B-114-1 SOUTHERN NEVADA BUILDING OFFICIALS REGIONAL STANDARDS 7-7-14 PG. 1 OF 6 RESIDENTIA ROOM ADDITION PLOT **Clark County Boulder City** Las Vegas Henderson Dept. of Building & Fire Prevention **Building Department** Bldg & Fire Safety Dept. Building & Safety Dept. 4701 W Russell Rd Las Vegas, NV 89118 401 California Avenue Boulder City, NV 89005 (702) 293-9282 240 Water Street Henderson, NV 89015 (702) 267-3650 333 N. Rancho Drive Las Vegas, NV 89106 (702) 229-6251 (702) 455-3000 THIS IS ONLY AN STREET AND ADDRESS EXAMPLE OF THE INFORMATION REQUIRED FRONT PROPERTY LINE ON PERMIT **APPLICATION** DOCUMENTS. THIS IS NOT INTENDED TO BE A CONSTRUCTION DOCUMENT. PROVIDE TWO SETS OF **PLANS** ROOF OVERHANG SHOW ALL DIMENSIONS PENCIL (ERASABLE) DRAWINGS ARE NOT MARKED X AS APPLICABLE **ACCEPTABLE** PROPERTY LINE SIDE PROPERTY LINE ROOF OVERHANG EXISTING DWELLING **ADDITION DETACHED** ROOF OVERHANG BUILDING X REAR PROPERTY LINE Pahrump North Las Vegas Mesquite Building & Fire Safet Dept. 250 N Hwy 160 Suite #3 Pahrump, NV 89060 (775) 751-3373 Building Department 2250 Las Vegas Blvd. N N. Las Vegas, NV 89030 (702) 633-1577 Building Department 10 East Mesquite Blvd. Mesquite, NV 89027 (702) 346-2835

B - 114 - 2SOUTHERN NEVADA BUILDING OFFICIALS 7-7-14 REGIONAL STANDARDS PG. 2 OF 6 RESIDENTIAL **ADDITION** FLOOR ROOM Las Vegas **Boulder City** Clark County Henderson Dept. of Building & Fire Prevention 4701 W Russell Rd Las Vegas, NV 89118 Bldg & Fire Safety Dept. **Building Department** Building & Safety Dept. 240 Water Street Henderson, NV 89015 401 California Avenue Boulder City, NV 89005 333 N. Rancho Drive Las Vegas, NV 89106 (702) 455-3000 (702) 293-9282 (702) 267-3650 (702) 229-6251 SHOW EXISTING ROOMS ADJACENT TO NEW CONSTRUCTION WITH DIMENSIONS, WINDOW SIZES AND LOCATIONS, AND EXISTING ROOM USES. DESIGNATE IN SOME GRAPHIC FASHION THE NEW VERSUS EXISTING CONSTRUCTION. FOR EXAMPLE: DOUBLE-LINE WALLS AS EXISTING, SOLID WALLS AS WINDOW RELOCATED FOR NEW. FOR ALLOWABLE WINDOW TYPES NATURAL LIGHT AND EXISTING BEDROOM AND MAXIMUM SIZES SEE EGRESS. 11'X12' CONSERVATION CODE QUICK COMPLIANCE GUIDE CLOSET DEMOLISHED TO WINDOW REMOVED AND ALLOW INTERIOR ACCESS RELOCATED. INFILL **NEW CLOSET** OPENING WITH 2X4 NEW DOOR 3'0"X6'8" FRAMING AND GYPSUM SHELF AND POLE BOARD. φ 3' 6' MAX MIN PROM OPENINGS =FAMILY ROOM **ADDITION** 6' MAX \Rightarrow GFI \Rightarrow 12' MAXIMUM 4'0"x4'0" 4'0"x4'0" DIM. PROVIDE 8% OF THE FLOOR AREA IN GLAZED OPENINGS (WINDOWS, GLASS DOORS, SKYLITES) IN ALL HABITABLE ROOMS. RELOCATE EXISTING REQUIRED GLAZING THAT IS REMOVED FOR REMODEL OR ADDITION. IN LIEU OF NATURAL LIGHTING ARTIFICIAL LIGHTING MAY BE PROVIDED CABABLE OF PRODUCING 6 FOOT—CANDLES 30" ABOVE THE FLOOR GROUND FAULT CIRCUIT INTERRUPTERS ARE REQUIRED FOR KITCHENS, BATHROOMS, GARAGES, AND EXTERIOR OUTLETS. ARC-FAULT INTERUPTERS ARE REQ. FOR ALL BEDROOMS, FAMILY ROOMS, DINING ROOMS, LIMING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS, INCLUDING ALTERATIONS TO EXISTING BRANCH CIRCUIT WIRING. Mesquite Building Department 10 East Mesquite Blvd. North Las Vegas Pahrump Building Department Building & Fire Safet Dept. 2250 Las Vegas Blvd. N N. Las Vegas, NV 89030 250 N Hwy 160 Suite #3 Pahrump, NV 89060 Mesquite, NV 89027 (702) 633-1577 (702) 346-2835 (775) 751-3373

