

TOWN OF VASSALBORO

Date _____

MUBEC Building Plan Application Form #2

Heated Additions with living space, heated accessory buildings, or hybrids (i.e. garage w/ upstairs apt)

General Information

Owner _____ Phone No. _____

Contractor _____ Phone No. _____

Address _____

Map _____ Lot _____

Zoning District _____

Shoreland _____ Resource Protection _____ Rural _____ Str Protection _____

Description of Proposed Structure _____

Are any walls of the proposed structure within 15 feet of an ascending slope or 40 feet of a descending slope greater than 3:1? (R403.1.7) (Answer yes or no) _____

Is the proposed building within 5 ft of a property line or existing building? (R302.1) (Y or N) _____

Are any proposed structures are within 100 year flood zone? (Answer yes or no). _____

Foundation Type (check all that apply)

_____ Footings a minimum of 4 ft below grade + frost wall

_____ Crawl space

_____ Haunch 12" wide x 22" high

_____ Slab (haunch required for slabs without a frost wall)

_____ Building on posts (footing required)

_____ Other Describe _____

Foundation Specs (Fill out all that apply)

Soil Type (USDA SCS) _____ See appendix for footing requirements

Footing Width _____ Height _____ Diameter (post) _____

Wall Width _____ Height _____

Slab Base material (R506) (minimum 4") Depth _____ Gravel _____ Crushed Rock _____

Slab Thickness (minimum 3.5") _____

Posts Number _____ Size _____ Spacing _____ x _____

Type _____

Foundation Specs (Fill out all that apply)

Horizontal Rebar All rebar must be tied and held in place prior to pour of concrete (R404.1.2.3.7.4)

- \leq 8 ft wall – #4 bar 12" from top and at mid height (Table R404 1.2(1))
- $>$ 8 ft wall - #4 bar 12" from top and near third points
- Haunch - #4 bar at top and bottom (R403.1.3.2)
- Haunch - #5 bar or two #4 bars in middle third (R403.1.3.2)
- Slab - rebar or welded wire in top 1/3 (506.2.4)

Vertical Rebar (Table R404.1.2) (may be required if wall \geq 6 ft) #4 bar every _____ feet.

(Obtain from Building Inspector, if necessary or see appendix)

Footing to wall dowels (R403.1.3) #4 bar every 4 ft _____ Other _____

Frost Protection of Foundation (choice of 1)

- Footings or bottom of posts 4 ft below grade
- 2" rigid closed cell foam extending continuously 2 ft vertically and 2 ft horizontally
- Posts on concrete pads placed upon 2 ft x 2 ft 2" rigid closed cell foam
- Footings erected on ledge

Other _____

Concrete Compressive Strength (Table R402.2)

- 3000 psi (foundation exposed to weather) Location _____
- 2500 psi (foundation area not exposed to weather) Location _____

Anchorage of Building to Foundation (R403.1.6)

- 1/2" anchor bolts with washer and nut 6 ft OC and 1 ft from corners embedded 7" into concrete
- Hurricane straps Other _____

Height of top of foundation wall or slab above final grade (R404.1.6 and R317)

- 6" (Minimum requirement) Other _____

Slab Vapor barrier (R405.2.2)

- 6 mil polyethylene Other _____

Crawl Space – fill this section out if you are proposing a building with crawl space

Foundation ventilation in crawl space wall (R408)

- Concrete slab on floor – ventilation not required
- Vent openings 3 ft from corners (8 openings) size _____
- Vapor barrier and mechanical ventilation

Crawl Space Access (R408.4) _____ Under floor (min 18" x 24') _____ perimeter wall (min 16" x 24")

Ground Vapor Barrier _____ 6 ml polyethylene _____ slab with 6 ml polyethylene

Basement — Fill this section out if your proposed addition adds basement space.

