

What is a building code?

A building code is established by a community to make sure that buildings are constructed safely for the public. They provide a safe, sound, and sanitary building for people to live in. Codes will be different in different parts of the country. For our project we will be using commonly accepted ones in most areas.

The Great Chicago Fire of 1871 is considered one of the largest catastrophes in the history of the United States. The Great Chicago Fire was an out of control fire that burned from Sunday, October 8 to early Tuesday, October 10, 1871, killing hundreds and destroying about four square miles in Chicago, Illinois. It would pave the way to modern building codes that protect the health, safety, and welfare of all people.

http://www.cityofsouthlake.com/SouthlakeGovernment/City_Departments/Planning_and_Development_Services/OrdinancesandGuidelines/ordinances_guidelines.asp

http://www.cityofsouthlake.com/SouthlakeGovernment/City_Departments/Planning_and_Development_Services/OrdinancesandGuidelines/CodesandGuidelines/Building_Codes.asp

This first website provides a wide variety of codes and guidelines that are required for Southlake. The second website focuses more on building codes. These codes can get very confusing and very technical.

Building plans must be approved as meeting building code before a permit will be granted. A contractor must have a permit to begin construction. While we will look at only a few items, in real life all parts of the building must be reviewed and approved.

Presentation of plans is extremely important as an inspector must be able to read the plans, understand them, and consider them professional before they will be approved.

Today you will complete an inspection record for plans that have several problems with them. Your job is to determine which parts are good and which are bad.

For your final project, I will be a building inspector of your home. Your home must meet all building codes, neatness criteria, and livability issues to earn a high grade.

Note: The IBC section 1210.5 says: “Toilet rooms shall not open directly into rooms used for preparation of food for service to the public.” This requirement does not apply to new single family homes. However, we will still apply this rule to our homes.

Official code may allow for only one exterior door and only one exterior door of 3 feet. We will go with the stricter code of two exterior doors.

Closets do not have any official code, but a 2’-6” minimum is probably better than 2’. However, we will continue to use a 2’ minimum depth.

BUILDING CODES

No bathrooms may open to the kitchen.	Exterior doors must be at least 3 feet wide.
There must be at least two entrances to the house.	Closets must be at least 2 feet front to rear.
The toilet must have 8 inches of free space on each side and 24 inches of free space in front of it.	Bedrooms must have at least one window 3 feet by 4 feet or larger as a fire escape.
The following rooms must have a window: living room, dining room, all bedrooms, master bathroom.	Interior doors, except for closets, and openings should be at least 2 feet 6 inches wide.
No spot on the interior wall may be farther than 6 feet from an electrical outlet, and any wall at least 2 feet in length needs an electrical outlet. (Thus outlets should never be more than 12 feet apart.) Code requires only one outlet in the bathroom.	

INSPECTION RECORD

Architect: _____ **Building Inspector(s):** _____

<i>Compute the square footage and cost.</i>				
Total house area (no garage, include all calculations in binder):	x	Median cost per sq. ft. \$125	=	Total cost of construction:

COMMENTS

Check the home for all building codes. Report any violations in the comment section.	
Check the home for areas that have measurements listed (doors, windows, etc.). Using the correct scale or your measuring triangle, report any measurements that are incorrect.	
The drawing should be neat and not crowded. Writing should be legible. Lines should be straight.	
All dimensions of doors, windows, and rooms are shown.	
Outlets, lights, and switches are drawn as needed with the appropriate symbols and sizes.	
All room names are labeled and are spelled correctly.	
All doors have room to open and close correctly.	
There should be no extra or dead-end hallways. Movement between the rooms is easy and reasonable.	
Rooms, doors, windows, closets, and counters are the appropriate sizes. Closet space is adequate.	

