

# **TOWN OF YORK**

# **BUILDING CODES**

**ADOPTED**

**11/02/99**

**Revised**

**11/06/01**

**11/05/02**

**11/04/03**

## DEDICATION

These codes were up-dated only through the selfless efforts of the individuals listed below who attended the many meetings and/or made significant contributions:

Dennis Brown  
Robert Reed  
Scott Fiorentino  
Dan Remick  
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Brian Shaw

Other individuals who participated include Michael Bridges, Peter Paterson, Craig Briggs, Mark A. Badger Sr., and Norman Ruderman.

**TOWN OF YORK BUILDING CODE**  
**For**  
**One and Two Family Dwellings**

**Preface**

This Code is 1995 CABO One and Two Family Dwelling Code amended for the Town of York, Maine and includes all the provisions of that code except as amended or added to by the Town of York. Specifically adopted by reference are NFPA 70A Electrical Code for One- and two-family dwellings 1999 Edition \*, and NFPA 211, Standard for Chimney, Fireplaces, Vents, and Solid Fuel Burning Appliances 2000 Edition. \*\* These standards shall apply to new residential construction, and to additions, alterations, and structures accessory to residential structures.

Other types of construction, including multi-family dwellings and non-residential structures shall be governed by The International Building Code (IBC)/2003 or the most current edition, the 2003 version of the National Fire Protection 101, Life Safety Code, and NFPA 211, Standard for Chimney, Fireplaces, Vents, and Solid Fuel Burning Appliances 2003 edition.

York Plumbing Code-\*\*\* Amends 10-144 Department of Human Services Chapter 238 State of Maine Internal Plumbing Rules Chapter 13: Alternative System of Plumbing- No new buildings may use the Alternative System of Plumbing except for renovations and additions to existing structures already using the Alternative System of Plumbing.

The administration for these codes shall be as prescribed in the amended 1995 CABO One and Two Family Dwelling Code herein called The Town of York Building Code for One and Two Family Dwellings as Amended through 11/04/03

\* NFPA 70A -1999 - Now replaced with NFPA 70 - NEC - 2005 per State of Maine.

\*\* NFPA 211 -2000- Now replaced with NFPA 211 – 2003 per State of Maine.

\*\*\*Amended 11/04/03- But as of 01/01/06 it is no longer applicable due to State of Maine Plumbing Code Changes.

**(AMD)** before a Sub-section **AMENDS** that Sub-section by replacing the entire original text with the text that follows.

**(DEL)** before an Article or Section **DELETES** the entire Chapter or Section.

**(DEL)** before a Sub-section **DELETES** that Sub-section only.

#### **SECTION 101 TITLE**

**(AMD) 101.1 - One and Two Family Dwelling Code** - These provisions shall be known as the Town of York Building Code for *One and Two Family Dwellings*, may be cited as such, and will be referred to herein as "this code."

#### **SECTION 103 SCOPE**

**(AMD) 103.1 - Application** - The provisions of the code apply to the construction, addition prefabrication, alteration, repair, use, occupancy and maintenance of detached one- and two-family dwellings and one-family townhouses not exceeding three stories in height, and their accessory structures. Compliance with the requirements of this code may be considered as prima facie evidence of compliance with the locally adopted code. Any non-residential construction must comply with the 1996 version of the BOCA National Building Code as amended.

**(AMD) 106.4 - Penalty** - Any person, firm or corporation violating any of the provisions of this code shall be guilty of a civil land use violation and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted. Upon conviction of any such violation such person shall be punishable by a fine of not less than \$100.00 nor more than \$2,500.00 for each violation. If found guilty the court shall order the violator to pay all court costs and legal fees, including attorney fees and hourly rates for town employees involved in prosecuting the case or in preparation for court.

**(AMD) 107.2 - Limitations of Authority** - The Board of Appeals shall have no authority relative to interpretations of Chapter 1, the administrative provisions of this code, but the board may waive requirements of this code only where specifically authorized.

