



CITY OF PORTAGE

BUILDING DEPARTMENT

CITY HALL

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SUMMARY OF REQUIREMENTS

Attached is a brief summary of the requirements of the “One and Two Family Dwelling Code” 2003 edition of the “International Residential Code” with current amendments, as adopted and enforced by the City of Portage Building Department. It is hoped that this will answer some of your more frequent questions. If you have any additional questions, the staff is available to review the codes with you.

PERMITS: A permit shall be obtained before beginning construction, alteration or repair of any building or structure. The permit shall be applied for using forms furnished by the Building Commissioner, and all required fees shall be paid to the Clerk-Treasurer’s Office. City Ord.

PLANS: The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from lot lines.

CEILING HEIGHTS: Habitable rooms, hallways, corridors, toilet rooms, laundry rooms, and basements shall have a ceiling height of not less than 7 feet. R305.1

PRIVATE GARAGE: Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. R309.1

Separation required: The garage shall be separated from the residence and its attic area by a smoke separation of not less than 1/2 inch (13mm) gypsum board applied to the garage side of the framing. R309.2

EXITS: Not less than one exit door conforming to this section shall be provided for each dwelling unit. R311.4.1

Emergency egress and emergency openings: Every sleeping room shall have at least one openable emergency escape and rescue opening that opens directly to the exterior. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section 310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape

and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. R310.1

Minimum opening area: All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. **Exception:** Grade floor openings shall have a minimum net clear opening of 5 square feet. 310.1.1

STAIRWAYS: Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides. R311.5

Riser height: The maximum riser height shall be 8 1/4 inches (210 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. (9.5mm). R311.5.3.1

Tread depth: The minimum tread depth shall be 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. R311.5.3.2

RAMPS: Ramps shall have a maximum slope of one unit vertical in twelve units horizontal (8.3 percent slope). R311.6.1

GUARDRAILS: Porches, balconies, decks or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guardrails not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guardrails not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads. R312.1

Required guardrails on open sides of stairways, raised floor areas, balconies, decks and porches shall have intermediate rails or ornamental closures which do not allow passage of an sphere 4 inches (102 mm) or more in diameter. R312.2

FIRE WALLS:

Two Family dwellings: Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies of not less than 1-hour fire-resistive rating when tested in accordance with ASTM E 119. Fire-resistive-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend to the underside of the roof sheathing. R317.1

FOOTINGS: All exterior walls, bearing wall, columns and piers shall be supported on continuous solid masonry or concrete footings. Minimum 8"x16" with two continuous #4 re-bar. Footings shall extend below frost line, in no case less than 36 inches. Table R403.1

FOUNDATIONS: Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 6 inches (152 mm). R404.1.6

Finished grade at the foundation shall be a minimum of 24 inches above the top of the curb, when appropriate, (Portage requirement) and be sloped to fall a minimum of 6 inches in 10 feet from the foundation. R401.3

Concrete and masonry foundations: Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. R405.1

SUMP PITS: In other than Group I soils, a sump pump shall be provided to drain the porous layer and footings. The sump pit shall be at least 18 inches (457 mm) in diameter or equivalent and a minimum of 24 inches (610 mm) below the bottom of the basement floor. Where a porous layer of gravel, crushed stone, or coarse sand is used between the soil and the concrete floor slab, openings shall be made in the sump pit to allow drainage of that layer. The sump pit shall be capable of positive gravity or mechanical drainage to remove any accumulated water. R405.2.3

EXTERIOR INSULATION FINISH SYSTEMS (EIFS): All EIFS shall have a weather-resistive barrier applied between the underlying water-sensitive building components and the exterior insulation, and a means of draining water to the exterior of the veneer. A weather-resistive barrier shall be compliant with ASTM D 226 Type I asphalt saturated felt or equivalent, shall be applied horizontally with the upper layer lapped over the lower layer not less than 2 inches (51 mm), and shall have all vertical joints lapped not less than 6 inches (152 mm). R703.9.1

ATTIC ACCESS: A rough-framed attic access opening shall not be less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location. A 30-inch (762 mm) minimum unobstructed headroom in the attic space shall be provided at some point above the access opening. R807.1 2nd paragraph

STREET NUMBERS: Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Page 58, R321.1

