

SOUTHERN NEVADA BUILDING OFFICIALS
REGIONAL STANDARDS

B-114-1
2-5-2019
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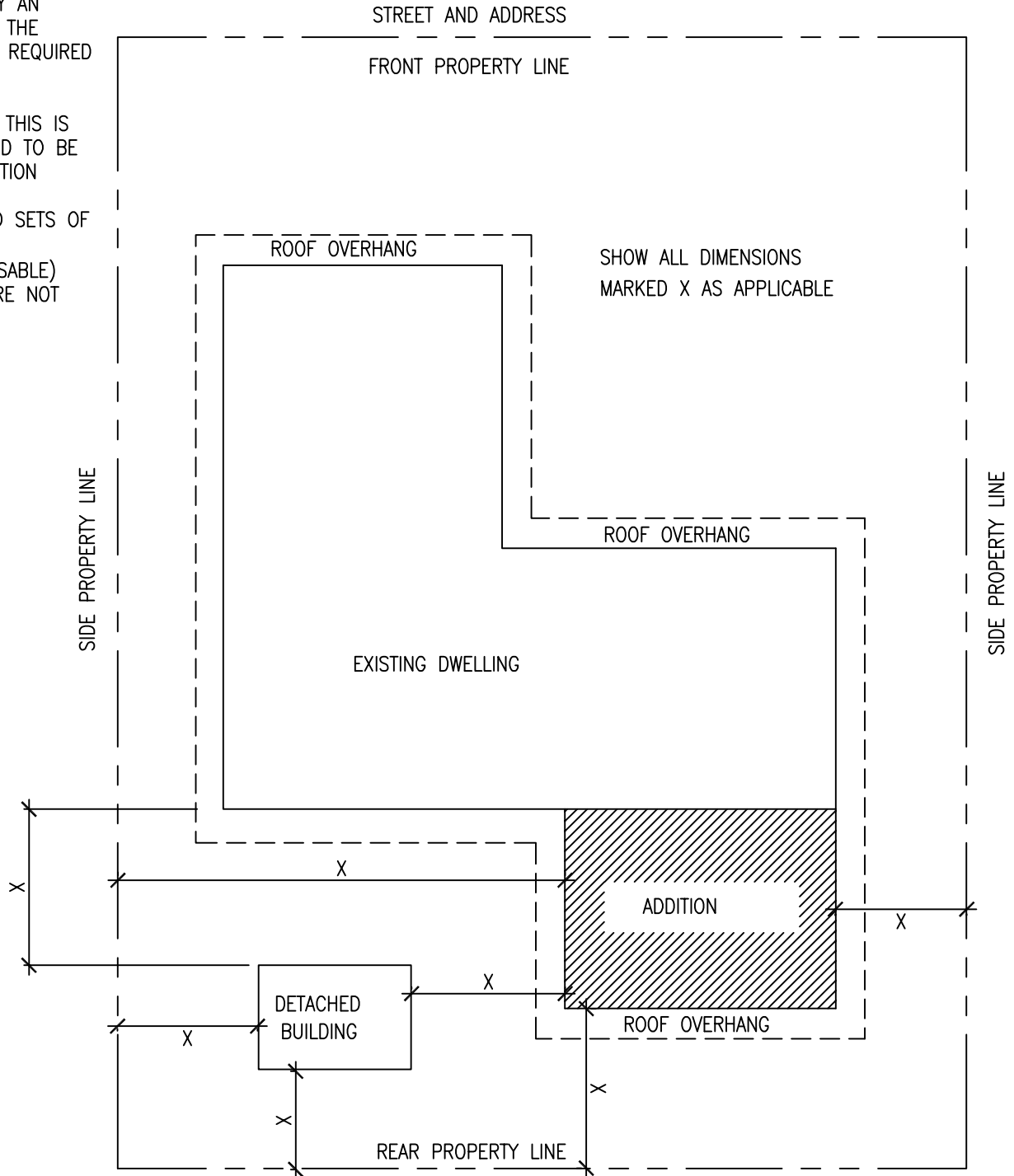
RESIDENTIAL ROOM ADDITION TYPICAL PLOT PLAN

