



## MEMO

MEMO TO: GENERAL PUBLIC/BUILDING CONTRACTOR

MEMO FROM: PLANNING DEPARTMENT

MEMO RE: MINIMUM ACCEPTABLE PRACTICES FOR ONE  
AND TWO FAMILY CONSTRUCTION

DATE: DECEMBER 7, 1999

Listed below are the minimum acceptable practices for 1-2 family construction .  
These practices are effective immediately:

1. FOOTINGS: Thickness 8"                      Width 16"
2. FOUNDATION WALLS: Single Story: 8" thick exterior damp proofing required.  
Two Story and Above: 10"
3. FOUNDATION DRAINAGE:
  - Perimeter drains are required
  - Perforated drainage pipe should be installed at or below area being protected and should discharge by gravity or mechanical means.
4. LALLY COLUMNS PADS: Thickness 8" Dimension 24" x 24"
5. SILLS:
  - Double 2" x 6"
  - Bottom plate to be pressure treated and equipped with sill insulation
  - 1/2" x 8" anchor bolts 6'O.C. (straps are not allowed)
6. BEAM POCKET: Size of beam pocket should not be greater than three inches in height/width of beam being used.
7. MAXIMUM CLEAR SPAN OF 1<sup>ST</sup> FLOOR, FLOOR JOIST

	<u>16" O.C.</u>	<u>12" O.C.</u>
2x8	11' 8"	12' 10"
2x10	14' 11" 16' 5"	
2X12	18' 1"	19' 11"

8. MAXIMUM CLEAR SPAN OF 2<sup>ND</sup> FLOOR, FLOOR JOIST

	<u>16" O.C.</u>	<u>12" O.C.</u>
2X8	12' 10"	14' 2"
2X10	16' 5"	18' 0"
2X12	19' 11"	21' 11"

9. BRIDGING: 1X3 wood or metal required on either side of carrying beam

10. SUB FLOOR: 3/4" t.g. plywood or O.S.B. glued and nailed (Particle board is not allowed for 1<sup>st</sup> and 2<sup>nd</sup> floor sub flooring).

11. EXTERIOR WALLS

- 2" X 6" 16' O.C.
- 1/2" plywood or O.S.B. sheathing
- Tyvek or equal required

12. ROOFS

- 1/2" plywood or O.S.B. sheathing
- Roofs with 6" pitch or less require one course of ice/water shield at roof edges
- Roofs with 6" pitch or greater require one course of 15 lb. Felt at roof edges
- Proper venting required

13. DECKS:

- Decks to be made of P.T. material or equal, such as douglas fir, etc.
- Decks must be lag bolted 32" O.C. top and bottom
- Joist hangers or approved equal method must be used
- Support post must be lag bolted or notched a minimum of 1/2" into deck framing
- Flashing must be installed where deck is attached to house in such a way that it will prevent water from seeping in between deck and house
- Post must sit on galvanized post bracket fastened on or poured into concrete support pier
- Bury of wood post is not permitted
- Rail eight minimum of 40"
- Ballister spacing - maximum 4" between ballisters

14. PRECAST STAIRS: Exterior precast concrete stairs must rest on a concrete pad, a minimum of 4" thickness, and no smaller than the base of the stairs.