

2012 INTERNATIONAL RESIDENTIAL CODE ENFORCEMENT

1. **SETBACKS:** Setbacks are measured from property lines to the structure. Anything over 30" in height cannot be in a setback. This includes steps, decks, and roof overhangs.
2. **FOOTINGS:** The City of Cookeville requires a minimum footing size of 24" inches wide by 8" thick. This must be a continuous footing (completely around the structure), installed a minimum of 12" below undisturbed ground.
3. **SILL-PLATES and ANCHOR BOLTS:** Are required and sill-plates must be pressure treated.
4. **FRAMING:** Lumber must be grade stamped. No holes or notches are permitted in the middle 3rd of a floor joist. All wood framed headers greater than 4' must be doubled. Headers over 72" must have double jack studs under each end. No openings or windows within 30" of a corner. When roof trusses are used, they must be strapped to the top plate with hurricane straps; no toenailing will be permitted.
5. **EMERGENCY ESCAPE and RESCUE OPENINGS:** Windows used for emergency escape and rescue openings must have a 5.7 sf of clear opening. Sleeping rooms in basements must have emergency escape rescue openings.
6. **EXTERIOR DOORS:** Minimum 3'x 6'8" and a 3' landing is required.
7. **STAIRS:** Minimum width of 36", minimum headroom is 6'8", maximum riser 7 ¾", minimum tread 10" measured nose to nose. Every 12' in height must have a 36" landing. Stairways must have a continuous handrail from the top to the bottom of stairway. The handrail must be turned or terminate into a newel post or a safety terminal at the ends. Handrail height is 34" – 38". Guardrails are required on anything over 30" and a minimum guardrail height is 36".
8. **SMOKE ALARMS:** Smoke alarms are required in each sleeping room and one outside each sleeping room and on each floor level. All smoke alarms must be interconnected and have a battery backup.

(Continued on back)

9. GARAGE SEPARATION: Separation is required between the house and its attic area by no less than ½” gypsum. When the garage has a ceiling below a habitable room, the garage must have no less than 5/8” type x gypsum on the ceiling. Openings from garage to a habitable space must have at a minimum of 1 3/8” solid wood or a 1 3/8” solid or honeycomb core steel, or a 20-minute fire rated door. Openings into sleeping rooms are not permitted. Appliances located in garages must be protected from impact.

10. BRICK TIES: Brick ties are to be spaced 16” horizontally by 16” vertically. Spacing is to be verified by the owner or contractor.

11. SEWER LINES: A 4” sewer line with a 4” cleanout within 5’ of the house and an additional cleanout every 80’ to the city tap is required. The cleanout at the street shall match the city tap size.

12. HOUSE NUMBERS: House numbers are required on the house and must be readable from the centerline of the street.

13. FINAL INSPECTION: House must be ready to move into before final inspection for certificate of occupancy is done.

14. PERMITS ARE REQUIRED: It is the Owner and/or the Contractor’s responsibility to make sure that all applicable permits have been issued, such as plumbing and mechanical and that all inspections are called in at the right time.
A final building inspection and C.O. will not be issued until all permits are issued.