SOUTHERN NEVADA BUILDING OFFICIALS REGIONAL STANDARDS

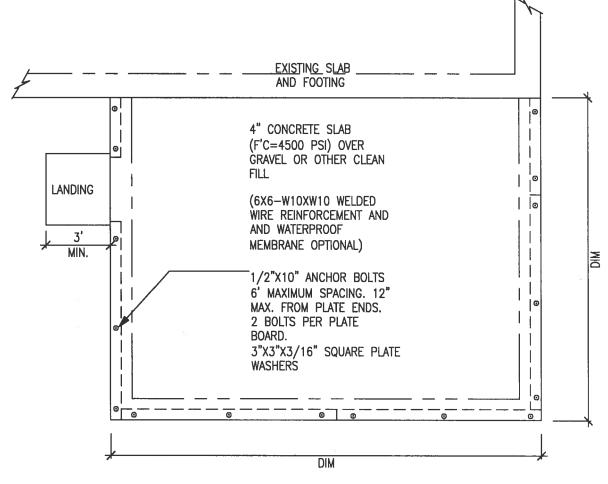
B-114-3 7-7-14 PG. 3 OF 6

RESIDENTIAL ROOM ADDITION TYPICAL FOUNDATION PLAN

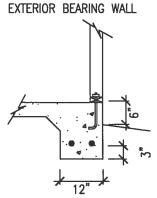
Clark County
Dept. of Building & Fire Prevention
4701 W Russell Rd
Las Vegas, NV 89118
(702) 455-3000

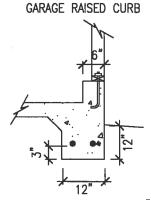
Boulder City Building Department 401 California Avenue Boulder City, NV 89005 (702) 293-9282

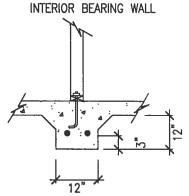
Henderson Bldg & Fire Safety Dept. 240 Water Street Henderson, NV 89015 (702) 267-3650 Las Vegas Building & Safety Dept. 333 N. Rancho Drive Las Vegas, NV 89106 (702) 229-6251



TYPICAL FOOTING CROSS SECTIONS







FOOTINGS REQUIRE 2 #4 REINFORCEMENT BARS LOCATED A MINIMUM OF 3" CLEAR FROM THE BOTTOM OF THE FOOTING.