#### **SECTION 111 PERMIT**

**(AMD) 111.1 - Permit Required** - A permit shall be obtained before beginning construction, alteration or repairs, other than ordinary repairs, using application forms furnished by the building official. Ordinary repairs are nonstructural repairs and do not include addition to, alteration of, or replacement or relocation of water

supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electrical wiring, or mechanical or other work for which a permit is required by the building official.

**(AMD) 111.2 - Permit Fees** - Permit fees are to be assessed at the rate of six dollars per thousand of estimated cost. Half of the permit fee shall be put in an account for the Planning Department to maintain and upgrade the Town's Geographical Information System (GIS) and the remaining half of the permit fee shall be put in an account for the Code Enforcement Department to pay expenses related to special plan review, additional engineering, inspections and other needs relating to the duties of the Department. If supplemental expenses exceed permit-generated funds available to the Code Enforcement Department for a specific application, the applicant or owner shall be responsible for all additional costs. The Town of York Tax Assessor shall establish a schedule for minimum square footage rates based on the fair market value of the work proposed. A twenty-five dollar (\$25.00) application fee shall be charged for all applications, this \$25.00 shall be deducted from the cost of the permit if a permit is granted. All fees shall be paid in full before an occupancy permit is granted. The administrative authority may assess a re-inspection fee of fifty dollars (\$50.00) for failure to be ready for an inspection or repetitive inspections.

**(AMD) 111.3 - Expiration** - Every permit issued by the building official under the provisions of this code shall expire in one year unless the foundation is complete or in cases where there is no foundation required, at least 25% (twenty five percent) must be complete or the permit becomes null and void. If the foundation or 25% of the work permitted is complete the permit shall remain valid for 3 (three) years from the date of issuance

**(DEL) 111.3.1 - Permit Extension - DELETED**

**(DEL) 111.3.2 - Permit Renewal - DELETED**

**(AMD) 111.4 - Permit Validity** - The issuance of a permit shall not authorize the violation of any of the provisions of this code.

**(AMD) 113.1.1 - Foundation Inspection** - Commonly made after poles or piers are set or trenches or basement areas are excavated and forms erected and any required reinforcing steel is in place and prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations. Wood foundation walls with more than 7 feet of unbalanced fill require engineered plans.

**(AMD) 113.1.2 - Plumbing, Mechanical, Electrical, and Residential Sprinkler When Installed** - Rough inspection: Commonly made prior to covering or concealment, before fixtures are set, and prior to framing inspection.

**(AMD) 113.1.3 - Frame and Masonry Inspection** - Commonly made after the roof, masonry (chimney half way up the first level), all framing, firestopping, draftstopping and bracing are in place and after the plumbing, mechanical and electrical rough inspections are approved.

**(AMD) 113.2 – Inspections Required in a Timely Manner** – In the event that the building official cannot perform certain types of inspections within a reasonable time, inspections that are not mandatory may be waived. The Code Enforcement Officer, under the supervision of the Town Planner, shall develop an administrative policy to determine which non-mandatory inspections are discretionary, and to establish criteria regarding reasonable response times. Any inspection waived under this provision shall not have the effect of nullifying the intent or specific requirements of this Code, and the permit holder shall remain fully responsible for compliance.

## SECTION 112 PLANS

**(AMD) 112.1 - Plans Required** - For structures over 3,000 square feet and when required by the building official, plans shall be drawn to scale and shall be of sufficient clarity to indicate the nature and extent of the

work proposed and shall show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. Plans shall include a plot plan drawn to scale showing the location of all easements, drainage facilities, adjacent grades, property lines, the proposed building and of every existing building on the property.

#### **SECTION 114 PREFABRICATED CONSTRUCTION**

**(AMD) 114.1 - General** - A certificate of approval by an approved agency shall be furnished with every prefabricated assembly, except where all elements of the assembly are readily accessible to inspection at the site. Placement of prefabricated assemblies at the building site shall be inspected by the building official to determine compliance with this code, and a final inspection shall be provided in accordance with Section 113.1.6.

**NOTE:** Provision for foundations and exterior appearance are found in the Town Of York zoning Ordinance and in the Maine Manufactured Housing Standards.

