

City of Burbank • Wood Frame Prescriptive Provisions

MINIMUM ROOM DIMENSIONS: (R304 & R305)

1. HABITABLE ROOMS SHALL HAVE A FLOOR AREA OF NOT LESS THAN 70 SF.
2. HABITABLE ROOMS SHALL NOT BE LESS THAN 7 FT. IN ANY HORIZONTAL DIMENSION.
3. HABITABLE SPACE AND HALLWAYS SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7 FT. BATHROOMS, TOILET ROOMS, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6' - 8".

LIGHT: (R303) ALL ROOMS REQUIRE NATURAL LIGHT BY MEANS OF EXTERIOR WINDOWS OR SKYLIGHTS MIN. 8% OF THE FLOOR AREA OF THE ROOM.

VENTILATION: (R303) ALL ROOMS REQUIRE NATURAL VENTILATION BY MEANS OF OPENABLE WINDOWS MIN. 4% OF THE FLOOR AREA OF THE ROOM. BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQ. FT. ONE HALF OF WHICH MUST BE OPENABLE WHEN MECHANICAL VENTILATION IS NOT PROVIDED.

UNDER-FLOOR SPACES SHALL BE VENTILATED BY OPENINGS INTO THE UNDER-FLOOR SPACE EXTERIOR WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. ONE VENTILATION OPENINGS SHALL BE LOCATED WITHIN 3-FT. OF EACH CORNER OF THE BUILDING AND PROVIDE CROSS VENTILATION. VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT MESH W/ LEAST DIMENSION NOT EXCEEDING 1/4".

THE NET FREE VENTILATING AREA OF ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT REDUCTION OF TOTAL THE AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3- FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR CLASS II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. A MINIMUM OF 1-INCH CLEARANCE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING.

6" HIGH NONABSORBENT SURFACE @ SHOWER WALLS (R307.2)

IF LESS THAN 60" ABOVE STANDING SURFACE (R308.4), WINDOWS AT SHOWERS & TUBS SHALL BE TEMPERED.

SHOWER DOORS SHALL BE TEMPERED AND SWING OUT. NET AREA OF SHOWER RECEPTOR SHALL BE MIN. 1024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30 IN. Ø CIRCLE (CPC 408.6)

16"X24" UNDERFLOOR ACCESS THROUGH A PERIMETER WALL (R408.4)

GLAZING SHALL MEET THE FOLLOWING:  
U-FACTOR = 0.30 MAX  
SHGC = 0.23 MAX.

GLAZING AREA LIMITS:  
20% MAX OF TOTAL FLOOR AREA  
5% MAX OF THAT CAN BE WEST FACING  
OTHERWISE PROVIDE ENERGY ANALYSIS

