



Southwest Washington Chapter of ICC

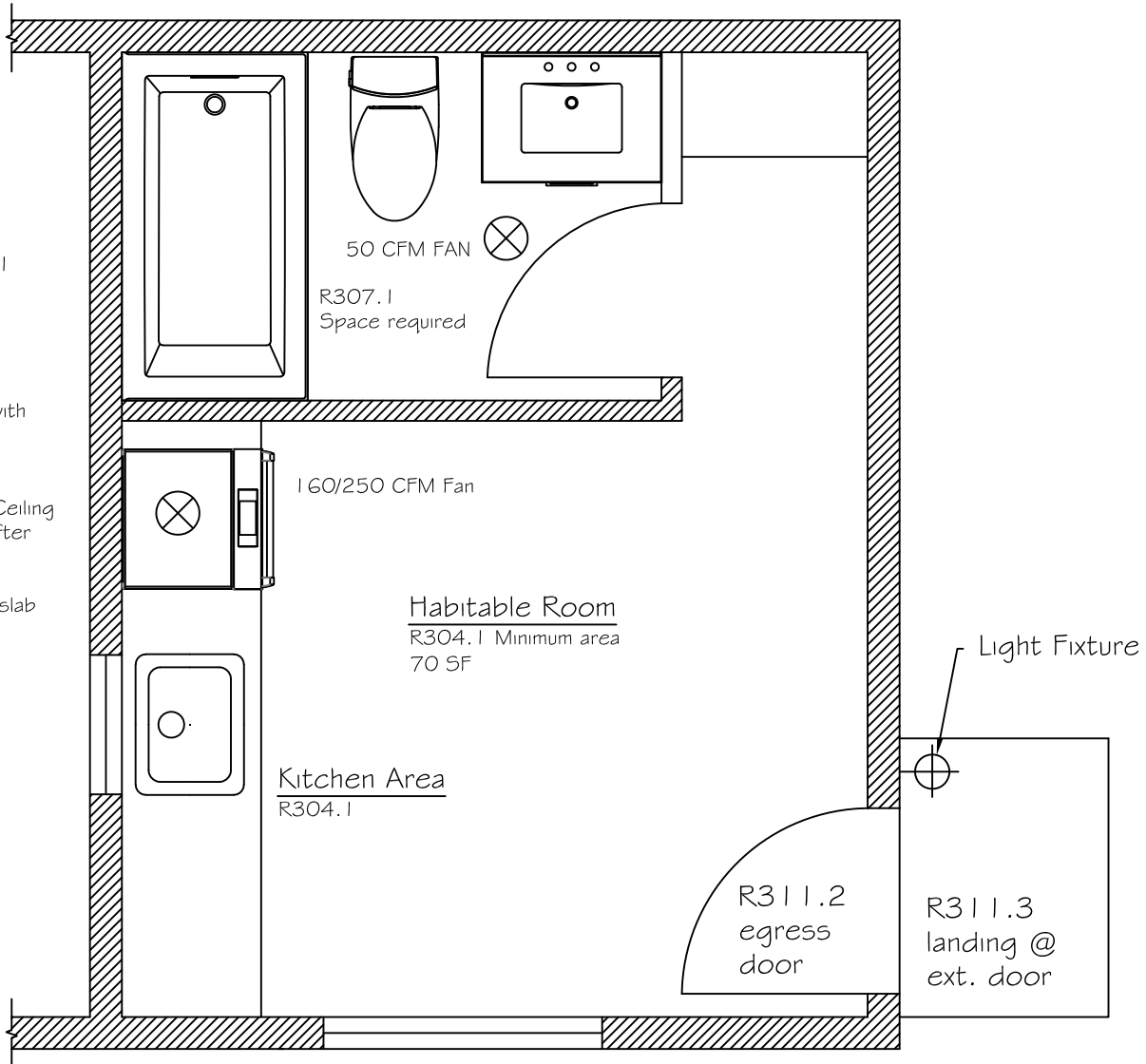
This construction detail is illustrative of the minimum standard of construction based upon the 2021 IRC/ WAC 51-56

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Garage/shop
See note # 10

See WSEC R505.1

- R-21 Insulation wall envelope with
- U-.30 Glazing
- U .30 Doors
- R-49 Ceiling
- R-49 Vaulted Ceiling
- R-38 Single rafter vaulted ceiling
- R-30 Floor or
- R-10 ridge @ slab perimeter



1. Every dwelling unit shall have at least one habitable room that shall have not less than 70 square feet of gross floor area see R304.1. Exception: Kitchens.
2. R304.2 Habitable rooms shall not be less than 7 feet in any horizontal dimension. Exception: Kitchens and baths.
3. R304.3 Portions of a room with a sloping ceiling measuring less than 5'-0" of a furred ceiling measured less 7'-0" from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for the room. Minimum ceiling for habitable room 7'-0". Minimum toilet room height 6'-8" R305.1.
4. R306.1 Every dwelling unit shall be provided with a water closet, lavatory and a bathtub or shower.
5. R306.2 Each dwelling unit shall be provided with a kitchen area and every kitchen area shall be provided with a sink.
6. R306.3 Plumbing fixtures shall be connected to a sanitary sewer or to an approved private sewage disposal system.
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 sizes requirements per R307.1.
9. R307.2 bathtub and shower floors and walls above bathtubs with installed shower heads and in shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6'-0" above the floor.
10. R302.5.1 Openings from a private garage directly into a room used for sleeping puposes shall not be permitted.
11. Minimum separation from garage per Table R302.6. Openings in garage walls shall comply with section R302.5. Attachment of gypsum board shall comply with Table R702.3.5.
12. Source Specific ventilation per WAC 51-51 M1505.1 & Whole House Ventilation requirement per WAC M1505.4
13. Compliance with WSEC WAC 51-11.2 credits required WSEC-R406.3.
14. WACR 303.10 Required heating all habitable rooms shall be provided with heating capable of maintaining minimum 68° at a point 3 feet above the floor and 2 feet from exterior walls. The installation of one or more portable heaters shall not be used to achieve compliance with this section. Wood shall be prohibited as primary heat source.