#### **SECTION 117 EXISTING STRUCTURES**

**(AMD) 117.2 - Additions, Alterations or Repairs** - Additions, alterations or repairs to any structure shall conform to that required of a new structure without requiring the existing structure to comply with all of the requirements of this code, unless fifty percent (50%) of the fair market value of the structure. Any addition, alteration or repair exceeding fifty percent (50%) of the fair market value of the structure must be brought into complete compliance with the provisions of this code. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building. Any building plus new additions shall not exceed the height in stories specified for new buildings in Section 103.

#### **SECTION 119 ENERGY CONSERVATION**

**(AMD) 119.1 - General** - The State of Maine Energy Code is adopted in its entirety except that there is no exception for owner built or custom homes. Log components such as log walls are exempt but all other components that are not log must comply with this energy standard.

**(AMD) Dwelling Unit** - Dwelling unit is a single unit providing complete independent living facilities for one or more persons including provisions for living, sleeping, eating, cooking and sanitation.

**(AMD) Manufactured Home** - Manufactured home means a **structure, transportable in one or more sections, which in the** traveling mode is **8** body feet (2438 body mm) or more in width or 40 body feet (12 192 body mm) or **more in length, or, when** erected on site, is **320 or more square feet (30 m<sup>2</sup>), and which** is built and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary (HUD) and complies with the standards established under this title. For the purpose of these provisions, a mobile home shall be considered a manufactured home.

**(AMD) Secondary Stairs** - Secondary stairs are only allowed with prior approval of the administrative authority and are stairs that are not a means of egress for a bedroom or a room that could be used or finished as a bedroom.

#### **SECTION 302 LOCATION ON LOT**

**(AMD) 302.1 - Exterior Walls** - Exterior walls located less than 3 feet (914 mm) from property lines in new construction and in renovations exceeding 50% of the value of the structure, shall have not less than a one-hour fire-resistive rating. The fire-resistive rating of exterior walls located less than 3 feet (914 mm) from property line shall be rated for exposure from both sides. Projections beyond the exterior wall shall not extend more than 12 inches (305 mm) into areas where openings are prohibited. , The Board of Appeals is specifically empowered to waive this provision if the exterior wall is 3 feet (914 mm) from any other structure.

**(AMD) 302.2 - Openings** - Openings shall not be permitted in exterior walls of dwellings located less than 3 feet (914 mm) from the property line. This distance shall be measured perpendicular to the vertical plane of the wall, The Board of Appeals is specifically empowered to waive this provision if the opening is 3 feet (914 mm) from any other structure or suitable fire protection is provided.

## FOR 1 AND 2 FAMILY DWELLINGS

**(AMD)**

TABLE 301.2a				
CLIMATE AND GEOGRAPHIC DESIGN CRITERIA				
			WINTER DESIGN	RADON RESISTANT
ROOF SNOW LOAD	WIND PRESSURE (pounds per sf)	SESMIC CONDITION BY ZONE	TEMPERATUR E FOR HEATING FACILITIES	CONSTR. REQUIRED
40	30	2	0	Optional
	within 250' of the Atlantic Ocean		degrees	

SUBJECT TO DAMAGE FROM			
WEATHERING	FROST LINE DEPTH	TERMITE	DECAY
SEVERE	4 FEET	N/A	N/A

## FOR ALL OTHER TYPES OF CONSTRUCTION]

**(AMD)**

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA				
			WINTER DESIGN	RADON RESISTANT
ROOF SNOW LOAD	WIND LOAD	SESMIC CONDITION	TEMPERATUR E FOR HEATING FACILITIES	CONSTR. REQUIRED
(pounds per sf)	3SECOND GUST	BY ZONE		
50	110 MPH	SEE	0	Optional
	within 250' of the Atlantic Ocean	CODE	degrees	
	100 mph - OTHER			

SUBJECT TO DAMAGE FROM			
WEATHERING	FROST LINE DEPTH	TERMITE	DECAY
SEVERE	4 FEET	N/A	N/A

**SECTION 303  
LIGHT, VENTILATION, AND HEATING**

**(AMD) 303.3 - Bathrooms** - Water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.279 m<sup>2</sup>), one half of which must be operable.

