

The Saline Valley Fire Protection District
Requirements for all New Residential Construction
Reference International Residential Code 2003

1. Fire blocks are REQUIRED at all soffits, drop ceiling and cove ceiling areas and at ten (10) ft. on bearing and non bearing walls. Exceptions, where FIRE RESISTANT, blown-in insulation is used in walls creating a draft-free wall, fire blocking is not required. (See code section R602.8 for all requirements).
2. All egress windows from sleeping rooms shall have a minimum clear opening of five (5) sq. ft. for grade floor and 5.7 sq. ft for above grade floors. The window minimum clear opening height shall be twenty four (24) inches and the minimum clear width opening shall be twenty (20) inches. Egress window in sleeping rooms; opening shall not be more than forty-four (44) inches from the floor. (See section 310). Effective July 1, 2004, an emergency escape and egress window is required in all basements, finished or unfinished. (See section R310.1 local ordinance).
3. A carbon monoxide detector shall be located on each floor with sleeping area, on ceiling or wall. When smoke detectors are interconnected, combination smoke alarm/carbon monoxide detector may be installed in place of a smoke detector in the hallway. Exception: A home without any fuel-fired appliances. (See section 1006.1.6 local ordinance).
4. Smoke alarms shall be located in each sleeping room and outside each separate sleeping area in the immediate vicinity of the bedroom. They shall also be located on all levels of the house. Smoke alarms shall be A/C powered, with battery back up and interconnected, so when one sounds, all will sound. (See section R313 for all requirements).
5. Handrails shall be provided on at least on side of each continuous run of treads or flight with four (4) or more risers. Handrail height shall be not less than 34 inches and not more than 38 inches. (See sections R311.5.6 and R311.5.6.1).
6. Premise Identification - Approved numbers or address shall be provided for all new buildings in such a position as to be plainly visible and legible from street or road fronting the property. (See section R321.1).
7. Fireplace / Wood stoves will be installed to manufacturer specifications. 5/8" Type X drywall is required in the fireplace surround. Seams must be caulked with fire rated caulk or mudd/tape.
8. Garage and carports shall comply with the requirements of section (R309 IRC)
9. Under stair protection. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7mm) gypsum board. (R311.2.2 IRC)
10. All inspections will be performed in the order they were received. No inspections will be done after 4:00pm or on weekends or holidays.
11. See handout or call the Fire Marshal's office for further information.
12. **Permit card shall be posted at all times.**
13. **A copy of the building plan must be kept on site during the entire construction process.**