TURN IN ALL CALCULATION WORK DIRECTLY BEHIND THIS PAGE

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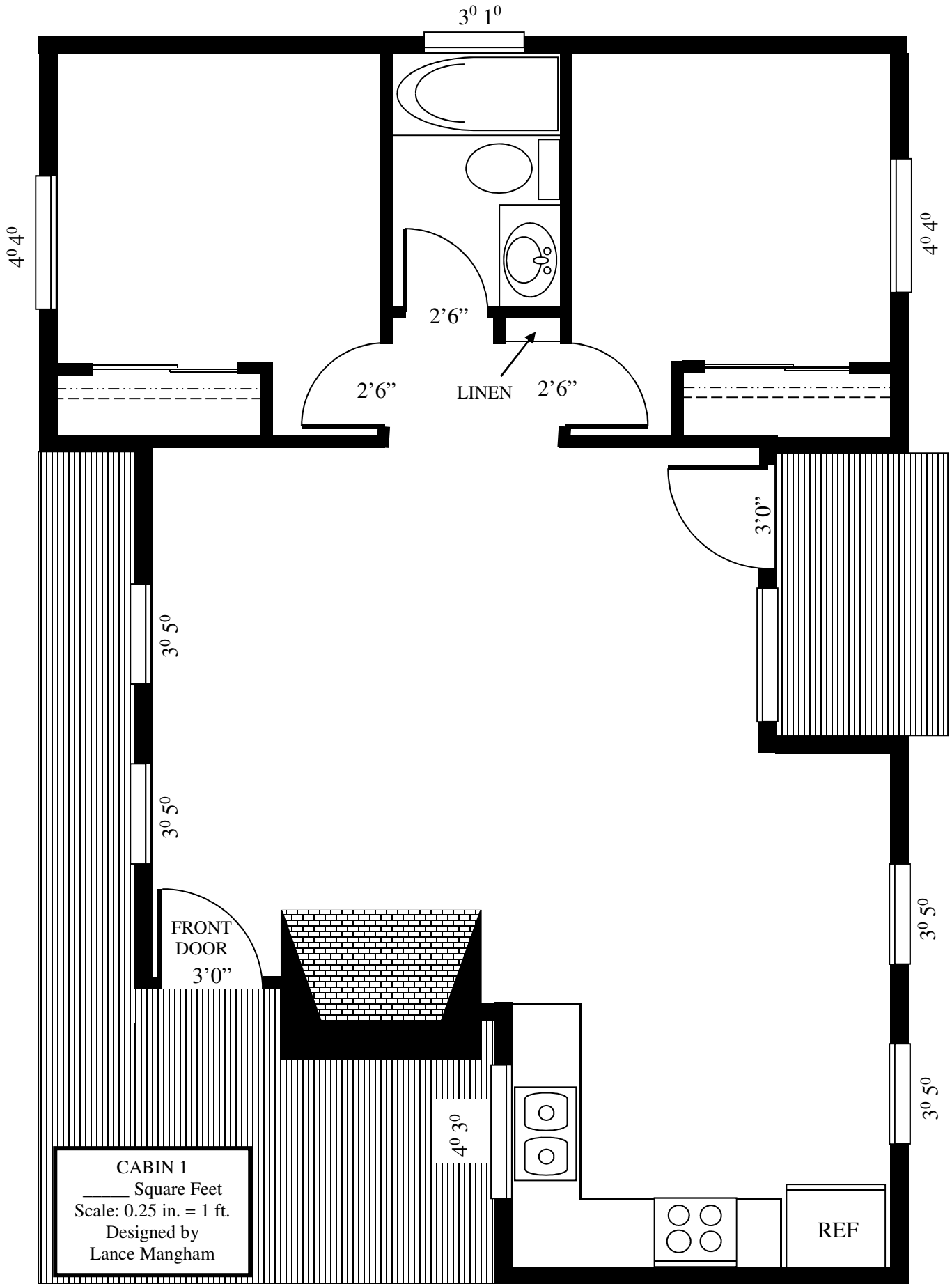
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CABIN 1
 _____ Square Feet
 Scale: 0.25 in. = 1 ft.
 Designed by
 Lance Mangham