**Exception:** The glazed areas shall not be required where artificial light and an approved mechanical ventilation system capable of producing a change of air every 12 minutes are provided. Bathroom exhausts shall be vented directly to the outside. No exhaust vent shall exit the roof overhang nor within 18 inches of a roof overhang.

**(AMD) 303.4 - Stairway Illumination** - All interior and exterior stairs shall be provided with a means to illuminate the stair, including the landings and treads. Interior stairs shall be provided with an artificial light source rated for a minimum of 850 lumens (a standard 60 watt bulb) located in the immediate vicinity of each landing at the top and bottom of the stair. Exterior stairs shall be provided with an artificial light source rated for a minimum of 850 lumens located in the immediate vicinity of the top landing of the stair.

**SECTION 305  
CEILING HEIGHT**

**(AMD) 305.1 - Minimum Height** - Habitable rooms, except kitchens, shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) measured from the underlayment or sub-strate for at least 50 percent of their required areas. Not more than 50 percent of the required area may have a sloped ceiling less than 7 feet 6 inches (2286 mm) in height with no portion of the required areas less than 5 feet (1524 mm) in height. If any room has a furred ceiling, the prescribed ceiling height is required for at least 50 percent of the area thereof, but in no case shall the height of the furred ceiling be less than 7 feet (2134 mm).

**Exceptions:**

1. Beams and girders spaced not less than 4 feet (1219 mm) on center may project not more than 6 inches (153 mm) below the required ceiling height.
2. All other rooms including kitchens, baths and hallways may have a ceiling height of not less than 7 feet (2134 mm).
3. Finished basement may have a ceiling height of not less than 7 feet (2134 mm) measured to the lowest projection from the ceiling. Beams and girders spaced not less than 4 feet (1219 mm) on center may project not more than 6 inches (153 mm) below the required ceiling height.

**SECTION 307  
TOILET, BATH AND SHOWER SPACES**

**(AMD) - 307.1 Privacy Required** - Every water closet, bathtub or shower required by this code shall be installed in a room which will afford privacy to the occupant.

**(DEL) 307.2 - Space Required - DELETED**

**(DEL) FIGURE 307.2 - MINIMUM FIXTURE CLEARANCES - DELETED**

**SECTION 308  
GLAZING**

**(AMD) 308.4 Hazardous Locations** - The following shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in ingress and means of egress doors except jalousies.

2. Glazing in fixed and sliding panels of sliding (patio) door assemblies and panels in swinging doors.
3. Glazing in storm doors.
4. Glazing in all unframed swinging doors.
5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom edge of the glazing is less than 60 inches (1524 mm) above the drain inlet.
6. Glazing, in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.
7. Glazing in an individual fixed or operable panel, other than those locations described in Items 5 and 6 above, that meets all of the following conditions:
  - 7.1 Exposed area of an individual pane greater than 9 square feet (0.836 m<sup>2</sup>).
  - 7.2 Bottom edge less than 18 inches (457 mm) above the floor.
8. All glazing in railings regardless of an area or height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels.
9. Glazing in walls and fences enclosing indoor and outdoor swimming pools where the bottom edge of the pool side is (1) less than 60 inches (1524 mm) above a walking surface and (2) within 36 inches (914 mm) horizontally of a walking surface. This shall apply to single glazing and all panes in multiple glazing.

## SECTION 309 GARAGES

**(AMD) 309.1 - Opening Protection** - 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 either solid wood doors not less than 1 3/8 inch (35 mm) in thickness or 20-minute fire-rated doors.

**(AMD) 309.2 - Separation Required** - The garage shall be separated from the residence and its attic area by means of minimum 5/8 inch (15.5 mm) gypsum board applied to the garage side.

## SECTION 310 EXITS

**(AMD) 310.1 - Exit required** - Not less than one exit conforming to this chapter shall be provided from each dwelling unit.