The assigned street number display shall employ raised Arabic numerals of a minimum of five inches in height, the color of which must clearly contrast with the background upon which they are placed. City Ordinance 88-52

DRILLING AND NOTCHING: Structural floor and wall members shall not be cut, bored or notched in excess of the limitations specified in the following sections. See figures below. R502.8, R602.5, R602.6 and R602.6.1

Engineered wood products. Cuts, notches and holes bored in trusses, laminated veneer lumber, glue-laminated members or I-joists are not permitted unless the effects of such penetrations are specifically considered in the design of the member. R502.8.2

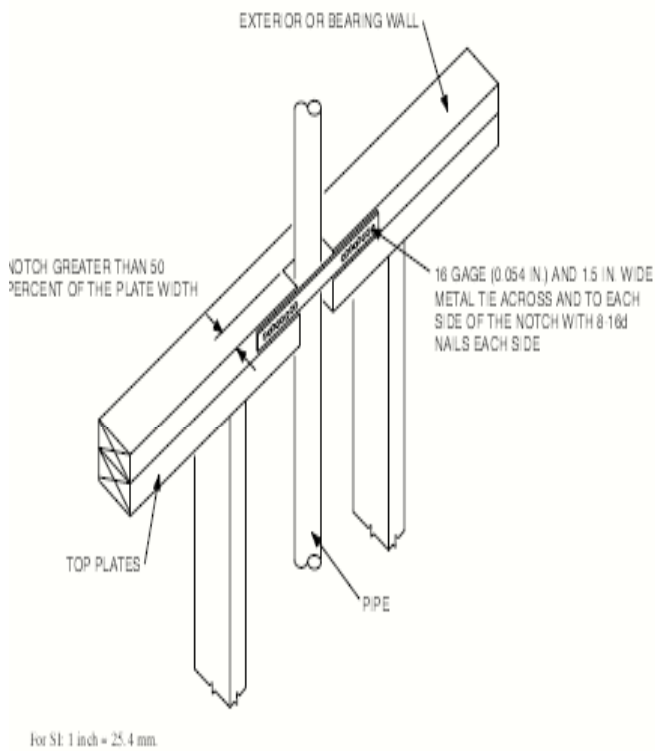
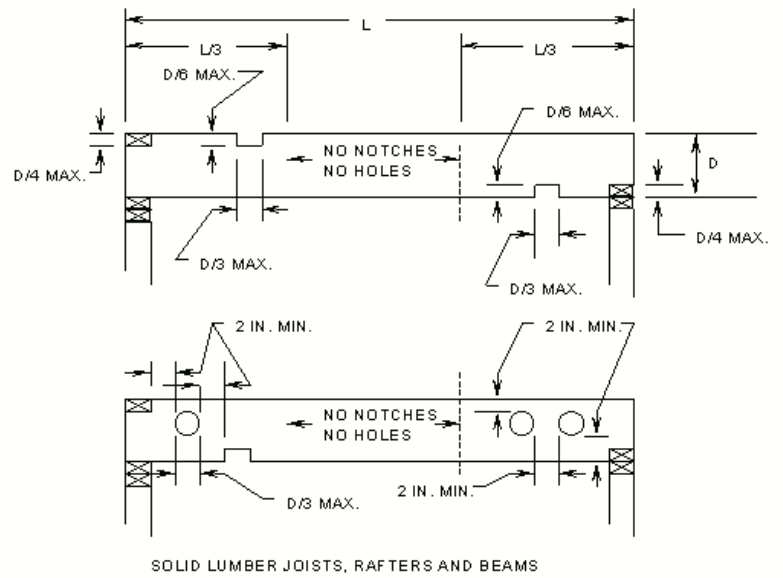
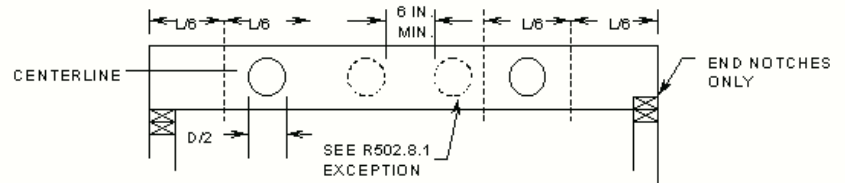