Foundation Backfill

Gravel _____ Soil from Excavation _____ Other _____

Describe foundation drainage system (R405)

_____ Default – 4” perforated pipe at top of footing imbedded in crushed stone at least 2” below pipe and 6” above pipe and 12” wide

Other _____

Drainage (R405.1)

_____ gravity _____ pump _____ both gravity and pump

Foundation Moisture Protection R406

Damp proofed _____ Waterproofed _____

Material _____

Framing

Floor (this may not apply if you have a slab floor)

Joist Design (R502.3) *Type – indicate 2x, LVL, PSL, LSL, TJI (Wood I beam), or truss

Location #1 _____ Size _____ Span _____ Spacing _____ Type _____

Location #2 _____ Size _____ Span _____ Spacing _____ Type _____

Location #3 _____ Size _____ Span _____ Spacing _____ Type _____

Location #4 _____ Size _____ Span _____ Spacing _____ Type _____

Beam (R502.5) *Type – indicate 2x, LVL, PSL, LSL, or truss

Location #1 _____ Number _____ Size _____ Span _____ Spacing _____ Type _____

Location #2 _____ Number _____ Size _____ Span _____ Spacing _____ Type _____

Location #3 _____ Number _____ Size _____ Span _____ Spacing _____ Type _____

Location #4 _____ Number _____ Size _____ Span _____ Spacing _____ Type _____

Floor Trusses or Engineered Wood Structural Beams

Live load (40psf min) _____ Describe _____

Floor Sheathing (R503.1/2) Thickness 5/8” _____ other _____ material _____

Walls (R602.3.1) Size _____ Spacing _____ Height _____

Interior vapor barrier (R601.3) Kraft faced insulation _____ Sheet Polyethelene _____

Exterior sheathing (Table R602.10.2) Material _____ Thickness _____

Wall Exterior Water Resistant Barrier (703.2) Typar or equivalent _____ Zip System _____

Siding Type _____

Headers (Table R502.5) windows and doors describe _____

Wall Bracing – provide a scaled drawing of floor plan with dimensions of all sides, door, and windows

Filled out by Building Inspector

Wall Bracing Method Simplified _____ Other _____

Walls are adequately braced? Yes _____ No _____

Walls not adequately braced _____

Recommended changes _____

Signed Building Inspector _____

Braced Wall Panel Blocking Connections to Roof Framing

_____ Not required . Distance from wall top plate to top of rafter or truss $\leq 9 \frac{1}{4}$ "

_____ Distance from wall top plate to top of rafter or truss $> 9 \frac{1}{4}$ " but $\leq 15 \frac{1}{4}$ "

_____ Solid blocking between rafters attached to rafters and top plate but leave only enough space for ventilation with proper vent

_____ Distance from wall top plate to top of rafter or truss $> 15 \frac{1}{4}$ "

_____ Solid blocking between rafters attached to rafters and top plate but leave 2" space maximum for ventilation with proper vent

_____ Soffit blocking along wall top plate and soffit outer edge

There are illustrations in the appendix that describe the required braced wall panel blocking

Egress Requirements (Check to confirm requirement is met) (R310 & 311)

_____ Each bedroom has an egress window < 44 " from the finished floor with the following dimensions in the openable area: 5.7 sq ft 20" width 24" height

New Cellar _____ Door 36" x 78" to outside _____ egress window meeting requirements above and window well requirements of R310.2 if window egress is below grade

Roof / Ceiling

Ceiling Type Cathedral ceiling _____ attic space _____ combination _____

If a cathedral ceiling, indicate size and type of structural ridge beam and how the beam will be supported.

Ridge beam size _____ span _____ type(LVL, PSL, or natural wood) _____

Ridge beam support posts _____ x _____

Other _____

Trusses ground snow load (minimum 70 psf) _____ Type _____

Roof Anchorage (required for trusses) _____ Hurricane Clips other _____

Roof Rafters (R802.5) Size _____ Span _____ Spacing _____

Ceiling joists or rafter ties (R802.4)

(Required in lower 1/3 at every rafter) Size _____ Spacing _____

Collar ties (required in upper 1/3) (minimum required 1"x4" or ridge straps every 4 ft)

Size _____ Spacing _____ or 1 1/4" 20 gage ridge strap every 4 ft _____

Roof Ventilation (Check all that apply)

Soffit _____ ridge vents _____ gable end vent _____ proper vent _____

Roof Underlayment (R905.2.7) Material _____

Roof Sheathing Material _____ Thickness _____

Roof Covering Material _____

Roof Ice Barrier Material / Location _____

Fire Protection

Interior Foam Plastic

Note: Rigid foam or spray foam on the inside of a basement, crawl space, attic or building is required to be fire protected by the use of a thermal barrier.