**(AMD) 310.2 - Emergency Egress Required** - Every sleeping room shall have two means of egress, one may be an openable window, exterior door, or second exit door approved for emergency egress or rescue. The units must be operable from the inside to a full clear opening without the use of a key or tool. Where windows are provided as a means of egress or rescue they shall have a sill height of not more than 44 inches (1118 mm) above the floor. This section specifically allows the use of tilt take out windows that can be fully removed without the use of key or tool.

**(AMD) 310.3 - Under Stair Protection** - Enclosed accessible space under stairs shall have walls and soffits protected on the enclosed side with 5/8 inch (14.9 mm) gypsum board.

## SECTION 314 STAIRWAYS

**(AMD) 314.1 - Width** - 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. The minimum width at and below the handrail height shall not be less than 32 inches (813 mm) where a handrail is installed on one side and 28 inches (711 mm) where handrails are provided on both sides.

**(AMD) 314.2 - Treads and Risers** - The maximum riser height shall be 8 inches (203.2 mm) and the minimum tread depth shall be 10 inches (254 mm). The riser height shall be measured vertically between leading edges of the adjacent treads. 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. The walking surface of treads and landings of a stairway shall be sloped no steeper than one unit vertical in 48 units horizontal (2-percent slope). The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). With prior approval by the administrative authority secondary stairs may have a maximum riser height of 8 1/4 inches (200 mm) and a minimum tread depth may be 9 inches (227 mm).

**(DEL) 314.2.1 - Profile - DELETED**

**(AMD) 314.5 - Spiral Stairs** - Spiral stairways are permitted, provided the minimum tread width shall be 30 inches (662 mm) with each tread having a 7 1/2 inch (190 mm) minimum tread width at 12 inches (305 mm) from the narrow edge. All treads shall be identical, and the rise shall be no more than 9 1/2 inches (241 mm). A minimum headroom of 6 feet 6 inches (1982 mm) shall be provided.

**(AMD) 314.7 - Illumination** - All stairs shall be provided with illumination in accordance with Section 303.4 (a standard 60 watt bulb).

## SECTION 315 HANDRAILS AND GUARDRAILS

**(AMD) 315.1 - Handrails** - Handrails having minimum and maximum heights of 30 inches and 38 inches (762 mm and 965 mm), respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways of three or more risers. Spiral stairways shall have the required handrail located on the outside radius. All required handrails shall be continuous the full length of the stairs. Ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inches (38 mm) between the wall and the handrail.

**Exceptions:**

1. Handrails shall be permitted to be interrupted by a newel post at a turn.
2. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
3. Handrails are not required for bulkheads.

**(AMD) - 315.2 - Handrail Grip Size** - Handrails shall have either a circular cross section with a diameter of 1 1/4 inches (32 mm) to 2 inches (51 mm), or a noncircular cross section with a perimeter dimension of at least 4 inches (102 mm) but not more than 6 1/4 inches (159 mm) and a largest cross-section dimension not exceeding 2 1/2 inches (61 mm). Edges, except for the under side, shall have a minimum radius of 1/8 inch (3.2 mm).

**(AMD) 315.3 - Guardrail Details** - Porches, balconies 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.

**(AMD) 315.4 - Guardrail Opening Limitations** - Required guardrails on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of an object 4 inches (102 mm) or more in diameter.

**Exceptions:**

1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be of such a size that a sphere 6 inches (153 mm) cannot pass through.
2. Handrails are required leading to unfinished basements but may have a modified guardrail consisting of no less than two (2) 3 1/2 inch (87.9 mm) diagonal rails equally spaced and parallel to the nose of the treads.

**SECTION 316  
SMOKE DETECTORS**

**(AMD) 316.1 - Smoke Detectors Required** - Smoke detectors shall be installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. A smoke detector or a heat detector is required in each attached garage. In dwellings or dwelling units with split levels, a smoke detector need be installed only on the upper level, provided the lower level is less than one full story below the upper level, except that if there is a door between levels, then a detector is required on each level. All detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms in the individual unit and shall provide an alarm which will be audible in all sleeping areas. All detectors shall be approved AC/DC, listed and shall be installed in accordance with the manufacturer's instructions.

