

2003 RESIDENTIAL CODE INFORMATION SHEET



WASHTENAW COUNTY BUILDING INSPECTION DIVISION

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The following represents frequently asked questions and/or violations of the 2003 Michigan Residential Code, the code book contains 584 pages, other code sections may apply, this list is a summary not intended to be all-inclusive, but as an aid to assist in the building process. **Building, Electrical, Mechanical, Plumbing work must comply with the code any omissions or failure to identify violations during plan review does not permit violations of the code.**

R109.1.4 Masonry inspection required prior to installation of masonry veneer, after installation of base course of flashing and installation of weather resistant sheathing paper per R703.2

R303.6 Interior and exterior stairways shall be illuminated including stairs, landings, and treads.

R308.4 Safety Glazing is required; in all doors, glazing within 24" of door, glazing enclosing / in building walls enclosing tub /showers, glass over 9 square feet of area w/ bottom edge within 18" of floor & top edge greater than 36" above floor and walking surface within 36", glazing within 60 inches horizontally of the bottom tread of a stairway and the glass is less than 60" above the nose of the tread.

R309 Garage is required to be separated from the residence and its attic area with not less than ½" gypsum board applied to the garage side, 5/8" Type X on ceiling of garage with living above. Doors are required to be a minimum of 1 3/8" thick - solid wood or honeycomb steel, or a 20-minute fire-rated door.

R311.2.2 Under stair protection is required in enclosed accessible space under stairs with walls and under stair surface protected with a minimum ½" drywall.

R310 Emergency escape and rescue openings are required in all basements with habitable space and in every sleeping room. Openings shall have; minimum opening of 5.7 square feet (operational from inside without use of keys or tools, maximum sill height of 44" from finished floor, minimum 20" opening width, minimum 24" opening height. Windows required below grade must have a minimum 36" window well (44" below grade requires ladder).

R311 Landings are required on each side of exterior swinging doors, minimum of 36". Top and bottom of all ramps and where ramps change direction.

R311.5 Stairways: Minimum width 36", Maximum riser height 8 ¼" (max. variance 3/8"), Minimum tread depth 9" (max variance 3/8"), Minimum nosing ¾" - maximum 1 ¼" on stairs with solid risers (open risers are permitted provided the opening does not permit the passage of a 4" diameter sphere). Minimum 6'8" headroom measured vertically from a sloped plane from floor surface to floor surface.

R311.5.3.2 Stairs with winders are permitted provided the tread on the narrowest side 12 inches out is not less than 10 inches wide, and the minimum width of any tread is not less 6 inches.

R311.5.6 Handrails are required on all stairs with four or more risers located between 34"–38" in height measured vertically from nosing. Ends shall be returned to wall or terminate in newel post or safety terminal. Clear space between wall and handrail shall not be less than 1 ½" and shall be continuous (may be interrupted by newel post at a turn). Handrail cross-section 1¼" minimum - 2" maximum or other equivalent grasping surface, edges with min. 1/8" radius.

R312 Guards required on any walking surface over 30" from adjacent floor or grade, minimum 36" in height. Open sides of stairs with rise of 30" or more shall have guards minimum of 34" in height measured vertically from nosing. Openings in required guards shall not permit passage of a 4" sphere.

R313 Smoke alarms required: Each sleeping room, immediate vicinity outside bedrooms, each story of dwelling including basement. All alarms shall be interconnected with battery backup. (Interior alterations, additions requires the dwelling unit comply with this section)

R314 Foam plastic must have thermal barrier from interior of building including attics and crawl spaces. Foam plastic used as siding backer permits a max thickness of ½"

R316 Insulation vapor barrier is required in all exterior walls, floors, and roof/ceilings.

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R401.3 Drainage of surface water shall not create a hazard; Lots shall be graded away from foundation minimum of 6 inches within the first 10 feet.

R403.1.4 Footing Depth of any structure over 400 square feet will be a minimum of 42".

R403.1.6 Foundation anchorage; Minimum ½" bolts spaced maximum 6' on center and located within 12" from the ends of plates, embedded a minimum of 7" into masonry. Anchor straps spaced as required to provide equivalent anchorage to ½"-inch bolts.

R405.1 Foundation perimeter drainage system consisting of minimum 2" stone, drain tile with an approved filter membrane material and covered with minimum of 6" stone.

R406.1 Masonry walls will have not less than 3/8" portland cement parging applied to the exterior of wall, parging will be dampproofed with a bituminous coating, or other approved method.

R408.3 Crawl space access opening minimum 18" x 24"

R502.2.1 Decks attached to exterior walls shall be attached with corrosion resistant fasteners and positively anchored (bolted).

R502.3.3 Cantilever maximum shall not exceed nominal depth of joist or Table R502.3.3 (1) or Table R502.3.3 (2).

R502.8.2 Engineered wood products (Trusses, LVL's, I-Joists, etc.) shall not have cuts notches or holes drilled without documentation of the effects on the design.

R502.11 Wood trusses shall be installed to manufacturer's instructions / design drawings and truss design drawings are required on job site and made available for inspection.

R506.2.3 Concrete floors require minimum 6mil Vapor Retarder with joints lapped not less than 6 inches between the base course and concrete. Vapor Retarder is required in all basements, attached garages, and any detached heated accessory structures.

R602.3.1 Stud size, height and spacing shall be in accordance to Table R602.3 (5) and stud length shall be in accordance to Table R602.3.1

R602.6 Stud walls may not have holes drilled within 5/8" of edge and may not be cut or notched to a depth exceeding 25% of its width.

R602.6.1 Drilling or notching top plate exceeding 50% requires a galvanized metal tie .054" thick-1.5" wide fastened to each side of opening with not less than eight 16d nails.

R602.8 Fire blocking required in concealed spaces at 10-foot horizontal intervals and vertical at ceiling and floor levels etc.

R703 Weather resistive sheathing paper is required to be installed horizontally lapped over the lower course a minimum of 2" and joints lapped a minimum of 6" under all siding materials.

R802.10.5 Trusses shall be connected to wall plates by the use of approved connectors having a resistance to uplift of not less than 175 pounds and shall be installed in accordance with the manufacturer's specifications.

R905.2.7.1 Ice protection required on all eave edges to a point at least 24 inches inside the exterior wall line of the building. Ice/ Water shield or two layers of underlayment cemented together.

AE101 HUD approved manufactured homes placed on private sites are required to comply with Appendix E of 2003 Michigan Residential Code.

AF101 Washtenaw County has been identified as a *High Radon Potential Area*. Washtenaw County Building Inspection requires Radon-Resistant construction in accordance with Appendix F of the 2003 Michigan Residential Code.

AG101 Swimming pools, Spas, and Hot tubs shall be provided with a minimum barrier of 48 inches high, with gates / access latches / alarms, exception Spas / hot tubs with a safety cover which complies with ASTM F 1346.

E3802.11 All branch circuits that supply 125-volt, single-phase, 15- and 20- ampere outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter listed to provide protection of the entire branch circuit.