Boulder City
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401 California Avenue
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Henderson
Building & Fire Safety Dept.
240 Water Street
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Las Vegas
Building & Safety Dept.
333 N. Rancho Drive
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(702) 229-6251

- THIS IS ONLY AN EXAMPLE OF THE INFORMATION REQUIRED ON PERMIT APPLICATION DOCUMENTS. THIS IS NOT INTENDED TO BE A CONSTRUCTION DOCUMENT.
- PROVIDE TWO SETS OF PLANS
- PENCIL (ERASABLE) DRAWINGS ARE NOT ACCEPTABLE



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RESIDENTIAL ROOM ADDITION TYPICAL FLOOR PLAN

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- 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 NEW.
- FOR ALLOWABLE WINDOW TYPES AND MAXIMUM SIZES SEE CONSERVATION CODE QUICK COMPLIANCE GUIDE

CLOSET DEMOLISHED TO ALLOW INTERIOR ACCESS

NEW DOOR 3'0"x6'8"

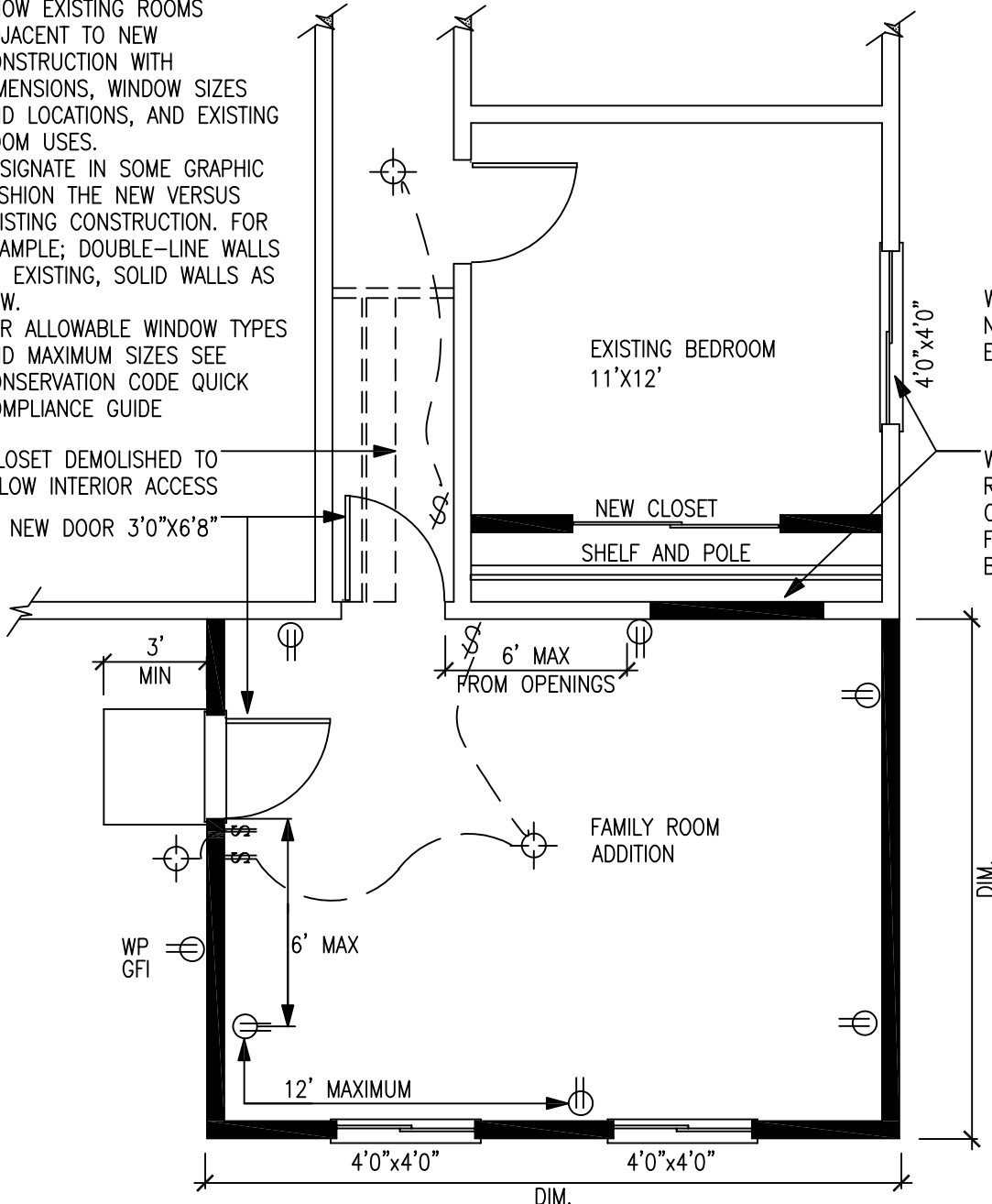
EXISTING BEDROOM
11'x12'

