NORTH FAYETTE TOWNSHIP

COMMUNITY DEVELOPMENT DEPARTMENT

QUICK GUIDE FOR A RESIDENTIAL ADDITION PERMIT

IMPORTANT ADDITION DETAILS

- The drawings in this guide are an example of what is needed and should only be used as a guide to make your own drawings for the proposed addition. Some of the information may not apply to your specific addition.
- Floor joist and/or roof ledger boards cannot be attached to or through brick veneer and cannot be attached to cantilevered floor joist of the existing structure. Please ask the building code official for details if attaching a ledger board to a concrete or block wall.
- Screws are not permitted to be used in any type of metal connectors (i.e. hurricane clips, joist hangers) unless they are an approved structural screw. Use joist hanger nails, minimum 10D nails or nails approved by manufacturer for product being used.
- The minimum roof slope for shingles is 2:1 pitch.
- Snow/Ice guard needs to be installed.
- Rafters for a cathedral ceiling need to be supported with 1"X4" collar ties at a maximum 4' apart.

HEADER, RAFTER AND FLOOR JOIST CHARTS

HEADER SPANS FOR INTERIOR WALLS

(Supporting 1 floor only)

2X 2X4 – 3'1" (1 jack stud)

2X 2X6 – 4'6" (1 jack stud)

2X 2X8 – 5'9" (1 jack stud)

2X 2X10 – 7' (2 jack studs)

2X 2X12 – 8'1" (2 jack studs)

HEADER SPANS FOR EXTERIOR WALLS

(Supporting roof and ceiling only)

2X 2X4 – 3'6" (1 jack stud)

2X 2X6 – 5'5" (1 jack stud)

2X 2X8 – 6'10" (1 jack stud)

2X 2X10 – 8'5" (2 jack studs)

2X 2X12 – 9'9" (2 jack studs)

RAFTER SPANS

2X6 at 12"o.c. – 13'9"

2X6 at 16"o.c. – 11'11"

2X6 at 24"o.c. – 9'9"

2X8 at 12"o.c. – 17'5"

2X8 at 16"o.c. – 15'1"

2X8 at 24"o.c. – 12'4"

2X10 at 12"o.c. – 21'4"

2X10 at 16"o.c. – 18'5"

2X10 at 24"o.c. – 15'1"

FLOOR JOIST (SPF # 2) MAXIMUM SPANS

2X6 @ 12" O.C. – 10'3"

2X6 @ 16" O.C. – 9'4"

2X8 @ 12" O.C. – 13'6"

2X8 @ 16" O.C. – 12'3"

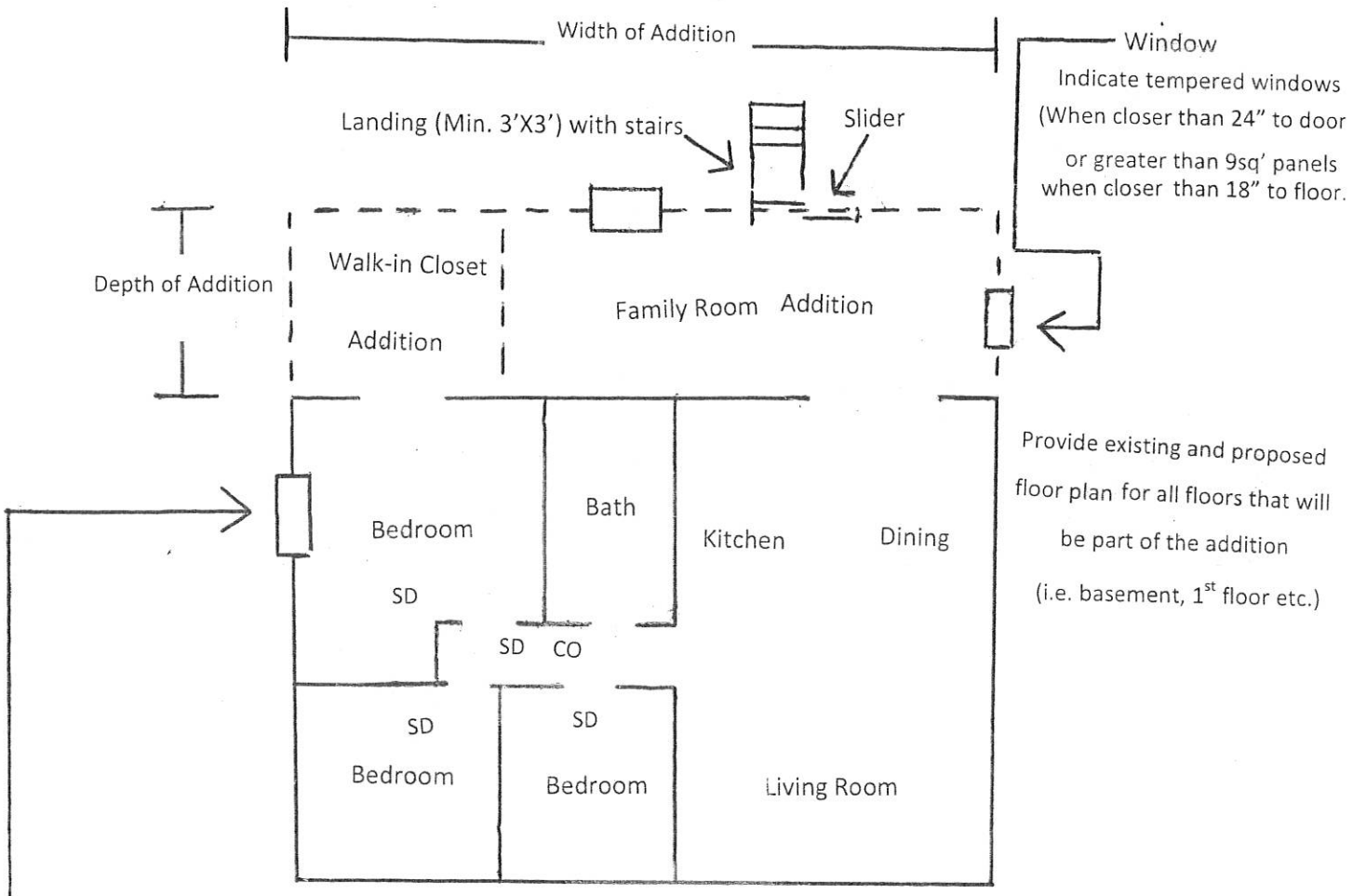
2X10 @ 12" O.C. – 17'3"

