

NOTICE

Beginning April 6, 2011 the City of Lebanon Building Inspection Office will be inspecting per the 2006 International Codes.

One and two family construction will be the most affected by this change. We recommend that you obtain a 2006 International Residential Code for One and Two Family Dwellings.

Listed below are some of the changes for one and two family dwellings that you will need to be aware of. Construction permitted beginning April 6, 2011 will be required to follow these code requirements.

1. Foundation walls that retain earth and enclose interior spaces and floors below grade shall be damp proofed from the top of the footing to finished grade.
2. When reinforcement is used in slabs it must be elevated off the ground prior to concrete placement.
3. All basements must have egress to outside.
4. All exterior windows and door openings must have corrosion-resistant flashing installed.
5. Wall lines for one and two story buildings must be braced every 35 feet. All other buildings must be braced at every 25 feet.
6. If a top plate is bored or notched more than 50% it must have straps installed.
7. Exhaust air from bathrooms cannot be exhausted into the soffit. The air must be exhausted to the outdoors.
8. Water service systems must have a means for controlling increased pressure caused by thermal expansion.
9. We will be doing an insulation inspection.
 - Attic R-38
 - Walls R-13
 - Floor R-19
10. Crawlspace must be insulated.
11. Roof/ceiling insulation thickness must be written in inches or markers that are installed at least one for every 300 sq. ft.
12. The fire separation wall in a duplex can stop at the ceiling if the ceiling is rated.
13. Energy Efficiency Certificate must be filled out and placed in the electrical panel.