

Springettsbury Township Specification Sheet Guideline
for Residential Additions and One & Two Family Dwellings

(* Equals min requirement)

PROPERTY ADDRESS _____ LOT# _____

FOOTERS

Type of material _____ Width _____" Minimum thickness _____" *6
Minimum depth below grade _____" *36" Column (support) pad width _____" x _____" Pad thickness _____"
Rebar size # _____ Quantity _____ Spacing _____" o.c.

FOUNDATION

Type of material _____ Concrete masonry unit width _____" *6"
Height of unbalanced fill (amount of dirt against wall) _____' _____" Height of foundation wall _____' _____"
Foundation Re-bar size _____ Vertical spacing on center _____"
Slope of exterior grade _____" *6" in first _____' *10' Parging type *Portland cement @ 3/8" thickness
Waterproofing material _____ Manufacture _____ ICC Report # _____
Damp-proofing material _____ Manufacture _____ ICC Report # _____
Sill plate anchoring method: Type _____ Size _____" *1/2" J Bolts Spacing _____" o.c.
Foundation drain type _____ Size _____" *3" dia. Location *detailed on plans
Sump pit dimensions *24" dia x 24" deep Will drain to where? _____ Pump size _____ hp
Beam support column type _____ Size _____" *steel 3" wood 4x4" Column spacing o.c. _____' _____"
Location(s) * **detailed on plans**
Beam(s) type/size/locations * **detailed on plans** Lintel quantity _____ Size _____" Locations * **detailed on plans**

FRAMING

(Wood will be spruce-pine-fir #2 unless otherwise noted)

WALLS:

Sill plate type _____ & Size _____" x _____"
Exterior/interior bearing wall stud size _____" x _____" Spacing _____" o.c. Number of top plate's _____ Grade # _____
Interior non-bearing wall stud size _____" x _____" Spacing _____" o.c. Number of top plate's _____ Grade # _____
Exterior wall sheathing material _____ Thickness _____" Exterior wall corner bracing material _____
Header size _____" x _____" Quantity _____ Band board material _____ Size _____ x _____
Exterior sheathing mid-span distance _____ *25' & Material _____ Exterior wall corner bracing material _____

FLOORS:

Basement slab vapor barrier type _____ *polyethylene Thickness _____ *6mil
First floor joist size _____" x _____" Spacing _____" o.c. Species _____ Grade# _____
Second floor joist size _____" x _____" Spacing _____" o.c. Species _____ Grade# _____
Engineered floor joist manufacture _____ Series # _____ Spacing _____ o.c. Size _____
Sub-floor sheathing type _____ Thickness _____"
Stringer material _____ Quantity of stringers _____ --
Ceiling joist size _____" x _____" Spacing _____" o.c. Grade# _____

ROOF:

Roof rafter size _____" x _____" Spacing _____" o.c. Roof sheathing material _____ Thickness _____"
Roof bridging method _____ Roof pitch _____x" 12" Truss Spacing _____" o.c.
Roof finish materials - Felt# _____ Ice shield _____" *from outside wall in 24" Finish covering _____

STAIRS:

Stairway tread depth _____" min*9" Riser height _____" *max. 8 1/4" Hallway width _____" *36"

ENERGY

INSULATION R-VALUES:

Basement walls R _____ *R-10 ≤ 50% below grade Basement walls R _____ *R-13 ≥ 50% above grade
Basement ceiling R _____ *R-19 Top floor ceiling R _____ *R-38 Cathedral ceiling R _____ *R-30 up to 500sqft
Exterior walls R _____ *R-13 Window U-Value _____ * U.35 Duct R Value outside thermal envelope _____ *R-8
Inside thermal envelope – _____ *R-6 Crawl space walls R _____ *R-17 Crawl space ceiling R _____ *R-19
Slab on grade insulation R value installed R _____" *R-10 for vertical _____" *24"
OR
REScheck calculation "**passed**" application submitted (free download from Dept. of Energy www.energycodes.gov)

WALLBOARD

Garage wall to dwelling thickness _____" *1/2" Garage ceiling to dwelling (with living space above) _____" *5/8" type X
Garage walls that support ceiling _____" *1/2" Interior walls _____" Interior Ceilings _____"
Wallboard glued _____ Not glued _____

MECHANICALS

Locations of appliances indicated on plans along with supply and return air duct layout. Cubic feet of area where appliances are installed and method of acquiring combustion air detailed.

Furnace location _____ Furnace fuel type _____ Energy efficiency _____% BTU input _____,000

Trunk type _____ Branch Type _____ Flue material _____ Size _____"

Water heater location _____ Water heater fuel type _____ BTU input _____,000

Vent system - Material _____ Size _____" Exhaust system- Material _____ Size _____"
Clothes dryer vent pipe material _____ Size _____" Length of run _____' # of elbows _____ 90° _____ 45°

CONCRETE

Footing compression strength _____ psi ***2500** Foundation exterior wall compression strength _____ psi ***3000**

Column pad compression strength _____ psi ***3000** Basement slab compression strength _____ psi ***2500**

Garage floor slabs _____ psi ***3500** Concrete exposed to weather: sidewalks, patio, driveway, etc. _____ psi ***3500**

FINISHED CEILING HEIGHTS

Basement _____' _____" ***7'** Craw space _____' _____" 1st Floor _____' _____" 2nd Floor _____' _____" Attic _____' _____"

Stairway _____' _____" ***6'8"** vertical from nose of tread

EGRESS WINDOW

Manufacture _____ Model # _____ Series# _____ Height from floor to sill _____" ***max44"**

Open able- Width _____" ***20"** Height _____" ***24"** Total open able square footage _____ ***5.7sq.ft.** Height above grade _____' _____"

EMERGENCY ESCAPE

Submit manufacture specifications along with construction details, including drawing.

GENERAL REQUIREMENTS

Garage (man door) to dwelling material _____ Thickness _____" ***1 3/8"** Fire rating time _____min ***20min**

Exterior brick vapor barrier material _____ Exterior wall finish materials _____

Require one set of plans Smoke detector type and locations ***indicate on plans**

Professional PA design seal for all steel beams & laminated wood beams -Engineered floor systems and roof trusses must be supplied at plan review or prior to framing inspection.

Declared use of each room/area and dimensions labeled ***indicate on plans** Location of all tempered glazing ***indicate on plans**

Crawl space access size ***16"x 24"** and location; attic access size ***22"x 30"** and location ***indicate on plans**

Attic and crawl space ventilation type- size and locations ***indicate on plans**

Handrail height ***required at 4 risers or more; *min 34"/ max 38"** measured from nose of tread ***indicate on plans**

Guardrail height ***required at 30" above floor or ground; * min 36" high; picket spacing *max 4"** ***indicate on plans**

Fire blocking and draft stopping locations and materials ***indicate on plans**

Manufactured fireplace specifications of clearance from combustibles must be supplied at time of plan review.

Fireplace and flue construction details, footer, flue lining size and type of material, clean out location, termination above roof, hearth material and dimensions, etc.

NOTE

There are some items which will be left blank but please complete as accuracy as possible. This specification sheet has been created to aid in the plan review process. While every attempt has been made to include items required for the plan review process, it is not feasible to address every construction material and technique. Any differences between this specification sheet and plan drawing need to be corrected before plan review submittal.