2X10 @ 16" O.C. – 15'5"

2X12 @ 12" O.C. – 20'7"

2X12 @ 16" O.C. – 17'10"

SAMPLE DRAWING FOR ILLUSTRATION PURPOSES ONLY



Floor plan of existing home

SD = Smoke detector. Needed in every bedroom, outside of every bedroom and 1 on every floor. New work needs to be interconnected and hardwired with battery back-up. Existing may be battery operated. (Indicate where applicable)

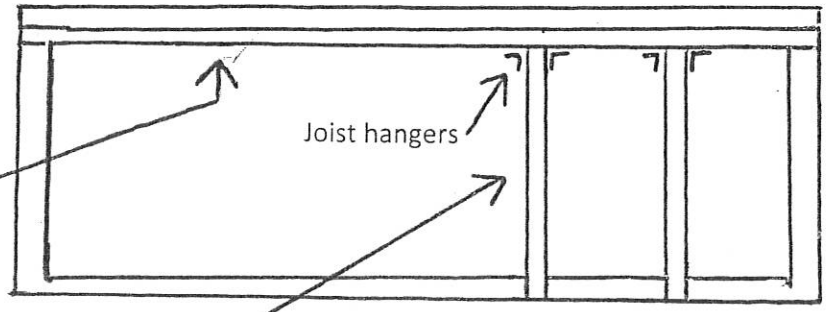
CO = Carbon Monoxide detector. Needed outside every bedroom when gas fired appliances are in the house. (Indicate where applicable)

BEDROOM AND/OR BASEMENT EGRESS; Every new bedroom window will need to meet the following criteria: Minimum 5.7 sq' opening area (5sq' for grade floor window); Minimum 20" opening width; minimum 24" opening height; maximum 44" sill height. (Indicate when applicable) ***Existing bedroom and basement egress windows/doors may not be removed or covered by the addition unless a door or complying window remains.***

