

BOROUGH OF FOX CHAPEL
401 FOX CHAPEL ROAD
PITTSBURGH, PA 15238
412-963-1100

Standard Residential Building Code Requirements for Construction

The Building Permit applicant agrees to comply with the provisions of the Borough of Fox Chapel Ordinances, Codes, and Regulations, and with all applicable laws and regulations of Allegheny County, Commonwealth of Pennsylvania and the United States, whether or not specified in these requirements.

Site Requirements: Silt fence, trenched and staked, or silt sock shall be installed at low sides of lot. Silt or barrier fence is required along street, a construction driveway of #3 stone shall be in place, and the building permit shall be posted and visible from the street. Any accumulated mud or debris shall be removed from the streets immediately. On lot dumpsters shall be utilized to contain construction debris. No open burning permitted.

Failure to maintain on lot site requirements will result in the immediate shut down of construction activities until those items are brought into compliance.

Footings: Trenches and forms shall be clean and free of any standing water. Footers for poured foundation wall systems shall contain rebar for wall tie in or an approved keyway in top of footing. All footers, which require drilling piles/caissons or placement on engineered fill, require additional approval(s) and engineering prior to the placement of concrete. **Inspection Required.**

Foundations: All brick ledges shall be solid units or shall be fully grouted masonry. Damp/water proofing must be installed where required. Poured concrete foundation wall systems must be inspected prior to backfilling. All foundation drain lines must be inspected prior to backfilling. Construction debris is not permitted to be backfilled with the foundation. All construction debris must be placed in an approved container. Passive Radon mitigation piping system shall be installed. **Inspection Required.**

Sill Plates and Anchors: Sill plates shall be treated lumber on solid termite blocks or sill sealer. Anchor bolts (minimum ½ inch) shall be spaced no greater than 12 inches from corners and sections and 6 foot on center. Sill plate anchors straps and manufactured connectors shall be spaced per manufacturer's specifications. Builder is to verify the specific engineered connector that is to be used.

Girders: Steel girders and posts shall be sized/spanned per manufacturer's specifications for the span proposed. Micro-Lam and LVL header/girders shall be provided with a minimum of two Jack studs or to manufacturer's specifications. Steel post locations shall be provided with concrete footings. Bearing wall/ Pilaster locations shall be provided with concrete footings. A minimum of 3 inch of bearing shall be provided for all girders/beams to block/concrete. Pilasters and beam pockets shall be solid grouted.

Joists and Engineered Lumber: Floor and ceiling joists shall have a minimum of 1 ½ inch of direct bearing or be provided with ledgers or approved joist hangers nailed per manufacturer's specifications. Any cuts or modifications to any engineered joist system requires engineering approval from the manufacturer. Roof Truss systems require approved engineered connectors for connection to bearing wall plates.

Fire blocking: Solid fire blocking shall be provided at all ceiling to floor lines including tray ceilings. Open web floor trusses shall be fire blocked in areas no greater than 1000 square feet. Chimneys and mechanical chases shall be fire blocked at each floor level. All mechanical, electrical, and plumbing cuts through floor and ceiling members shall be draft stopped with an approved material. Garages shall be separated from any living space with a minimum ½ inch gypsum. Garages with habitable space above shall be separated from the living space above with a minimum of 5/8 inch Type X gypsum.

General Framing: 2015 (ICC) International Residential Code applies. Attic access required in main hallway per local ordinance (22X54 pull down stair or 26X44 panels). Built up bearing side Headers with spans exceeding 10 feet require a minimum of two Jack Studs. Stairs treads shall be a minimum of a 9-inch cut with a rise no greater than 8-1/4 inch. Balustrade spacing shall not allow the passage of a 4-inch sphere. If engineered floor joists are exposed and no sprinkler system is installed then joists must be covered with 1/2" wallboard, 5/8" structural sheathing or equivalent material. **Inspection Required.**

Plumbing and Electrical Installations: All plumbing shall conform to the IPC, and Allegheny County Plumbing Code(s) and fire sprinkler systems are required in townhouses. Allegheny County Plumbing department approves and inspects sprinkler systems. Electrical installations shall conform to the ICC electrical Code. Nail plates and fire blocking shall be installed where appropriate. **Allegheny County plumbing inspections required, and third-party electrical inspections required for rough-in and final inspections.**

Smoke Detectors and Carbon Monoxide Alarms: Smoke detectors with battery backup shall be provided at each level, outside of sleeping areas and within each bedroom. The smoke detectors must be interconnected so that when one is activated, all others activate also. Carbon monoxide alarms must be installed outside each sleeping area and inside a bedroom if a fuel burning appliance is located inside the bedroom or attached bath in accordance with **manufacture's installation instructions.**

Windows and Egress: Each bedroom requires a direct egress door or at least one *window* with the required clear opening of 5.7 clear feet (**820 square inches**) with no less than 20-inch width or 24 inch in height and cannot be any greater than 44 inch above finished floor. (**Size is based on a single operating panel for double-hung windows**). All basements shall be provided with direct egress to the outside. All glazing within building walls within 60-inch height of tubs and showers walking surface shall be safety glazing. All windows greater than 9 square feet and closer than 18 inches to a walking surface must be safety glazing. Any window adjacent to stair or stair landings shall be safety glazing. Any window adjacent to a door within 24 inches shall be safety glazing. Any proposed bedroom space in finished basements is subject to the same egress and smoke detector requirements.

Wallboard: 1/2-inch and 5/8-inch wallboard shall be fastened at 12-inch centers for ceiling and 16-inch centers for walls when applied **without** adhesive. 1/2 inch and 5/8-inch wallboard shall be fastened at 16-inch centers for ceiling and 24-inch centers for walls when applied **with** the use of adhesive.

Insulation: Energy packages shall comply with the simplified requirements as identified in the 2015 International Residential Code, 2018 Pennsylvania's Alternative Residential Energy Provisions OR and alternate energy analysis may be submitted for the specific structure. *See the energy requirements summary.* **Inspection Required. A permanent certificate shall be posted on electrical panel or an approved location that identifies R-values, U-factors, and equipment installed.**

General Mechanical Requirements: All HVAC Equipment shall be installed per manufacturer's requirements. Combustion, return, and supply air shall be installed and provided as required by the international Mechanical Code. All utility controls and pressure/temperature relief devices shall be installed for inspection. Third party inspector should do duct leakage test. Blower door test. Mechanical ventilation shall be provided. **Inspection Required.**

Concrete Slabs: 4 inch minimum of compacted gravel required under all concrete slabs. Vapor Barrier and Rebar or W.W.F. required in garages. Vapor barrier required in all basements.

Stormwater controls: Required for all increase in impervious surface areas in accordance with Ordinance No. 707. Stormwater management facilities shall be installed as early as possible in the project to contain runoff from impervious surfaces created. Temporary runoff measures shall be installed so as to not cause issue to neighboring properties and Borough roads during construction. **Inspection Required.**

Final/Occupancy: Final plumbing and electrical inspections shall be verified complete and required inspection cards submitted. All features on the approved plans shall be complete. All access and egress features shall be installed. Grading, landscaping, concrete driveway and walkway installation shall be complete. Completed application and final lot survey must be submitted and approved prior to occupancy. **Inspection Required.**