NEW CLOSET

SHELF AND POLE

WINDOW RELOCATED FOR NATURAL LIGHT AND EGRESS.

WINDOW REMOVED AND RELOCATED. INFILL OPENING WITH 2X4 FRAMING AND GYPSUM BOARD.



- 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 CAPABLE OF PRODUCING 6 FOOT-CANDLES 30" ABOVE THE FLOOR
- GROUND FAULT CIRCUIT INTERRUPTERS ARE REQUIRED FOR KITCHENS, BATHROOMS, GARAGES, AND EXTERIOR OUTLETS.
- ARC-FAULT INTERRUPTERS ARE REQ. FOR ALL BEDROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS, INCLUDING ALTERATIONS TO EXISTING BRANCH CIRCUIT WIRING.

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EXISTING SLAB AND FOOTING

4" CONCRETE SLAB ($F'_C=4500$ PSI)
OVER 10 MIL VAPOR BARRIER OVER GRAVEL OR OTHER CLEAN FILL

6X6-W10XW10 WELDED WIRE REINFORCEMENT OR #3 @ 18" O.C., GRADE 40 REBAR, EACH WAY, OR APPROVED EQUIV., ALL REINFORCING TO BE INSTALLED MID SLAB, TYP.

LANDING

3' MIN.

1/2"x10" ANCHOR BOLTS
6' MAXIMUM SPACING. 12" MAX. FROM PLATE ENDS.
2 BOLTS PER PLATE BOARD.
3"x3"x0.229" SQUARE PLATE WASHERS

DIM

DIM

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

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SOUTHERN NEVADA BUILDING OFFICIALS
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B-114-4