**SECTION 317  
FOAM PLASTIC**

**(AMD) 317.2.3 - Attics** - Within an attic accessible by means of a fixed stairway, foam plastics shall be protected against ignition by 1 1/2 inch-thick (38 mm) mineral fiber insulation, 1/4 inch thick (6.4 mm) wood structural panels, 3/8 inch (9.5 mm) particle-board, 1/4 inch (6.4 mm) hardboard, or 3/8 inch (9.5 mm) gypsum wallboard, corrosion-resistant steel having a base metal thickness of 0.016 inch (0.406 mm).

**Exception :**

1. In instances where only the edge of the foam insulation is exposed no additional protection is required.

**(DEL) 317.2.5 - Siding Backer Board - DELETED**

**SECTION 322  
PROTECTION AGAINST DECAY**

**(AMD) 322.1 - Location Required** - In areas subject to decay damage as established by **Table 301 .2a**, the following locations shall require the use of an approved species and grade of lumber, pressure preservatively treated in accordance with AWPAC1, C2, C3, C4, C9, CIS, C18, C20, C22, C23, C24, C27, C28, P1, P2 and P3, or decay-resistant heartwood of redwood, black locust, cedars, or other approved material.

**(AMD) 322.1.1 - Ground Contact** - All wood in contact with the ground and which supports permanent structures greater than 200 square feet shall be approved wood suitable for ground contact use, except untreated wood may be used where entirely below groundwater level or continuously submerged in fresh water.

**(AMD)**

<b>TABLE 501.3</b>		
<b>MINIMUM THICKNESS OF LUMBER FLOOR SHEATHING</b>		
<b>MINIMUM NET THICKNESS</b>		
<b>JOIST OR BEAM SPACING</b>	<b>PERPENDICULAR TO</b>	

(inches)	JOIST	DIAGONAL TO JOIST
24	5/8	5/8
26	11/16	3/4
48 <sup>1</sup>		
54 <sup>2</sup>	1 1/2 T&G	N/A
60 <sup>3</sup>		

**For SI:** 1 Inch = 25.4 mm, 1 psi = 6.895 kPa.

<sup>1</sup> Minimum 840 F<sub>b</sub>, 1,000,000 E. - <sup>2</sup> Minimum 950 F<sub>b</sub>, 1,300,000 E. - <sup>3</sup> Minimum 1,060 F<sub>b</sub>, 1,600,000 E.

## SECTION 602 FRAMING

**(AMD) 602.3.1 - Pounds Per Square Foot Wind Pressure** - Exterior walls subject to wind pressures of 30 pounds per square foot (1.44 kN/ m<sup>2</sup>) or greater, as established in Table 301.2a, shall be designed in accordance with accepted engineering practice or in compliance with FEMA Publication # 840 entitled "Coastal Construction Manual".

**(AMD) 02.3.3 - Top Plate** - Exterior wall studs shall be capped with a double top plate installed to provide overlapping at corners and intersections with bearing partitions. End joints in top plates shall be offset at least 48 inches (1219 mm) and land on a stud or header.

**Exception:** The top plate may be omitted over lintels which are adequately tied to adjacent wall sections with steel plates or equivalent as previously described.

## SECTION 801 GENERAL

**(AMD) 801.3 - Roof Drainage** - In areas where expansive or collapsible soils are known to exist, it is recommended that all dwellings have a controlled method of water disposal from roofs that will collect and discharge all roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls or to an approved drainage system.

## SECTION 803 ROOF SHEATHING

**(DEL) 803.3 - Particleboard Sheathing - DELETED**

**(DEL) TABLE 803.3.2 - ALLOWABLE LOADS FOR PARTICLEBOARD ROOF SHEATHING - DELETED**

**(DEL)**

## CHAPTER 10 CHIMNEYS AND FIREPLACES

### DELETED

**NOTE:** Chimneys and Fireplaces are regulated by **NFPA 211** adopted as part of this code and also state wide by the State of Maine Fire Marshall.