Method _____ 1/2 " drywall _____ Thermax sheathing _____ Paint w/ 15 min fire protection
 Crawl spaces and attics where access is for maintenance or repairs only may use the additional methods
 _____ 1 1/2 " mineral insulation _____ 1/4 " wood structural panel _____ 3/8 " particleboard
 _____ 1/4 " hardboard _____ 3/8 'drywall _____ corrosive resistant steel .016"

Garages (Table R302.6)

1/2" gypsum _____ (required on walls adjacent to living areas)

5/8" type X gypsum _____ (required on ceilings adjacent to living areas)

Floors (R501.3)

1/2" Drywall installed on underside of framing _____ Joist with Flak Jacket protection _____

Other fire protective coating on floor framing _____ material _____

This is required typically in a basement if your floor is framed with trusses, structurally composite lumber, or dimensional lumber that is under 10" nominal size.

Energy Code

Insulation (IECC 402.1)

Prescriptive Requirements

Item	Minimum Requirements	Proposal / Method
Wood frame wall	R-20 cavity or R-13 cavity + R-5 sheathing	
Ceiling	R-49	
Floor	R-30 Not req. if basement/crawl space wall is insulated	
Crawl Space wall or Basement wall	R-10 continuous sheathing or R-13 Cavity	
Slab	R-10 continuous for 4 ft R-15 for heated slab	
Hot water pipes	R-3	
Circulating hot water	R-2	
Windows	U value 0.35 or less	
Doors	U value 0.35 or less	

By virtue of the signature below, I hereby verify that all materials contained within this application are true and accurate to the best of my knowledge. I understand that the information contained within this application will be used as a basis for determining compliance with the Maine Uniform Building and Energy Code. Failure to follow the Building Plan Application, as submitted, could result in ordered corrections and / or removal of unauthorized work. All subsequent work shall not be authorized until the required corrections are made.

Signature of Contractor

Date

Signature of Applicant

Date

Approval of Plans

By virtue of this signature, the plans submitted are complete and are consistent with the Maine Uniform Building and Energy Code.

Building Inspector

Date

Plans Not Approved

The submitted plans are incomplete due to the following

The following sections of the application do not meet code.

Building Inspector

Date

Appendix 1 Vertical Rebar Requirements for an 8" wide Concrete Wall**

Appendix 1

Max Wall Height ft	Max depth of fill over footing (ft)	Minimum Vertical Rebar Spacing for #4 Bar (inches) Yield Strength 60,000 psi				Soil type
		Soil Classes and Design Lateral Load (psf of depth)				
		GW, GP, SW, SP, W	GM, GC, SM, SM, SC, ML, Sa	SC, ML-CI, Inorganic CL	Unified	
		30	45	60		
		Hk, W, De	B, C, Ha, Hf, Hr, Lk, Ly, Mo, Pa, Pe, R, Sa, Sk, Wn, Wr	Bo*, Bu, Rf*, Sc, Sd*, Su, To*, Va*	USDA-SCS	
5	4	NR	NR	NR	Bu	
	5	NR	NR	NR	C	
6	4	NR	NR	NR	De	
	5	NR	NR	NR	Ha	
	6	NR	NR	NR	Hf	
7	4	NR	NR	NR	Hk	
	5	NR	NR	NR	Hr	
	6	NR	NR	31	Lk	
	7	NR	30	22	Ly	
8	4	NR	NR	NR	Mo	
	5	NR	NR	NR	Pa	
	6	NR	NR	28	Pe	
	7	NR	26	20	R	
	8	30	20	15	Rf	
9	4	NR	NR	NR	Sa	
	5	NR	NR	NR	Sc	
	6	NR	NR	18	Sd	
	7	NR	16	17	Sk	
	8	26	17	13	Su	
	9	21	14	10	To	
10	4	NR	NR	NR	VA	
	5	NR	NR	NR	W	
	6	NR	NR	24	Wn	
	7	NR	22	16	Wr	
	8	25	15	12		
	9	19	12	10		
	10	15	10	10		

