

VERIFY LOCAL
ZONING REQUIREMENTS

GARAGE/SHOP

R-21 Insulation
wall envelope with
U .34 glazing and
U .20 doors
R-49 Ceiling
R-49 Vaulted Ceiling
R-38 Single Rafter
Vaulted Ceiling
R-30 Floor or
R-10 rigid at slab
@ slab perimeter

Note:

1. Every dwelling unit shall have at least one habitable room that shall have not less than 120 square feet of gross floor area. See IRC 304.1.
2. Minimum ceiling height 7'-0" per R305.1.
3. R304.2 Other habitable rooms shall have a floor area of not less than 70 square feet.
4. R304.3. Habitable rooms shall not be less than 7 feet in any horizontal dimension. Exception: Kitchens.
5. R306.1. Every dwelling unit shall be provided with a water closet, lavatory and a bathtub or shower.
6. R306.2 Each dwelling unit shall be provided with a kitchen area and every kitchen area shall be provided with a sink.
7. R306.4 All plumbing fixtures shall be connected to an approved water supply. Kitchen sinks, lavatories, bathtub, shower, bidet, laundry rooms and washing machines shall be provided with hot and cold water.
8. Minimum plumbing clearances and size requirements per Chapter 4 2009 UPC & IRC.
9. R302.5.1 Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.
10. Min. separation from garage per R302.6
11. Source Specific and Whole House Ventilation requirements per IRC M1507.3.1 & IRC WAC M1508.
12. Washington State Energy Code WAC 51-111 is required.
13. Required heating: 68° at a point 3 feet above the floor and 2 feet from exterior walls. R303.8.

