

PROJECT DATA

Project address:

Owner's name:

Contact phone number:

Contact e-mail:

Zoning district:

Lot area:

sq.ft.

Floor area of existing building:

sq.ft.

Floor area of existing accessory / garage area:

sq.ft.

Floor area of addition to existing building:

sq.ft.

Floor area of all buildings:

sq.ft.

Floor area ratio:

%

Number of bedrooms:

Number of bathrooms:

FLOOD ZONE:

☐ Y

☐ N (mark one)

If applicable, please specify:

Flood zone:

Basic flood elevations:

ft.per 1988 NAVD

SCOPE OF WORK:

Construction Type - VB

Select from the list below and provide detailed description of work being done:

☐ BATHROOM REMODEL:

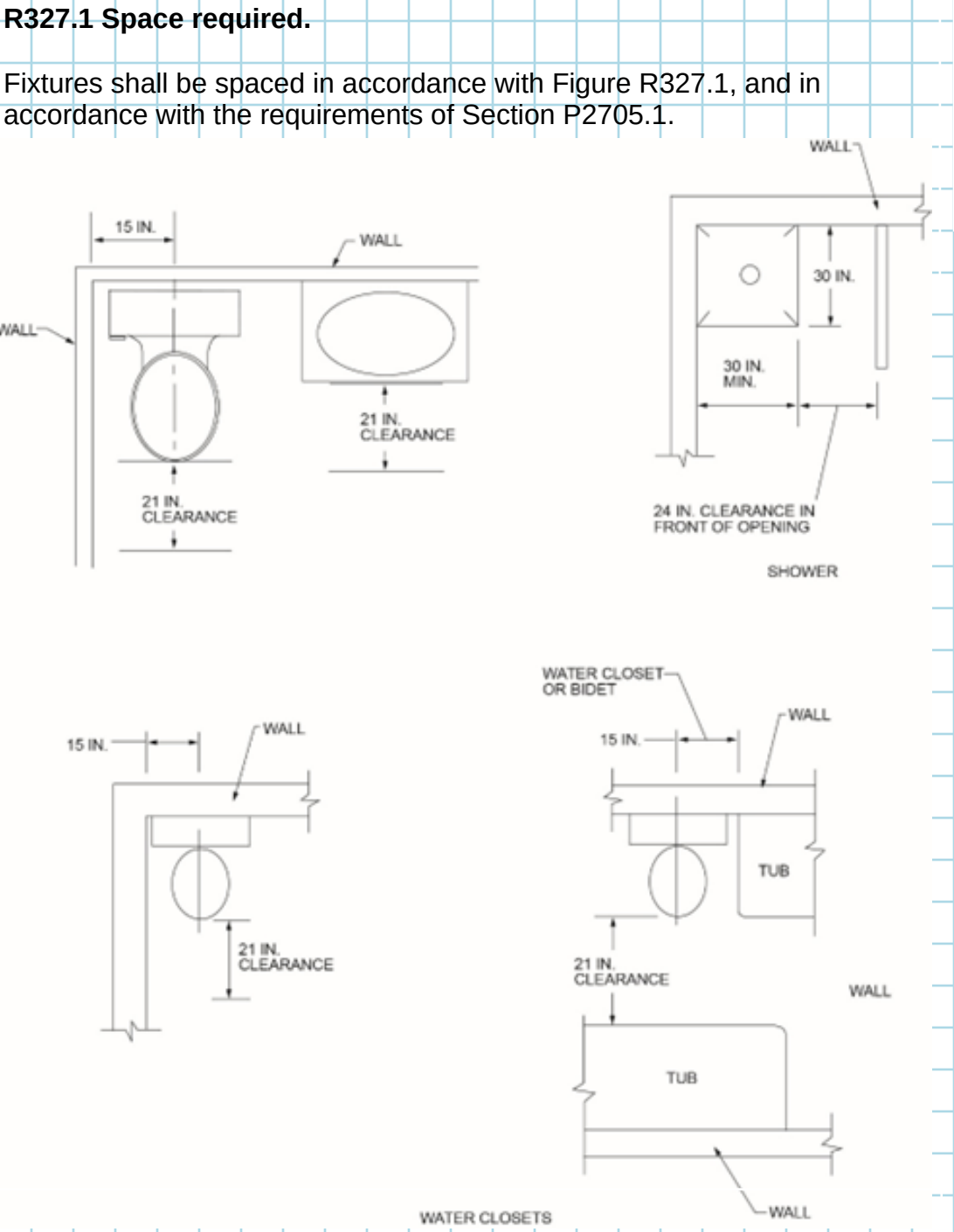
☐ BATHROOM ADDITION:

☐ PATIO INCLOSURE / SUN ROOM:

☐ GARAGE CONVERSION:

If structural work is being performed—such as adding windows or relocating walls—please provide a letter, signed and sealed by a licensed structural engineer, confirming that the proposed work will not compromise the existing structural integrity of the dwelling: FIELD VERIFIED.