NR = No requirement

*Not suitable for building unless engineered by P.E. or intensive soil analysis

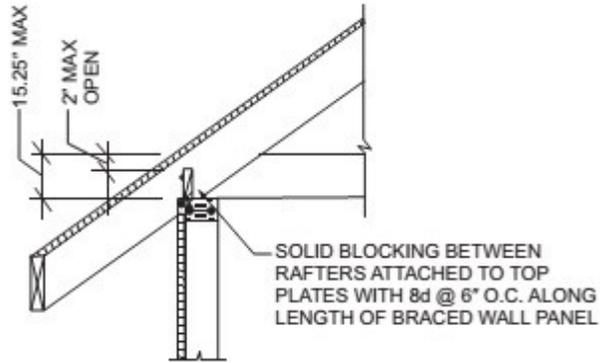
n GIS layer on Tax Maps on Town website

** For walls other than 8" wide; or different rebar types see Table R404.1.2(8) of IRC 2015

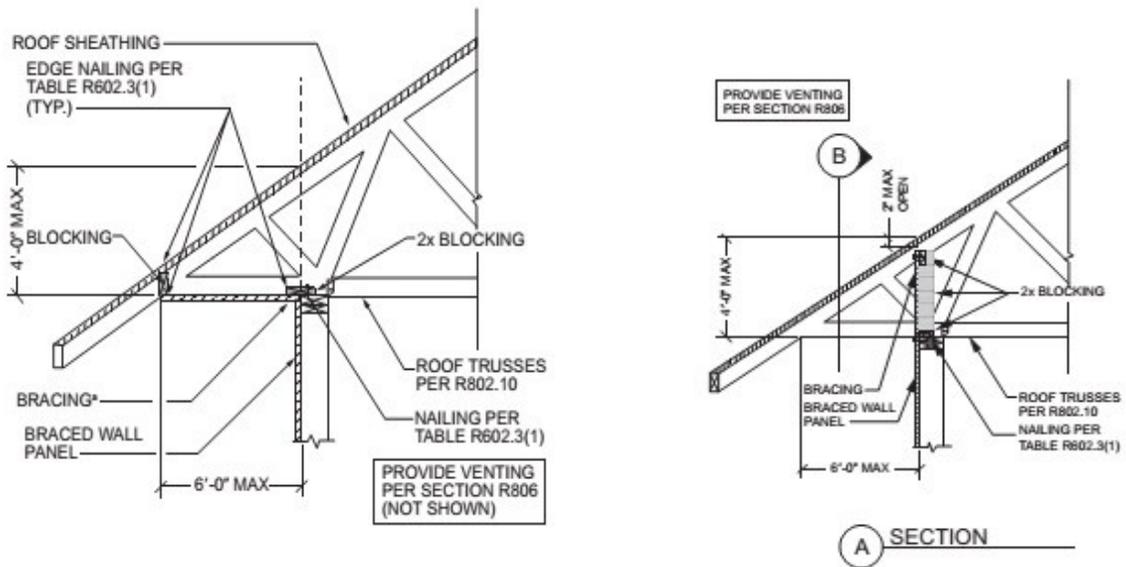
*AASHTO

Appendix 3 - Blocking Requirements of Braced Wall Panel Connections to Roof Framing

Distance from wall top plate to top of rafter or truss > 9 ¼ " but ≤ 15 ¼ "



Distance from wall top plate to top of rafter or truss > 15 ¼ "



Soffit Blocking

OR

Vertical Blocking Panel

Appendix 1 Vertical Rebar Requirements for an 8" wide Concrete Wall**

Appendix

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		30	45	60			
		Hk, W, De	B, C, Ha, Hf, Hr, Lk, Ly, Mo, Pa, Pe, R, Sa, Sk, Wn, Wr	Bo*, Bu, Rf*, Sc, Sd*, Su, To*, Va*	USDA-SCS	B	
						Bo	
5	4	NR	NR	NR		Bu	
	5	NR	NR	NR		C	
6	4	NR	NR	NR		De	
	5	NR	NR	NR		Ha	
	6	NR	NR	NR		Hf	
7	4	NR	NR	NR		Hk	
	5	NR	NR	NR		Hr	
	6	NR	NR	31		Lk	
	7	NR	30	22		Ly	
8	4	NR	NR	NR		Mo	
	5	NR	NR	NR		Pa	
	6	NR	NR	28		Pe	

