ATTIC REMODEL

Prior to the start of work, the following information will be required for an attic finish/remodel.

1) A complete building permit application, listing contractors and costs of work being performed.

2) A scale drawing of the entire attic. You may be working in only one area of the attic; however the Plans Examiner will need to see the entire area to properly review your application. Plans must be stamped by a licensed architect.

3) Your drawing should include dimensions, room sizes, window locations, ceiling height, smoke detectors and exiting (see sample floor plan).

4) If partition walls are being installed to create rooms, the location of electric outlets, ceiling lights and switches must be shown on the plan (see sample floor plan).

5) If plumbing is being installed for half or full baths, the location of plumbing fixtures must be shown on the plan (see sample floor plan).

6) Label all rooms in the attic area (i.e. bathroom, bedroom, storage).

7) Ceiling height must be shown on the plan. Habitable rooms shall have a minimum 7' ceiling height. Beams or duct work may project no more than 6” below the required ceiling height.

8) A scale drawing of all other floor levels (first floor, second floor, etc.) is required to calculate the total square footage of the house.

9) A plat of survey or a scaled, dimensioned site plan including all structures on the property (house, garage, shed, pool, driveway, etc.) is required.

10) Attic bedrooms are required to have an emergency escape window.

Revised 10/30/2017
Numbered Notes

1. PELLA PROLINE CLAD EGRESS UNIT. UNIT NO. 4173, OR EQUAL.
   ROUGH OPENING 6'-1 3/4" X 3'-5 3/4".
   VENT AREA = 8.6 SQ. FT., LIGHT AREA = 17.0 SQ. FT.
   REMOVE EXISTING TWO WINDOW UNITS, INSTALL HEADER AND INSTALL
   NEW WINDOW UNIT.

2. PROVIDE AND INSTALL ½" GYPSUM WALLBOARD ON 6 MIL. VAPOR BARRIER ON
   EXISTING STUDS. INSTALL 3½" BATT INSULATION R13.

3. SLOTTED CEILING: PROVIDE AND INSTALL 5/8" GYPSUM WALLBOARD ON 6 MIL.
   VAPOR BARRIER ON NEW 2 X 6 RAFTERS. INSTALL 4 1/4" RIGID INSULATION R30
   BETWEEN RAFTERS. ALLOW MINIMUM 1" AIR SPACE FOR VENTILATION.

4. FLAT CEILING: PROVIDE AND INSTALL 5/8" GYPSUM WALLBOARD ON 6 MIL. VAPOR
   BARRIER ON EXISTING RAFTER TIES. INSTALL 12" BATT INSULATION R38. INSTALL
   ROOF VENTS AS REQUIRED.

5. PROVIDE AND INSTALL 1/2" GYPSUM WALLBOARD EACH SIDE OF EXISTING INTERIOR
   WALLS, TYPICAL.

6. EXISTING WALLS AT FIRST FLOOR TO REMAIN.

7. PROVIDE AND INSTALL STEEL ADJUSTABLE COLUMN TO SUPPORT 10 KIPS
   OR BETTER ON 8" X 8" X 3/4" STEEL BASE PLATE. BOLT TO CONCRETE FLOOR
   AND EXISTING WOOD BEAM WITH FOUR 3/4" BOLTS. VERIFY WITH CODE OFFICIAL.

8. FLOOR: ADD ONE 2 X 8 TO EXISTING 2 X 8 FLOOR JOIST, AS SHOWN ON PLAN.
   INSTALL 3/4" T&G PLYWOOD, GLUE AND NAIL.
ATTIC FLOOR PLAN

1/4" = 1'-0"
FIRST FLOOR PLAN

1/4" = 1'-0"
EMERGENCY FIRE ESCAPE

Emergency escape window below grade minimum size 24" X 36" 6 square feet
Above Grade 1st floor minimum size 20" X 24" and a Min 5 square feet
Above grade 2nd floor minimum size 25" X 24" and a Min 5.7 square feet

Windows must open from inside without the use of keys or special knowledge

Maximum allowable sill height 44 inches from floor.

In lawful non conforming buildings, a permanent step can be added, to reach maximum sill height. Step must be installed with a permit, to current building codes.

Window wells for below grade windows. Minimum size is 36" X 36", 9 square feet.

Maximum depth without a ladder is 44 inches.

Depths over 44 inches require a ladder conforming to building code. When ladders are used, size of window well must be expanded so there is still 9 square feet of space.

Basement sleeping areas that have two separate and remote exits in existing buildings, qualify as having emergency fire escape.
EMERGENCY FIRE ESCAPE

Emergency escape window below grade
minimum size
24” X 36”
6 square feet

Above Grade 1st floor
minimum size
20” X 24” and
a Min 5 square feet

Above grade 2nd floor
minimum size
25” X 24” and
a Min 5.7 square feet

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