Buildina Code 2015 International Residential Code (with local amendments)

Fire / Life Safetu Code:

2015 international Residential Code (with local amendments):
2012 International Fire Code
2015 international Fire Gode
2015 international Electrical Code with Local Amendments (MSCECC)
2015 international Hechanical Code with Local Amendments (MSCECC)
2015 international Fold Gas Code with Local Amendments (MSCMC)
2015 international Flue Gas Code Local Amendment (MSCFGC)
2015 International Flumbing Code with Local Amendments (MSCPC)
2014 National Electric Code with Local Amendments (MSCEC)
Memphis & Shelby County Unified Development Code Fire / Life Safet, Energy Code: Electrical Code: Mechanical Code Fuel Gas Code: Flumbing Code: Electrical Code:

Zoning Ordinance

ZONING R-SD (SOUTH DOWNTOWN RESIDENTIAL) Zonina Designation: Special Districts

Permitted Uses: Multiple Family Dwellings, Park, Single Family Attached Dwellings Flood Zones

Parking Spaces - Off Street: Setbacks:

None

Exempt from off-street parking requirement

Fer UDC, subject to site plan review in accordance with SCBID Site Plan Review

Process and Criteria

OCCUPANCY

Townhouse Buildings - Residential Occupancy Types: CONSTRUCTION TYPE: Combustible, unsprinklered

R302 FIRE RESISTANT CONSTRUCTION
R302.2 Tourhouses: Each tourhouse shall be considered a separate building and shall be separated by fire-resistance rated wall assemblies meeting the requirements of Section R302.2, Item 1 or 2. The common wall shared by two tourhouses shall be constructed without plumbing or ormechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapter 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

Item 2. Without a firesprinkler system, the common wall shall be not less than a 2 hour fire-resistance rated assembly.

<u>R303 LIGHT, VENTILATION, AND HEATING</u> R303.1 Habitable Rooms. All habitable rooms shall have an aggregate glazing area of not less than & percent of their floor area. Natural ventilation shall be through windows, doors, or other approved openings to the outdoor air. The minimum openable area to the outdoors shall be 4 percent of the area being ventilated.

R3:03:3 Bathrooms. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate ROUS 3 Bernrooms. Bernrooms, user crosest compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which must be openable. Exception: The glazed areas shall not be required where artificial light and a local exhaust system are provided. The minimum local exhaust rates shall be determined in accordance with Section M1507. Exhaust air from the space shall be calculated directly be the guit door.

EnergyStar Requirements: Kitchen fan must exhaust to the outdoors, and *test to 1000FM after intstall* Bath fan must exhaust to the outdoors, and "test to 50 CPM after install" Entire unit to meet ASHRAE 62.2-2013

SECTION R304 MINIMUM ROOM AREAS R304.1 Minimum Area Event duelling uni RSO4.1 Minimum Area. Every duelling unit shall have at least one habitable room that shall have not less than 120 square feet of gross floor area.

R304.2 Other Rooms. Other habitable rooms shall have a floor area of not less than 70 square feet

R304.3 Minimum Dimensions. Habitable rooms shall not be less than 7 feet in any horizontal dimension.

SECTION 18305 CEILING HEIGHT

R305 Minimum Height. Habitable space, hallways, bathrooms, toilet rooms, laundny rooms, and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet.

Exception #2: Bathrooms shall have a minimum ceiling height of 6-8" at the center of the front clearance area for fixtures.

SECTION R306 GLAZING
R308:1 Identification. Each pane of glazing installed in a hazardous location as defined in R308:4 shall be provided with a
manufacturer's designation specifying who applied the designation, designating the type of glass and the safety glazing
standard with which it complies, which is visible in the final installation.

R308.4.1 Glazing in Doors. Glazing in all fixed and operable panels of swinging, sliding, and bifold doors shall be considered

R308.4.2 Glazing ad jacent doors. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the floor or walking surface shall be considered a

Exception #3: Glazing in walls on the latch side of and perpendicular to the plane of the door in a closed position.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS
R310.1.1 Minimum Opening Area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

square feet. Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet. R310.1.2 Minimum Opening Height. The minimum net clear opening height shall be 24 inches. R310.1.3 Minimum Opening Width. The minimum net clear opening width shall be 20 inches.

SECTION R311 MENS OF EGRESS
R311 Means of Egress. All duellings shall be provided with a means of egress as provided in this section.
R311.2 Egress Doors: One provided for each duelling unit with a minimum clear width of 32"
R311.3.1 Floor elevations at the required egress doors: Landings or finished floor at the required egress more than 1-1/2" lower than the top of the threshold.
Exception: The landing or floor on the exterior side shall not be more than 7-3/4" below the said that the door does not swing over the landing or floor.

R311.5 Construction.
R311.5.1 Attachment: Exterior landings, decks, balconies, and similar facilities shall be postructure to resist both vertical and horizontal forces or shall be designed to be self-s na. Attachmant shall not be accomplished by use of toe-nails or nails subject to withdrawal

R311.71 Stairways.
R311.71 Width. Stairways shall not be less than 36 inches below the required headroom height. Handralis shall not minimum clear width of the stairway at and below the han 1/2 inches where a handrall is installed on one side and 27 R311.7.2 Headroom. The minimum headroom in all parts overtically from the sloped line adjoining the tread nose that the stairway. ints above the bermitted handrail height and ts above the permitted handrall height and ches on either side of the stainuay and the ads and landings, shall not be less than 31 provided on both sides. e less than 6 feet 8 inches measured

e handilail: y shall **y**ot face of the landing or platform on tha portion of the stairway. R311.7.5 Stair treads and risen

dimensions and dimensioned surfaces shall be exclusive of canoets, ruas, a

n the leading edges of the adjacent treads R311.7.5.1 Risers, Maxim anguare to the reading edges of the adjacent the acts. es measured horizontally between the vertical planes of the angle to the tread's leading edge. et one side of each continuous run of treads or flight with four or R311752 Treads Minimu foremost projection of ac R311.7.8 Handrails. Handra