**(DEL) CHAPTERS 21-23, 26, & 27**

**DELETED**

**NOTE:** These areas are regulated by the Oil and Solid Fuel Licensing Board, the Gas Fuel Licensing Board and the State of Maine Fire Marshall.

**(DEL) CHAPTERS 29-37**

**DELETED**

**NOTE:** This area is regulated by the Plumbers Licensing Board.

**(DEL) CHAPTER 38  
PRIVATE SEWAGE DISPOSAL  
DELETED**

**NOTE:** This area is regulated by the Division of Health Engineering.

**(DEL) APPENDIX A, B, C, & E  
DELETED**

**USE OF STANDARD SPAN TABLES**

1. Designing
  - (a) Determine:
    - 1) Load such as floor, ceiling, or roof
    - 2) Span
    - 3) Spacing
  - (b) Enter standard span table and determine: (in this case SPRUCE-PINE-FIR (SOUTH) page 37 and next page)
    - 1) Size of piece
    - 2)  $Fb'$
    - 3)  $E^2$
  - (c) Enter Table 502.3.1c (pg 58 also on third page) with:
    - 1)  $Fb'$
    - 2)  $E^2$
  - (d) Read grade and species of various size lumber permitted.

*Example:*

- (a) You wish to design a floor joist system for 40-pound-per-square-foot live load, consisting of joist spaced 16 inches center to center and spanning 11 feet 6 inches.
- (b) Going to Table 502.3.1a,(page 37 and next page) you note that 2 inches x 8 inches at 16 inches center to center will span 11 feet 4 inches when:
- (c) Going to Table 502.3.1c (page 58 and also one page previous), you note that case SPRUCE-PINE-FIR (SOUTH) has a span of:

11-4 (11 feet 4 inches) for a number 2 grade and a span of 11-8 (11 feet 8 inches) for a number 1 grade.

- (d) You read SPRUCE-PINE-FIR (SOUTH), No.1, the permitted grade and species for this design.

<sup>1</sup> allowable fiber stress in bending, normal duration

<sup>2</sup> modulus of elasticity

2. Inspecting or checking

- (a) Determine:
1. Grade and species
  2. Size of piece
  3. Span (clear)
  4. Spacing
  5. Loading condition (sleeping area or other)
- (b) Enter Table 502.3.1c (page 58 and next page) and determine:
- 1)  $Fb^1$
  - 2)  $E^2$
- (c) Enter appropriate standard span table with:
- 1)  $Fb^1$
  - 2)  $E^2$
  - 3) Size of piece
  - 4) Spacing
- (d) Read allowable span and compare with actual span.

*Example:*

- (a) You note, on site (or in drawings), that a floor joist system consists of the following:  
2-inch by 12-inch joists, spaced 16 inches center to center; spanning 16-3 (16 feet 3 inches), and grade stamped SPRUCE-PINE-FIR (SOUTH) No. 2, with 40 pounds per square foot live load (other than sleeping area).
- (b) Going to Table 502.3.1c (page 58 and next page) note that SPRUCE-PINE-FIR (SOUTH) No. 2, 2 inch by 12 inch joist has:  
 $Fb=865\text{ psi}$   
 $E=1,100,000$
- (c) Going to Table 502.301a (page 37 and also next page) for a 40-pound-per-square-foot live load, you note that a 2-inch by 12-inch joist spaced at 16.0 on center and the 1.1 modulus of elasticity column.
- (d) You read that if:  
 $Fb = 865$ , the allowable span is 16-5 (16 feet 5 inches); therefore, span 16 feet 3 inches is okay.

**NOTE: you cannot exceed either  $Fb$  or  $E$**

Allowable spans for beams and girders are obtained through the use of Tables 502.3.3a and 502.3.3b. When using such tables, one must pay attention to the type of loading conditions illustrated as part of the table and the explanatory footnotes. The tables provided in the code are based upon a minimum grade of lumber of No. 2 or better.

<sup>1</sup> allowable fiber stress in bending, normal duration  
<sup>2</sup> modulus of elasticity