2-5-2019

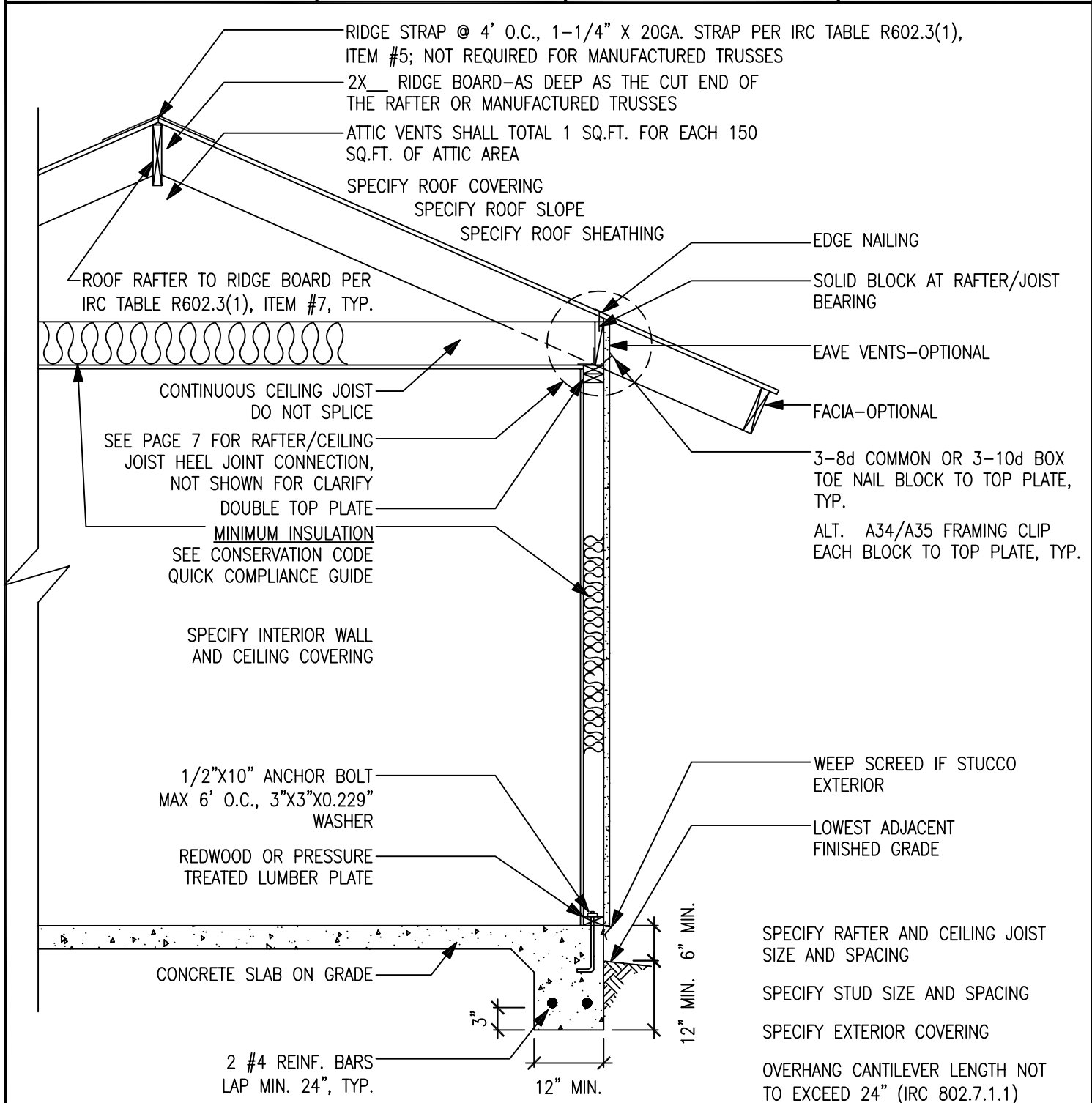
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RESIDENTIAL ROOM ADDITION TYPICAL CROSS SECTION

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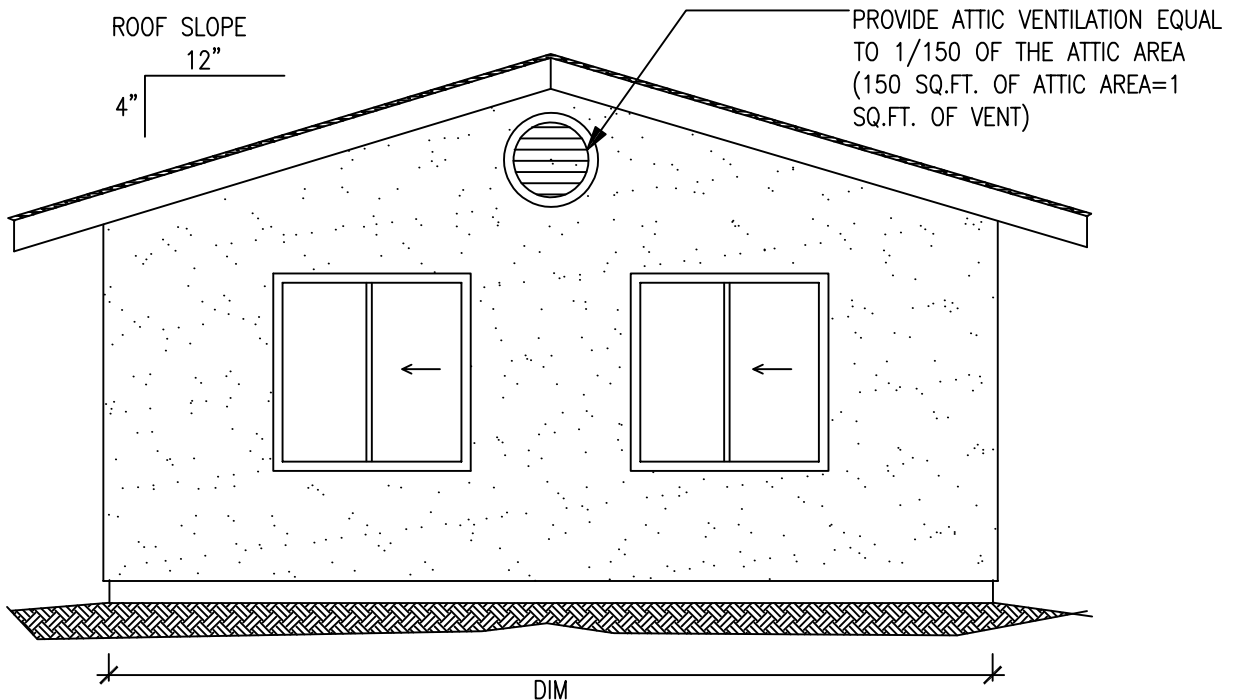
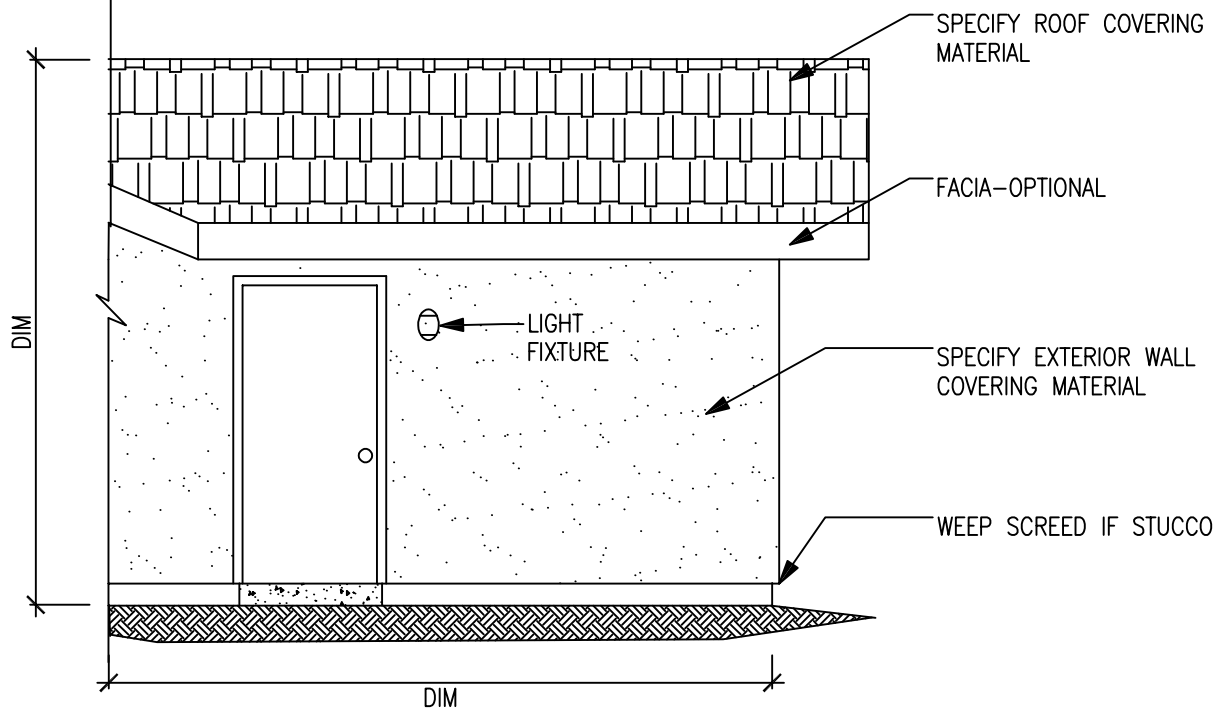
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RESIDENTIAL ROOM ADDITION TYPICAL ELEVATIONS

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SOUTHERN NEVADA BUILDING OFFICIALS
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B-114-6

2-5-2019

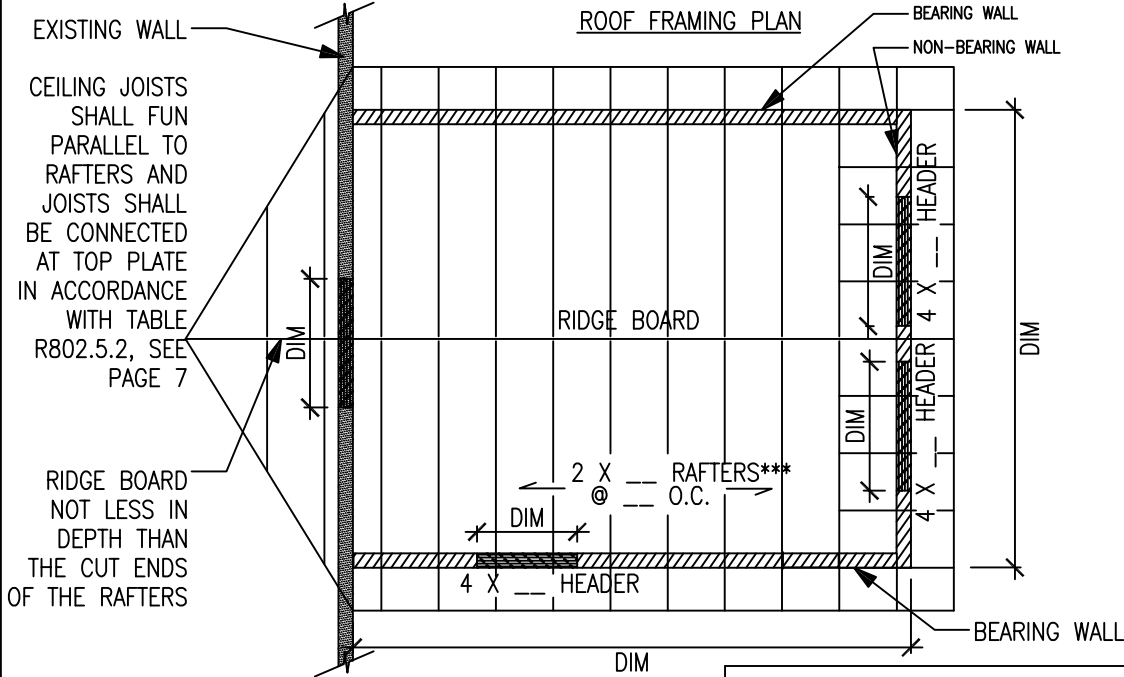
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RESIDENTIAL ROOM ADDITION TYPICAL FRAMING PLAN

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1. 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).
3. 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. SEE HEADER TABLE FOR SIZES

HEADER TABLE (DL = 20 psf, LL = 20 psf)		
ALL HEADERS DOUGLAS FIR LARCH #2		
HEADER	BEARING WALL MAX SPAN	# OF JACK AND KING STUDS
4X6	4'-0"	1
4X8	6'-0"	2
4X10	8'-0"	3
HEADER	NON-BEARING WALL MAX SPAN	# OF JACK AND KING STUDS
4X4	4'-0"	1
4X6	6'-0"	2
4X8	8'-0"	3

ALL ADDITIONAL SPANS THAT EXCEED MAX SPAN REQUIRE ENGINEERING

RAFTER SIZES BASED ON 2018 IRC:

CEILING JOIST TABLE R802.5.1(1) *

ROOF RAFTER TABLE R802.4.1(2) **

NOTE: 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.

* UNINHABITABLE ATTIC WITHOUT STORAGE, LIVE LOAD = 10 psf, $L/\Delta = 240$

** ROOF LIVE LOAD = 20 psf, CEILING NOT ATTACHED TO ROOF RAFTERS

ROOF DEAD LOAD = 20 psf, $L/\Delta = 180$

a. RAFTER SPAN SHALL BE MEASURED ALONG THE HORIZONTAL PROJECTION OF RAFTER

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

SIZE	SPACING	CEILING JOIST MAX SPAN	ROOF RAFTER MAX SPAN ^a
2x4	12"	12'-5"	-
2x4	16"	11'-3"	-
2x4	24"	9'-10"	-
2x6	12"	19'-6"	14'-7"
2x6	16"	17'-8"	12'-7"
2x6	24"	15'-0"	11'-6"
2x8	12"	25'-8"	18'-5"
2x8	16"	23'-8"	16'-0"
2x8	24"	19'-1"	13'-0"
2x10	12"	-	22'-6"
2x10	16"	-	19'-6"
2x10	24"	23'-3"	15'-11"
2x12	12"	-	26'-0"
2x12	16"	-	22'-7"
2x12	24"	-	18'-6"

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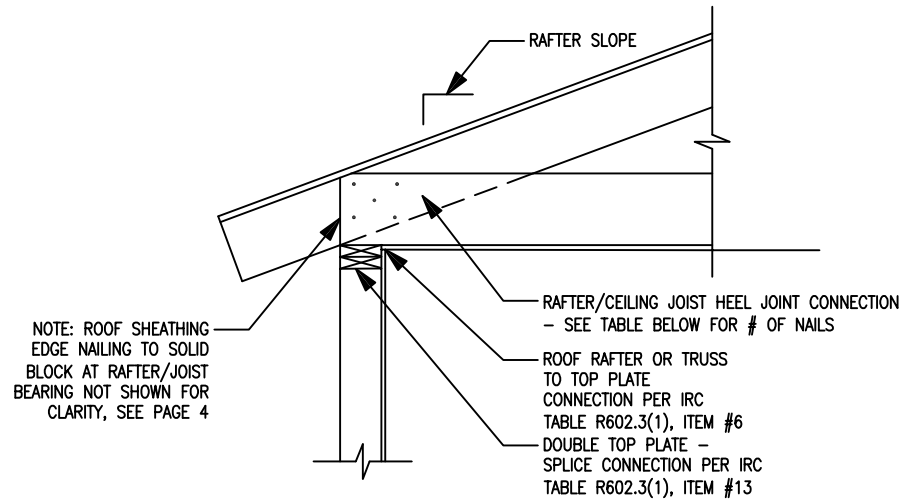
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RAFTER/CEILING JOIST HEEL JOINT CONNECTION

RAFTER/CEILING JOIST HEEL JOINT CONNECTIONS				
RAFTER SLOPE	RAFTER SPACING (INCHES)	ROOF LIVE LOAD		
		20 psf		
		ROOF SPAN (FEET)		
		12	20	28
REQ'D # OF 16d COMMON NAILS PER HEEL JOIST SPLICE				
3:12	12	4	6	8
	16	5	8	10
	24	7	11	15
4:12	12	3	5	6
	16	4	6	8
	24	5	8	12
5:12	12	3	4	5
	16	3	5	6
	24	4	7	9

SEE IRC TABLE R802.5.2 FOR ADDITIONAL NOTES
NOT REQUIRED FOR APPROVED MANUFACTURED TRUSSES

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