R311.7.0 Ha more risers. R311.7.8.1 Height. Handrail h - hall not be le rtically from the sloped plane adjoining the tread nosing, or finish surface of SECTION R312 GUARDS AND WINDOW FALL PROTECTION

R312.1.1 Where required: Guards shall be located along open-sided walking surfaces, including stairs, ramps, and landings that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side. R3121.2 Height: Required guards at open-sided walking surfaces, including stairs, porches, balconies, or landings, shall not

R312.1.2 Height: Required guards at open-sided walking surfaces, including stains, porches, balconies, or landings, shall not be less than 36" high measured vertically from the adjacent walking surface.
R312.2.1 Window sills. In dwelling units, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4-inch diameter sphere where such openings are located within 24 inches of the finished floor.

SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS - Deleted by the Shelby County Local Amendments

SECTION R314 SMOKE ALARMS
R314.1 Smoke detection and notification. All smoke alarms shall be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA T2

R314.3 Location. Smoke alarms shall be installed in the following locations

In each sleeping room.

Outside each separate sleeping area in the intermediate vicinity of the bedrooms.

Outside each separate sleeping area in the intermediate vicinity of the bedrooms.

On each additional story of the dwelling, including basements and habitable attics but not including craul spaces and unimabitable attics.

SECTION R315 CARBON MONOXIDE ALARMS
R315.1 Carbon monoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are

SECTION 320 VISIBILITY REQUIREMENTS

Amended to include Section 320.2, requiring visability requirements for projects which receive City and Federal assistance. See 6000 for visability design requirements and Tourhouse Unit Plans.

SECTION R501 FLOORS GENERAL.
R501.3 Fire protection of floors: Floor assemblies not required elsewhere in this code to be fire-resistance rated, shall be provided with a 1/2" gypsum wallboard membrane, 5/8" wood structural panel membrane or equivalent on the underside

SECTION R703 EXTERIOR COVERING

R703.7 Stone and masonry veneer, general: Stone and masonry veneer shall be installed in accordance with this chapter, Table R703.4 and Figure R703.7. These veneers installed over a backing of wood or cold-formed steel shall be limited to the first story above-grade plane and shall not exceed 5" in thickness

R703.10 Fiber cement siding.
R703.10.1 Fanel siding. Fanels shall be installed with the long dimension either parallel or perpendicular to framing. Vertical and horizontal joints shall occur over framing members and shall be sealed with caulking, covered with battens or shall be designed to complet with Section R703.1.

R703.12 Adhered masonry veneer installation

R703.12.1 Clearances: On exterior stud walls, adhered masonry veneer shall be installed:

1. Minimum of 4" above the earth 2. Minimum of 2" above paved areas

SECTION RPOS REQUIREMENTS FOR ROOF COVERINGS
R405.2 Aephalt Shingles
R402.2.2 Slope: Aephalt shingles shall be used only on roof slopes of two units vertical in 12 units hor greater. For roof slopes from two units horizontal in 12 units vertical (2:12) up to four units infitical in (4:12), double underlayment application is required in accordance with Section R405.2.7. ontal (2:12)

SECTION N1101 ENERGY EFFICIENCY GENERAL.
N1001.3 Compliance for tourhouses - modified per Shelby County Local Amm demonstrated by meeting the requirements of the 2015 Edition of the 10C Int residential buildings of Group R-2 or tounhouses in Climate Zone 3A asyllound

2015 IECC - ZONE 3A
NOTE SHELBY COUNTY AMBIDMENT TO TABLE R402.12:
ALL BATT INSULATION TO BE INSTALLED TO MEET BY
Celling R-value R38
NOOD Frame Wall R-value R19
Floor R-value O

<u>Windows:</u>
NOTE: Requirements of 2015 IRC are supe r reauirements as follows:

Fenestration U-Factor 0.30 or le Glazed fenestration SHG 0.25 or les

Opeque Door 1/2 Lite Rea

Air infiltratio

Factor ≤ 0.17

7 gaps in exterior wall envelope with sprau foam, such as gaps between window and door ı lintels, voids in multi-stud corners, and voids created by hailer studs where interio

with Enterprise Green Communities checklist, see Project Manual for specific requirements



Architecture Planning Interiors Research 50 South B.B. King Boulevard

McCormack Baron Salazar

720 Olive St Suite 2500

St. Louis, MO 63101

Issues and Revisions

Date Issued / Revised 3/16/2020 50% CONSTRUCTION DOC

5/18/2020 80% CONSTRUCTION DOCS 7/13/2020 PERMIT SUBMISSION

BULDING ADDRESSES

TYPE G-B 442, 444, 446, 446 RATUIFF LAVE 324, 236, 230, 330 ISHMAEL PLACE

324, 236, 239, 330 ISHMAI TYPE H-A 319, 443 VANCE AVE 316, 364 FOOTE LANE 953 5 DANNY THOMAS BLY 393 5 DANNY THOMA TYPE I-C 365, 431 VANCE AVE 315 ISHMAEL PLACE

375 BHIVAL TYPELA 327 BHMABL FLACE 420, 950 FOOTELANE 345 S DANNY THOMAS BLVD

102, 406 FOOTE LANE



LRK Project Number: 01 15100.43

Project Name:

South City CNI Phase 4

Memphis TN Drawing Name

Drown By:

CODE SUMMARY

TOWNHOMES

Checked By

ADB

RATED ASSEMBLY DIAGRAM 9CALE: 1/4" = 1'-0"