FIGURE R602.6(1)
TOP PLATE FRAMING TO ACCOMMODATE PIPING



SOLID LUMBER JOISTS, RAFTERS AND BEAMS



SOLID LUMBER JOISTS 2 X 8 AND LARGER

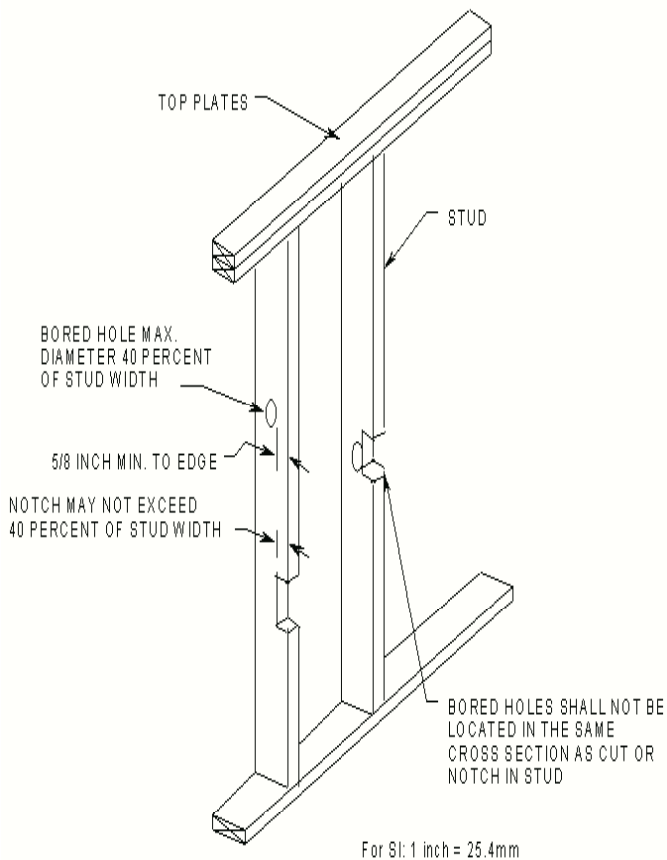
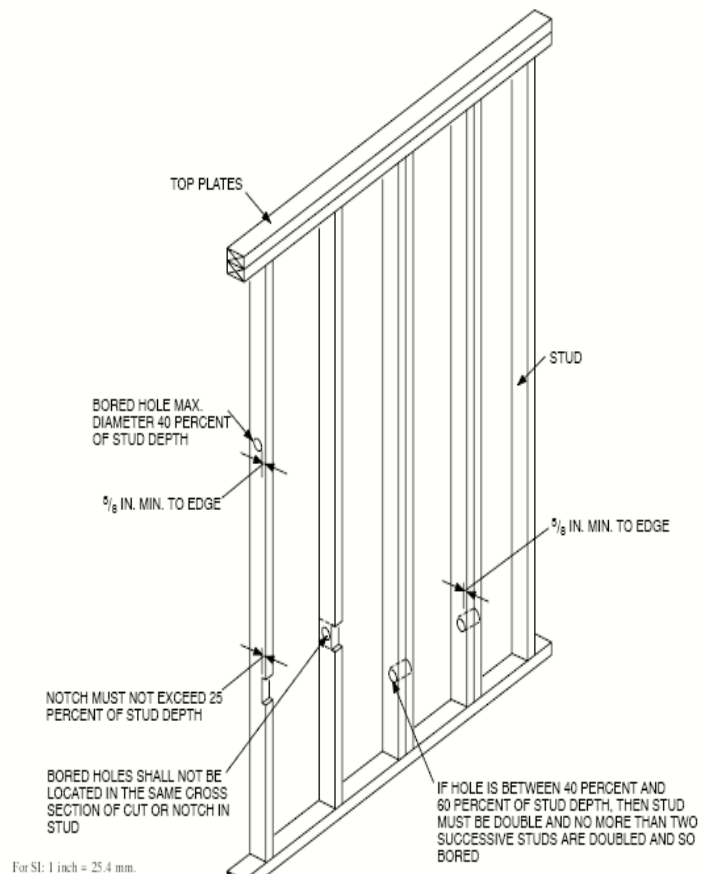


FIGURE R602.6(2)
NOTCHING AND BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS



Note: Condition for exterior and bearing walls.

FIGURE R602.6(1)
NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS AND BEARING WALLS

❖ See the commentary for Section R602.6.