WIDE, COVERING 3 STUD SPACES NAIL WITH 8d @ 6" O.C. @ EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS.

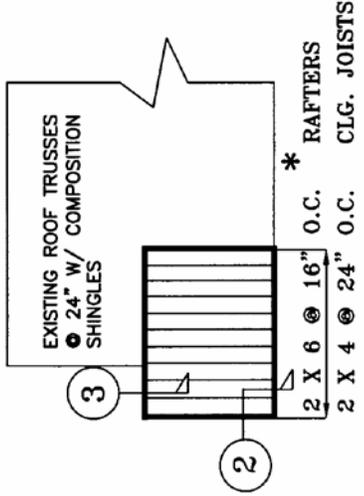
* RAFTER JOIST AND LEDGER SIZES WILL VARY DEPENDING ON SPAN AND ROOF LOADING.



REAR ELEVATION



FOUNDATION PLAN



ROOF PLAN

