

# FINISH ATTIC OR 2ND FLOOR ADDITION/DORMER

Before a permit can be issued, a completed permit application must be submitted along with the following information **IN DUPLICATE**.

If you are constructing a 2nd floor or raising a dormer, a PLAT OF SURVEY must be submitted.

Additionally, the following information must be submitted in the form of **SCALE DRAWINGS**:

**Basement beam size**: Adequate for additional loads? Beam size and location of columns to be shown on foundation drawing, first floor joist size.

**First floor plan**: Indicate load bearing walls, location of load bearing wall in relation to basement beam, room dimensions, 2nd floor joist size.

**Proposed second floor layout**: Include all window and door sizes, hallway width, room dimensions.

**Section drawing** showing all joist sizes, insulation values, typical floor, wall, ceiling and roof framing, soffit/attic ventilation, header sizes.

## **YOUR 2ND FLOOR PROJECT SHALL:**

- Be designed and constructed to support the minimum live loads as follows:

**Pounds Per Sq. Ft.**

Floors	40
Porch/Balcony	40
Ceiling w/storage	20
Ceiling w/o storage	5
Roof	30
Roof Uplift	20

- Provide attic storage areas 150 sq. ft. or more and 30" or more of height, with minimum 14" x 24" access panel.
- Provide natural light to all habitable rooms in the amount of 8% of Net Floor Area (windows).
- Provide natural ventilation to all habitable rooms in the amount of 3.5% of net floor area (openable windows, mechanical ventilation).
- Provide ventilation to all bath or toilet rooms, (exhaust fan) terminating at exterior.
- Provide sleeping rooms with window(s) that meet egress requirements, 20"W x 24"H minimum. Sill height maximum 46" from floor.

Provide a source of heat to all habitable rooms, including bath and toilet rooms. (If existing HVAC units will be serving additional space, capabilities must be verified.)

- Provide a minimum ceiling height of 7' for each habitable room for a minimum of 50% of floor area.
- Provide proper stairway, 36" width, 36" landing, maximum 8" rise, minimum 9" tread uniformity, including handrail, 30"-38" high from stair nosing.
- Provide smoke detector(s) adjacent to sleeping areas, minimum of (1).
- Provide 1" airspace between insulation and underside of roof deck at sloped ceiling locations.
- Provide a vapor barrier at warm side of insulation.

This informational sheet is not intended to answer all questions relative to 2nd floor construction. It merely provides **basic information common to most projects**. All requirements would be impossible to cover on this sheet. If you have other questions, please call the Inspection Department (414-769-2211).