CODE REFERENCE:	STRUCTURAL DESIGN CRITERIA:
All work shall conform to the 2024 edition of the following codes and regulations, as applicable:	Roof20 psf
1. International Administrative Code;	Floor.....40 psf
2. International Building Code;	Deck & Balcony60 psf
3. International Residential Code;	Basic Wind Speed115 mph
4. International Electrical Code;	Windy Exposure.....C
5. International Mechanical Code;	
6. International Plumbing Code;	
7. International Energy Code;	
8. International Fire Code;	
9.City of Buckeye Municipal Code	



SECTION R325

LIGHT, VENTILATION AND HEATING

R325.1.1 Natural light

Habitable rooms shall have an aggregate area of glazed openings not less than 8 percent of the floor area of such rooms. Required glazed openings shall face directly onto a street, alley or public way, or a yard or court located on the same lot as the building.

Exceptions:

1.Required glazed openings shall be permitted to face into a roofed porch, deck or patio adjacent to a street, alley, public way, yard or court, where there the longer side of the roofed area is not less than 65 percent unobstructed and the ceiling height is not less than 7 feet (2134 mm).

2.Required glazed openings shall be permitted to face into a sunroom adjacent to a street, alley, public way, yard or court.

3.Glazed openings are not required where artificial light is provided that is capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.

4.Eave projections shall not be considered as obstructing the clear open space of a yard or court.

R325.1.2 Natural ventilation

Habitable rooms shall have an aggregate area openable to the outdoors not less than 4 percent of the floor area of such rooms. Openings shall be through windows, skylights, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants.

Exceptions:

1.Natural ventilation shall not be required in habitable rooms other than kitchens where a whole-house mechanical ventilation system or a mechanical ventilation system capable of producing 0.35 air changes per hour in the habitable rooms is installed in accordance with Section M1505.

2.Natural ventilation shall not be required in kitchens where a local exhaust system is installed in accordance with Section M1505.

3.Required ventilation openings shall be permitted to open into a thermally isolated sunroom or roofed porch, deck, or patio where not less than 40 percent of the roofed area perimeter is open to the outdoor air.

SECTION CF201

SELECTION OF PIPE SIZE

CF201.1 Size of water-service mains, branch mains and risers.

The minimum size water service pipe shall be 1 inch for City of Buckeye. The size of each water distribution system shall be determined according to the tables below:

TABLE CF201.1

MINIMUM SIZE OF WATER METERS, MAINS AND DISTRIBUTION PIPING BASED ON WATER SUPPLY FIXTURE UNIT VALUES (w.s.f.u.)

METER AND SERVICE PIPE (inches)	DISTRIBUTION PIPE (inches)	MAXIMUM DEVELOPMENT LENGTH (feet)											
Pressure Range 60 to 60 psi		40	60	80	100	150	200	250	300	400	500		
3/4	1/2	3	3	2.5	2	1.5	1	1	1	0.5	0.5		
3/4	3/4	9.5	9.5	9.5	8.5	6.5	5	4.5	4	3	2.5		
3/4	1	32	32	32	32	25	18.5	14.5	12	9.5	8		
1	1	32	32	32	32	30	22	16.5	13	10	8		
3/4	1 1/4	32	32	32	32	32	32	32	32	29	24		
1	1 1/4	80	80	80	80	80	68	57	48	35	28		
1 1/2	1 1/4	80	80	80	80	80	75	63	53	39	29		
1	1 1/2	87	87	87	87	87	87	87	87	82	70		
1 1/2	1 1/2	151	151	151	151	151	151	139	120	94	79		
2	1 1/2	151	151	151	151	151	151	146	128	97	81		
1	2	87	87	87	87	87	87	87	87	87	87		
1 1/2	2	275	275	275	275	275	275	275	275	247	213		
2	2	365	365	365	365	365	365	365	329	272	232		

TABLE P2903.7

WATER SUPPLY FIXTURE UNIT VALUES FOR VARIOUS PLUMBING FIXTURES AND FIXTURE GROUPS

TYPE OF FIXTURES OR GROUP OF FIXTURES	WATER-SUPPLY FIXTURE-UNIT VALUE (w.s.f.u.)		
	Hot	Cold	Combined
Bathtub (with/without overhead shower head)	1.0	1.0	1.4
Clothes washer	1.0	1.0	1.4
Dishwasher	1.4	—	1.4
Full-bath group with bathtub (with/without shower head) or shower stall	1.5	2.7	3.6
Half-bath group (water closet and lavatory)	0.5	2.5	2.6
Hose bibb (silcock) ^a	—	2.5	2.5
Kitchen group (dishwasher and sink with or without food-waste disposer)	1.9	1.0	2.5
Kitchen sink	1.0	1.0	1.4
Laundry group (clothes washer standpipe and laundry tub)	1.8	1.8	2.5
Laundry tub	1.0	1.0	1.4
Lavatory	0.5	0.5	0.7
Shower stall	1.0	1.0	1.4
Water closet (bank type)	—	2.2	2.2

For SI: 1 gallon per minute = 3.785 L/m.