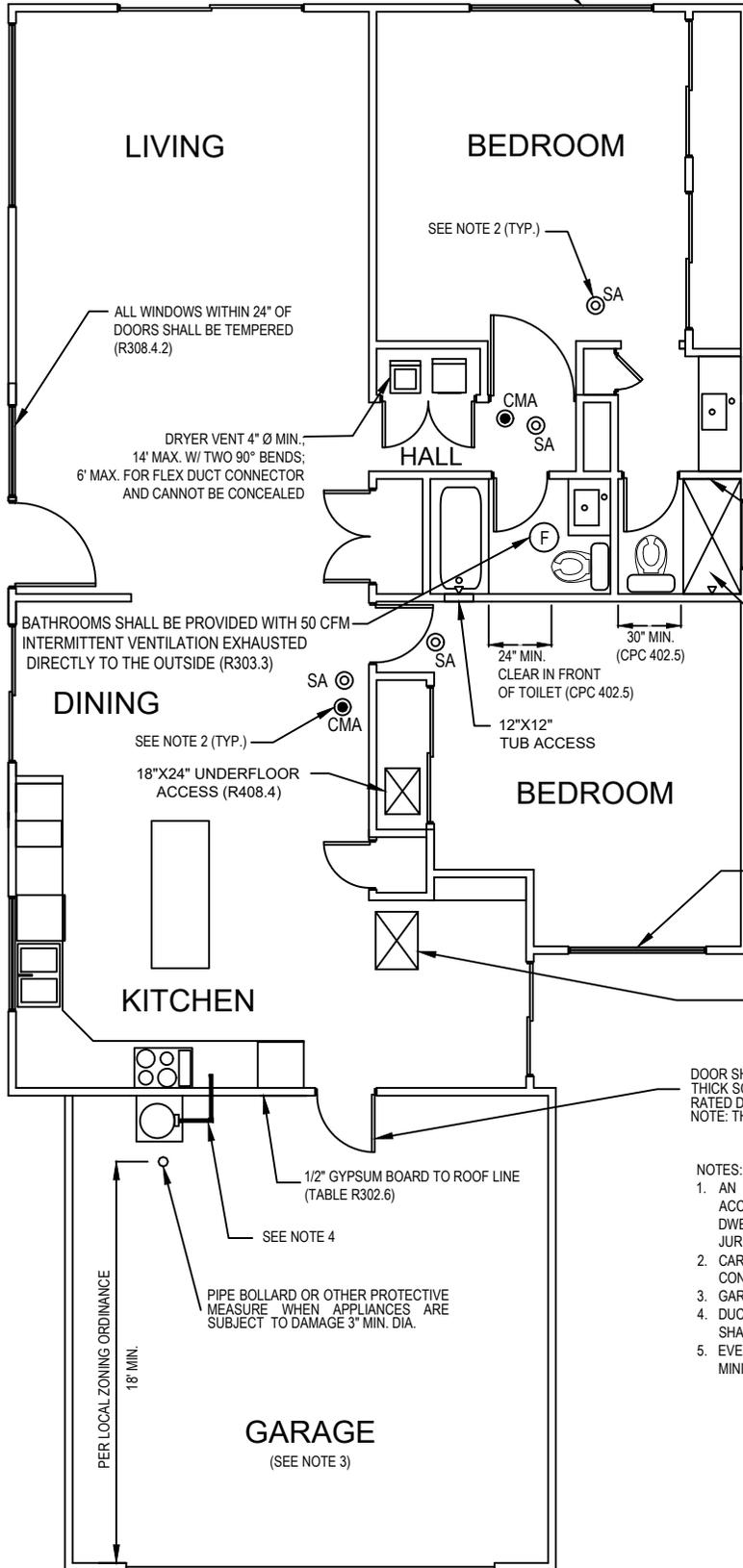
22" X 30" ATTIC ACCESS, OR 30" X 30" IF FURNACE IS IN ATTIC. MIN HEADROOM OF 30". (R807.1)

DOOR SHALL BE A SELF-CLOSING & SELF-LATCHING, OR AUTOMATIC CLOSING, 1-3/8" THICK SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL DOOR OR 20-MIN. FIRE RATED DOOR. (R302.5.1)  
NOTE: THE GARAGE SHALL NOT OPEN INTO A SLEEPING ROOM.

NOTES:

1. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D FOR A NEW ONE- AND TWO-FAMILY DWELLING. INSTALL IN ADDITIONS AND ALTERATIONS AS REQUIRED BY THE LOCAL JURISDICTION. (R313)
2. CARBON MONOXIDE ALARMS (CMA) AND SMOKE ALARMS (SA) ARE REQUIRED FOR ALL NEW CONSTRUCTION, ALTERATIONS, REPAIRS OR ADDITIONS (R314)
3. GARAGE FLOOR SURFACE SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL. (R309)
4. DUCTS PENETRATING WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. 26 GAGE SHEET STEEL OR APPROVED MATERIAL. (R302.5)
5. EVERY INTERIOR DOOR IN A DOORWAY THROUGH WHICH OCCUPANTS PASS SHALL HAVE A MINIMUM WIDTH OF 32"

EMERGENCY ESCAPE / RESCUE WINDOW (SEE PAGE 9)



LIVING

BEDROOM

DINING

BEDROOM

KITCHEN

GARAGE