Mesquite Building Department 10 East Mesquite Blvd. Mesquite, NV 89027 (702) 346-2835 North Las Vegas Building Department 2250 Las Vegas Blvd. N N. Las Vegas, NV 89030 (702) 633-1577 Pahrump Building & Fire Safet Dept. 250 N Hwy 160 Suite #3 Pahrump, NV 89060 (775) 751-3373

B-114-4 SOUTHERN NEVADA BUILDING OFFICIALS -7-14 REGIONAL STANDARDS PG. 4 OF 6 RESIDENTIAL **TYPICAL** CROSS SECTION ROOM ADDITION Clark County **Boulder City** Henderson Las Vegas Dept. of Building & Fire Prevention 4701 W Russell Rd **Building Department** Bldg & Fire Safety Dept. Building & Safety Dept. 401 California Avenue Boulder City, NV 89005 240 Water Street Henderson, NV 89015 333 N. Rancho Drive Las Vegas, NV 89118 Las Vegas, NV 89106 (702) 455-3000 (702) 293-9282 (702) 267-3650 (702) 229-6251 RIDGE BOARD-AS DEEP AS THE CUT END OF THE RAFTER OR TRUSSES PER ENGINEER DESIGN ATTIC VENTS SHALL TOTAL 1 SQ.FT. FOR EACH 150 SQ.FT. OF ATTIC AREA SPECIFY ROOF COVERING SPECIFY ROOF SHEATHING SOLID BLOCK AT RAFTER/JOIST BEARING EAVE VENTS-OPTIONAL FACIA-OPTIONAL DOUBLE TOP PLATE MINIMUM INSULATION SEE CONSERVATION CODE SPECIFY RAFTER AND CEILING JOIST QUICK COMPLIANCE GUIDE SIZE AND SPACING SPECIFY STUD SIZE AND SPACING SPECIFY INTERIOR WALL AND CEILING COVERING SPECIFY EXTERIOR COVERING 1/2"X10" ANCHOR BOLT MAX 6' O.C., 3/16"X3"X3" WASHER WEEP SCREED IF STUCCO **EXTERIOR** REDWOOD OR PRESSURE TREATED LUMBER PLATE ₹ ů, CONCRETE SLAB ON GRADE Ĭ OR DETAIL FLOOR FRAMING 2 #4 REINF. BARS 12" MIN. Pahrump North Las Vegas Mesquite Building & Fire Safet Dept. **Building Department Building Department** 250 N Hwy 160 Suite #3 Pahrump, NV 89060 (775) 751-3373 10 East Mesquite Blvd. Mesquite, NV 89027 2250 Las Vegas Blvd. N N. Las Vegas, NV 89030 (702) 346-2835 (702) 633-1577

B-114-5 SOUTHERN NEVADA BUILDING OFFICIALS -7-14 REGIONAL STANDARDS PG. 5 OF 6 **ELEVATIONS** RESIDENTIAL **ADDITION** ROOM TYPICAL Clark County **Boulder City** Las Vegas Henderson Dept. of Building & Fire Prevention 4701 W Russell Rd Las Vegas, NV 89118 (702) 455-3000 **Building Department** Bldg & Fire Safety Dept. Building & Safety Dept. 401 California Avenue Boulder City, NV 89005 (702) 293-9282 240 Water Street Henderson, NV 89015 (702) 267-3650 333 N. Rancho Drive Las Vegas, NV 89106 (702) 229-6251 SPECIFY ROOF COVERING MATERIAL FACIA-OPTIONAL LIGHT . . · FIXTURE SPECIFY EXTERIOR WALL COVERING MATERIAL O WEEP SCREED IF STUCCO DIM PROVIDE ATTIC VENTILATION EQUAL **ROOF SLOPE** TO 1/150 OF THE ATTIC AREA 12" (150 SQ.FT. OF ATTIC AREA=1 SQ.FT. OF VENT) DIM Mesquite Building Department 10 East Mesquite Blvd. Mesquite, NV 89027 Pahrump North Las Vegas **Building Department** Building & Fire Safet Dept. 2250 Las Vegas Blvd. N N. Las Vegas, NV 89030 250 N Hwy 160 Suite #3 Pahrump, NV 89060 (702) 346-2835 (702) 633-1577 (775) 751-3373

SOUTHERN NEVADA BUILDING OFFICIALS REGIONAL STANDARDS

B-114-6 7-7-14 PG. 6 OF 6

RESIDENTIAL ROOM ADDITION TYPICAL FRAMING PLAN

Clark County
Dept. of Building & Fire Prevention
4701 W Russell Rd
Las Vegas, NV 89118
(702) 455-3000