^a The fixture-unit value 2.5 assumes a flow demand of 2.5 gallons per minute, such as for an individual lawn sprinkler device; if a hose bibb or sill cock will be required to furnish a greater flow, the equivalent fixture-unit value may be obtained from this table or 3804.1(2003.12).

R327.2 Bathtub and shower spaces.

Bathtub and shower floors and walls above bathtubs with installed 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 feet (1829 mm) above the floor.

City of Buckeye requirement:

Pressure reducing valves are required on all residential lots, per City of Buckeye Water Engineering Design Standards sec. 3-1.203(d). In addition, if using storage water heating equipment an Expansion Tank to control thermal expansion will be required.

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SECTION R310

SMOKE ALARMS

R310.3 Location.

Smoke alarms shall be installed in the following locations:

1.In each sleeping room.

2.Outside each separate sleeping area in the immediate vicinity of the bedrooms.

3.On each additional story of the dwelling unit, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

4.Not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.

5.In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches (610 mm) or more.

6.Within the room to which a sleeping loft is open, in the immediate vicinity of the sleeping loft.

SECTION R311

CARBON MONOXIDE ALARMS

R311.2.1 New construction.

For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist.

1.1.The dwelling unit contains a fuel-fired appliance.

2.2.The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

R311.2.2 Alterations, repairs and additions.

Where alterations, repairs or additions requiring a permit occur, the individual dwelling unit shall be equipped with carbon monoxide alarms located as required for new dwellings.

Exceptions:

1.1.Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.

2.2.Installation, alteration or repairs of plumbing systems.

3.3.Installation, alteration or repairs of mechanical systems that are not fuel fired.

R311.3 Location.

Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

R311.4 Combination alarms.

Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.



P2709.2 Lining required.

The adjoining walls and floor framing enclosing on-site built-up shower receptors shall be lined with one of the following materials:

1.Sheet lead.

2.Sheet copper.

3.Plastic liner material that complies with ASTM D4068 or ASTM D4551.

4.Hot-mopping in accordance with Section P2709.2.3.

5.Sheet-applied load-bearing, bonded waterproof membranes that comply with ANSI A118.10.

P2709.4 Receptor drains.

An approved flanged drain shall be installed with shower subpans or linings. The flange shall be placed flush with the subbase and be equipped with a clamping ring or other device to make a watertight connection between the lining and the drain. The flange shall have weep holes into the drain.

P2711.3 Lavatory waste outlets.

Lavatories shall have waste outlets not less than 11/4 inch (32 mm) in diameter. A strainer, pop-up stopper, crossbar or other device shall be provided to restrict the clear opening of the waste outlet.

P2713.1 Bathtub waste outlets and overflows.

Bathtubs shall be equipped with a waste outlet that is not less than 11/2 inches (38 mm) in diameter. The waste outlet shall be equipped with a watertight stopper. Where an overflow is installed, the overflow shall be not less than 11/2 inches (38 mm) in diameter.

SECTION P2720

WHIRLPOOL BATHTUBS

P2720.1 Access to pump.

Access shall be provided to circulation pumps in accordance with the fixture or pump manufacturer's installation instructions. Where the manufacturer's instructions do not specify the location and minimum size of field-fabricated access openings, an opening of not less than 12 inches by 12 inches (305 mm by 305 mm) shall be installed for access to the circulation pump. Where pumps are located more than 2 feet (610 mm) from the access opening, an opening of not less than 18 inches by 18 inches (457 mm by 457 mm) shall be installed. A door or panel shall be permitted to close the opening. The access opening shall be unobstructed and be of the size necessary to permit the removal and replacement of the circulation pump.

P2720.2 Piping drainage.

The circulation pump shall be accessibly located above the crown weir of the trap. The pump drain line shall be properly graded to ensure minimum water retention in the volute after fixture use. The circulation piping shall be installed to be self-draining.

STEP - BY - STEP GUIDE:

Getting Started:

Please fill out all required information listed on the cover page. Along with your application, include the drawings requested by the City of Buckeye:

- Plot or site plan
- As-built plan (if applicable)
- Demolition plan (if applicable)
- Proposed floor plan – show all doors, windows, and both new and existing walls
- Proposed lighting plan
- Proposed plumbing and mechanical plans
- Proposed roof plan
- Elevations
- Building sections

Providing all of these items up front will help us review your project quickly and avoid delays.

Up Next:

Future in Focus:

