SOUTHER	RN NEVADA BUILDING REGIONAL STANDARD		B-114-1 2-5-2019 PG. 1 OF 7	
RESIDENTIAL ROOM ADDITION TYPICAL PLOT PLAN				
	Boulder City Building Department 401 California Avenue Boulder City, NV 89005 (702) 293-9282	Henderson Building & 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	
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		T AND ADDRESS  PROPERTY LINE  SHOW ALL DIM MARKED X AS		
SIDE PROPERTY LINE	I I I I I EXISTING	ROOF OVERHAL	5	
×	DETACHED BUILDING  X  REAR	ADDITION  X  ROOF OVERH  PROPERTY LINE	HANG	
Mesquite Building Department 10 East Mesquite Blvd. Mesquite, NV 89027 (702) 346-2835	North Las Vegas Building & Fire Safety 2250 Las Vegas Blvd. N N. Las Vegas, NV 89030 (702) 633-1577	Pahrump Building & Fire Safety Dept. 250 N Hwy 160 Suite #3 Pahrump, NV 89060 (775) 751-3373		

## SOUTHERN NEVADA BUILDING OFFICIALS REGIONAL STANDARDS

B-114-2 2-5-2019 PG. 2 OF 7

## RESIDENTIAL ROOM ADDITION TYPICAL FLOOR PLAN

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

#### Henderson Building & Fire Safety Dept. 240 Water Street Henderson, NV 89015 (702) 267-3650

EXISTING BEDROOM

11'X12'

Las Vegas Building & Safety Dept. 333 N. Rancho Drive Las Vegas, NV 89106 (702) 229-6251

WINDOW RELOCATED FOR

WINDOW REMOVED AND

FRAMING AND GYPSUM

RELOCATED. INFILL

OPENING WITH 2X4

NATURAL LIGHT AND

EGRESS.

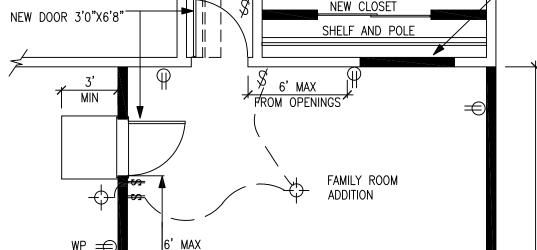
BOARD.



- 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

**GFI** 

CLOSET DEMOLISHED TO ALLOW INTERIOR ACCESS



- 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—FAILLT INTERLIPTERS ARE REQUIRED FOR ALL REDROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LI
- ARC-FAULT INTERUPTERS 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.

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

MAXIMUM

4'0"x4'0'

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

4'0"x4'0"

DIM.

 $\Rightarrow$ 

## SOUTHERN NEVADA BUILDING OFFICIALS REGIONAL STANDARDS

B-114-3 5-2019 PG. 3 OF 7

RESIDENTIAL ROOM ADDITION TYPICAL FOUNDATION PΙ

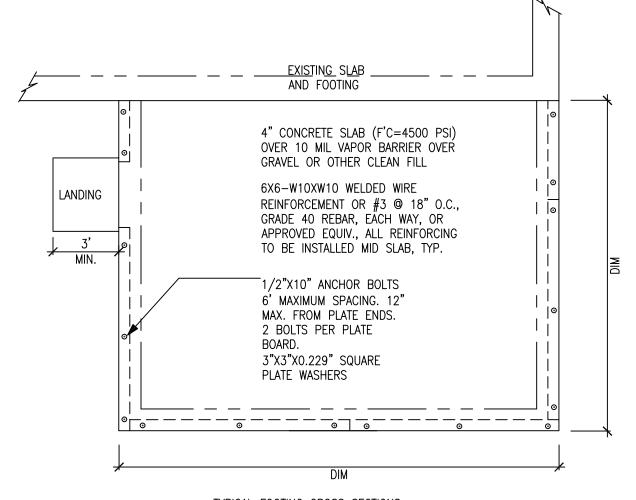
## **Boulder City**

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

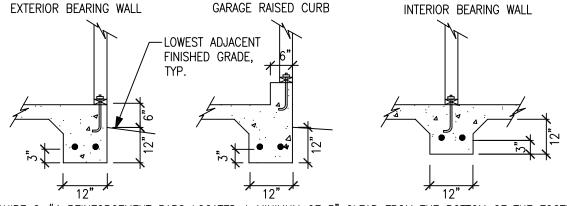
#### Henderson

Building & 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.

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North Las Vegas Building & Fire Safety 2250 Las Vegas Blvd. N N. Las Vegas, NV 89030 (702) 633-1577

Pahrump

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

#### B-114-4 SOUTHERN NEVADA BUILDING OFFICIALS -5-2019 REGIONAL STANDARDS PG. 4 OF 7 RESIDENTIAL ROOM ADDITION TYPICAL CROSS SECTION **Boulder City** Henderson Las Vegas **Building Department** Building & Fire Safety Dept. Building & Safety Dept. 333 N. Rancho Drive Las Vegas, NV 89106 240 Water Street 401 California Avenue Henderson, NV 89015 Boulder City, NV 89005 (702) 293-9282 (702) 267-3650 (702) 229-6251 RIDGE STRAP @ 4' O.C., 1-1/4" X 20GA. STRAP PER IRC TABLE R602.3(1), ITEM #5; NOT REQUIRED FOR MANUFACTURED TRUSSES 2X RIDGE BOARD-AS DEEP AS THE CUT END OF THE RAFTER OR MANUFACTURED TRUSSES ATTIC VENTS SHALL TOTAL 1 SQ.FT. FOR EACH 150 SQ.FT. OF ATTIC AREA SPECIFY ROOF COVERING SPECIFY ROOF SLOPE SPECIFY ROOF SHEATHING EDGE NAILING -ROOF RAFTER TO RIDGE BOARD PER SOLID BLOCK AT RAFTER/JOIST **BEARING** IRC TABLE R602.3(1), ITEM #7, TYP. EAVE VENTS-OPTIONAL CONTINUOUS CEILING JOIST FACIA-OPTIONAL DO NOT SPLICE SEE PAGE 7 FOR RAFTER/CEILING 3-8d COMMON OR 3-10d BOX JOIST HEEL JOINT CONNECTION, TOE NAIL BLOCK TO TOP PLATE, NOT SHOWN FOR CLARIFY TYP. DOUBLE TOP PLATE ALT. A34/A35 FRAMING CLIP MINIMUM INSULATION EACH BLOCK TO TOP PLATE, TYP. SEE CONSERVATION CODE QUICK COMPLIANCE GUIDE SPECIFY INTERIOR WALL AND CEILING COVERING WEEP SCREED IF STUCCO 1/2"X10" ANCHOR BOLT-**EXTERIOR** MAX 6' O.C., 3"X3"X0.229" **WASHER** LOWEST ADJACENT FINISHED GRADE REDWOOD OR PRESSURE TREATED LUMBER PLATE SPECIFY RAFTER AND CEILING JOIST و, SIZE AND SPACING CONCRETE SLAB ON GRADE SPECIFY STUD SIZE AND SPACING " SPECIFY EXTERIOR COVERING 2 #4 REINF. BARS OVERHANG CANTILEVER LENGTH NOT LAP MIN. 24", TYP. 12" MIN. TO EXCEED 24" (IRC 802.7.1.1) Pahrump Mesquite North Las Vegas Building & Fire Safety Dept. **Building Department** Building & Fire Safety 10 East Mesquite Blvd 2250 Las Vegas Blvd. N 250 N Hwy 160 Suite #3 Mesquite, NV 89027 N. Las Vegas, NV 89030 Pahrump, NV 89060 (702) 346-2835 (702) 633-1577 (775) 751-3373

## B-114-5 SOUTHERN NEVADA BUILDING OFFICIALS -5-2019 REGIONAL STANDARDS PG. 5 OF 7 RESIDENTIAL ROOM ADDITION TYPICAL **ELEVATIONS Boulder City** Las Vegas Building & Safety Dept. Henderson **Building Department** Building & Fire Safety Dept. 401 California Avenue Boulder City, NV 89005 240 Water Street Henderson, NV 89015 333 N. Rancho Drive Las Vegas, NV 89106 (702) 293-9282 (702) 267-3650 (702) 229-6251 SPECIFY ROOF COVERING MATERIAL FACIA-OPTIONAL $\mathbb{R}$ LIGHT · FIXTURE SPECIFY EXTERIOR WALL COVERING MATERIAL 0 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 4" SQ.FT. OF VENT) DIM Mesquite Building Department Pahrump North Las Vegas Building & Fire Safety Dept. Building & Fire Safety 10 East Mesquite Blvd. Mesquite, NV 89027 2250 Las Vegas Blvd. N 250 N Hwy 160 Suite #3 N. Las Vegas, NV 89030 (702) 633-1577 Pahrump, NV 89060 (702) 346-2835 (775) 751-3373

## SOUTHERN NEVADA BUILDING OFFICIALS REGIONAL STANDARDS

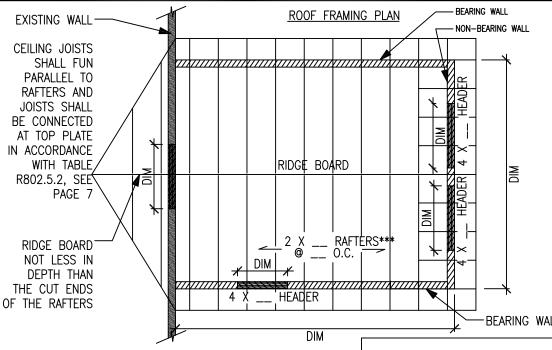
B - 114 - 6-5<del>-2019</del> PG. 6 OF 7

#### ROOM ADDITION TYPICAL FRAMING RESIDENTIAL PLAN

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

Henderson Building & Fire Safety Dept. 240 Water Street Henderson, NV 89015 (702) 267-3650

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

	***OR APPROVED		
 -BEARING WALL	MANUFACTURED TRUSSES		

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 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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**North Las Vegas Building & Fire Safety** 2250 Las Vegas Blvd. N N. Las Vegas, NV 89030 (702) 633-1577

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

## SOUTHERN NEVADA BUILDING OFFICIALS REGIONAL STANDARDS

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#### RESIDENTIAL ROOM ADDITION TYPICAL **FRAMING**

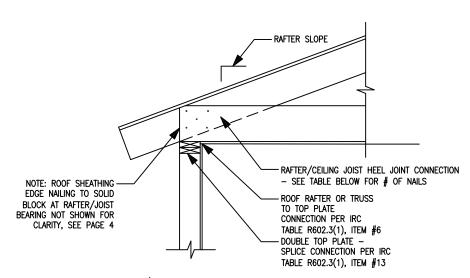
#### **Boulder City**

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

## Henderson

**Building & 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



#### RAFTER/CEILING JOIST HEEL JOINT CONNECTION

RAFTER/CEILING JOIST HEEL JOINT CONNECTIONS					
	RAFTER SPACING (INCHES)	ROOF LIVE LOAD			
RAFTER		20 psf			
		ROOF SPAN (FEET)			
SLOPE		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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