SAMPLE DRAWING FOR ILLUSTRATION PURPOSES ONLY

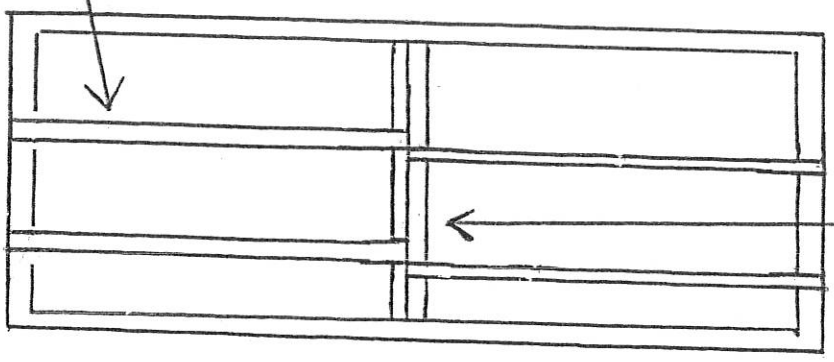
TYPICAL FRAMING OPTIONS

Floor Joist parallel with house joist

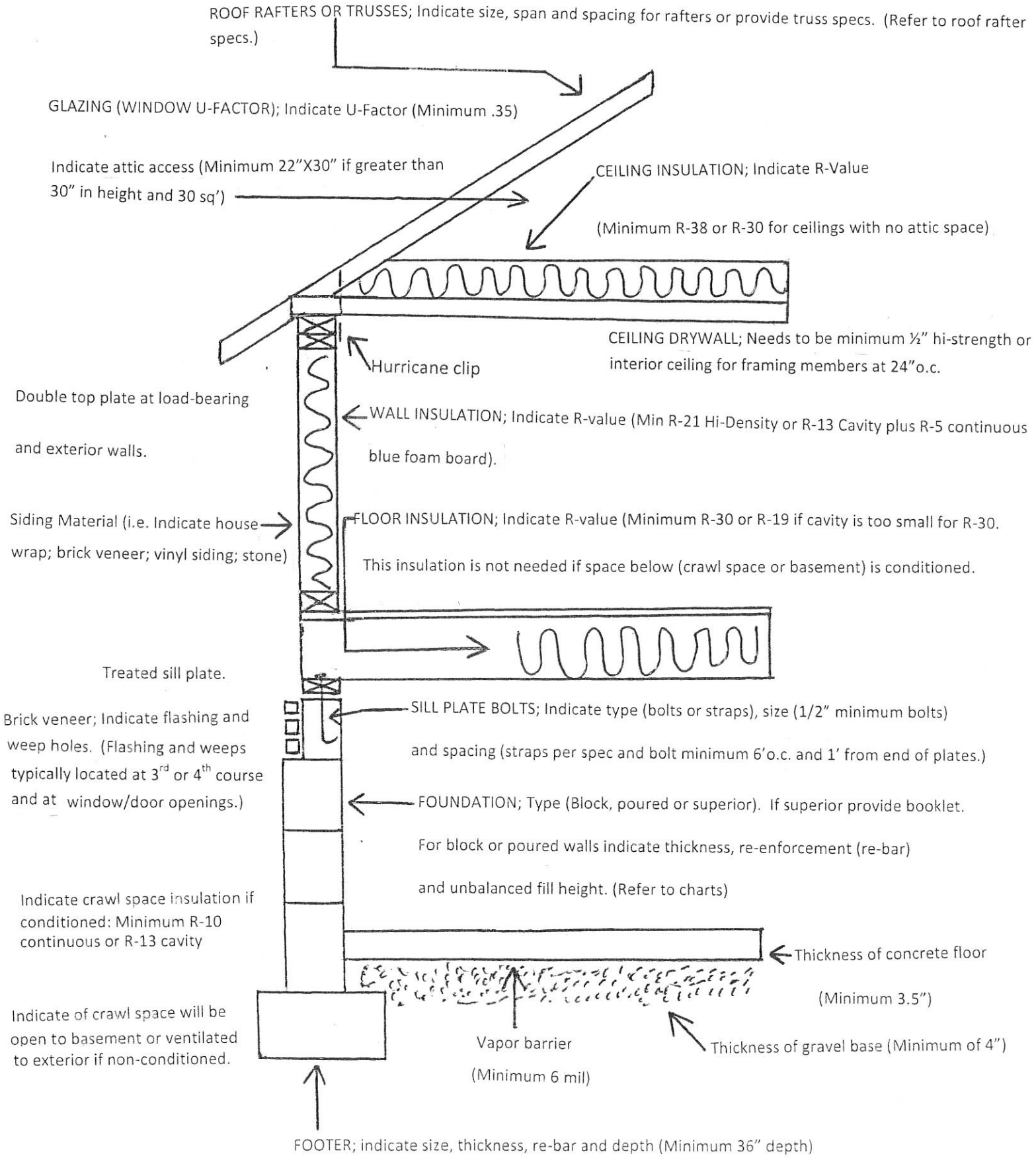


FLOOR JOIST; Indicate size, span and spacing (Refer to chart for size requirements)

Floor Joist opposite house joist.



Indicate treated beams if closer to than 12" to ground and/or treated floor joist if closer than 18" to ground.

Indicate floor joist support at both sides (i.e. existing foundation; ledger board; beams; new foundation wall.)

SAMPLE DRAWING FOR ILLUSTRATION PURPOSES ONLY