

## Room additions at single family dwellings

### Construction plans

Plans shall be drawn to scale, typically ¼" per foot works well.

Provide a floor plan for each level of the addition.

Provide section drawings to identify foundation, walls, floors and roof including bearing.

Provide exterior elevations showing the addition in relation to the existing dwelling.

Provide a site plan showing the location of the existing dwelling, the addition, and other buildings and site features. The site plan shall identify setbacks to the property lines and other buildings.

### Ceiling height

Habitable space, hallways, bathrooms, toilet rooms, laundry rooms, and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. The required height shall be measured from the finish floor to the lowest projection from the ceiling.

### Habitable rooms

Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The openable area to the outdoors shall be not less than 4 percent of the floor area being ventilated.

### Room name

Identify the name of all rooms and spaces on the plans. Room uses will have different code requirements based on the use. Typical uses include bedroom, kitchen, office, living room, hallway, closet, etc.

### Dimensions

Identify building, room, and site dimensions - they are important to determine code compliance. For example, setbacks from property lines or other buildings help determine fire resistive requirements and drainage concerns.

### Framing

Identify existing and proposed framing members, including type, size, spacing, spans, bearing, and load path. For example, the type, size, on-center spacing, and span of roof framing and load configurations determine bearing size requirements, header and beam sizes.

Floor plan example