Boulder City
Building Department
401 California Avenue
Boulder City, NV 89005
(702) 293-9282

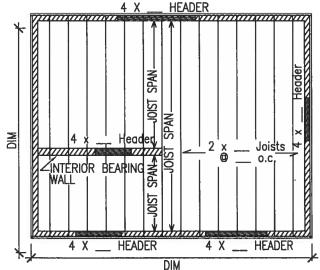
Henderson Bldg & Fire Safety Dept. 240 Water Street Henderson, NV 89015 (702) 267-3650 Las Vegas Building & Safety Dept. 333 N. Rancho Drive Las Vegas, NV 89106 (702) 229-6251

ROOF FRAMING PLAN EXISTING WALL RAFTERS SHALL BE NAILED TO ADJACENT, SPAN. PARALLEL **CEILING JOISTS** RAFTER OR MINIMUM 1"X 4" RAFTER TIES @ 4' O.C. ridge Board SPAN -RAFTER 2 RAFTERS* RIDGE BOARD 0 0.C. NOT LESS IN DIM DEPTH THAN THE CUT ENDS HEADER 4 X OF THE RAFTERS DIM

- CALL OUT THE DIMENSIONS OF ALL NEW OPENINGS.
- 2. CALL OUT THE
 LOCATIONS AND
 DIMENSIONS OF ALL
 BRACED WALL PANELS
 (INCLUDING AT THE
 EXISTING WALL).
- ADD ADDITIONAL BRACED WALL PANELS AT THE EXISTING WALL, AS NEEDED.
- 4. NEW OPENINGS IN EXISTING BRACED WALL PANELS MAY REQUIRE ENGINEERING.
- 5. CALL OUT ALL HEADER SIZES.

**OR APPROVED MANUFACTURED TRUSSES

FLOOR FRAMING PLAN IF CRAWLSPACE



SHOW LENGTH OF ALL HEADERS

RAFTER SIZES BASED ON 2012 IRC: CEILING JOIST TABLE R802.4(2) ROOF RAFTER TABLE R802.5.1(2) FLOOR JOIST TABLE R502.3.1(2)

*THE TABULATED ROOF RAFTER SPANS ASSUME THAT CEILING JOISTS ARE LOCATED AT THE BOTTOM OF THE ATTIC SPACE OR THAT SOME OTHER METHOD OF RESISTING THE OUTWARD PUSH OF THE RAFTERS OR THE BEARING WALLS, SUCH AS RAFTER TIES, IS PROVIDED AT THAT LOCATION.

Mesquite Building Department 10 East Mesquite Blvd. Mesquite, NV 89027 (702) 346-2835 North Las Vegas Building Department 2250 Las Vegas Blvd. N N. Las Vegas, NV 89030 (702) 633-1577

FLOOR JOIST CEILING JOIST ROOF RAFTER **SPACING** SIZE MAX SPAN MAX SPAN MAX SPAN 2x4 12 9'-10" 2x4 16 8'-9" 2x4 24 7'-2" _ 2x6 12 10'-6" 14'-10" 14'-4" 2x6 16' 9'-1" 12'-10" 12'-5" 2x6 24 7'-5" 10'-6" 10'-2" 2x8 12' 13'-3" 18'--9" 18'-2" 2x8 16 11'-6" 16'-3" 15'-9" 2x8 24 9'-5" 13'-3" 12'-10" 2x10 12 22'-3" 16'-3" 22'-11" 2x10 16 14'-1" 19'-3" 19'-10" 2x10 24' 11'-6" 16'-3" 15'-8" 2x12 12 18'-10" 25'-9" 2x12 16 16'-3" 22'-4" 2x12 24 13'-4" 18'-3"

*RAFTER & JOIST SPAN TABLE BASED ON DOUGLAS FIR/LARCH #2

Pahrump Building & Fire Safet Dept. 250 N Hwy 160 Suite #3 Pahrump, NV 89060 (775) 751-3373