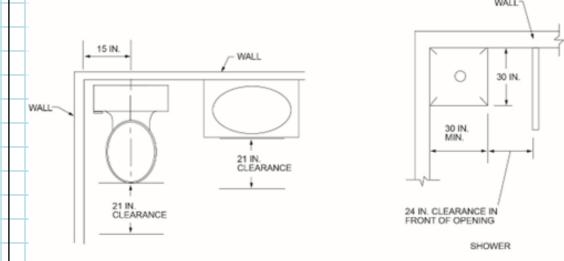
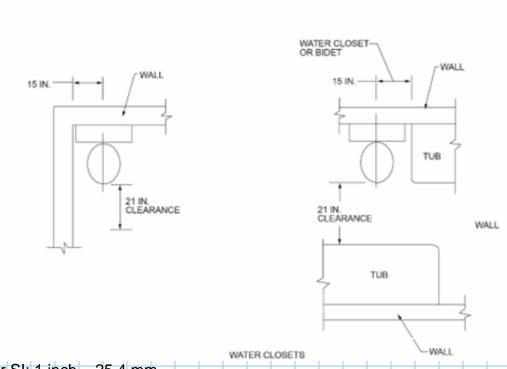
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CODE REFERENCE:	STRUCTURAL DESIGN CRITERIA:	
All work shall conform to the 2024 edition of the following codes and regulations, as	Roof20 psf	
applicable:	Floor40 psf	
International Administrative Code; International Building Code;	Deck & Balcony60 psf	
3. International Residential Code;	Basic Wind Speed115 mph	
4. International Electrical Code;		
5. International Mechanical Code;6. International Plumbing Code;	Windy ExposureC	
7. International Energy Code;		
8. International Fire Code;		
9.City of Buckeye Municipal Code		

R327.1 Space required.

Fixtures shall be spaced in accordance with Figure R327.1, and in accordance with the requirements of Section P2705.1.





For SI: 1 inch = 25.4 mm. FIGURE R327.1 MINIMUM FIXTURE CLEARANCES

WALL LEGENDS:

= Existing wall to remain = New stud wall

{____} = Existing wall to be removed

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

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

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)			MAXII	MUM DE	EVELO	PMENT	LENGT	H (feet)		
Pressure Range 5	60 to 60 psi	40	60	80	100	150	200	250	300	400	500
3/4	1/2ª	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	11/4	32	32	32	32	32	32	32	32	29	24
1	11/4	80	80	80	80	80	68	57	48	35	28
11/2	11/4	80	80	80	80	80	75	63	53	39	29
1	11/2	87	87	87	87	87	87	87	87	82	70
11/2	11/2	151	151	151	151	151	151	139	120	94	79
2	11/2	151	151	151	151	151	151	146	126	97	81
1	2	87	87	87	87	87	87	87	87	87	87
11/2	2	275	275	275	275	275	275	275	275	247	213
2	2	365	365	365	365	365	365	365	329	272	232
ABLE P2903.7											

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

TYPE OF FIXTURES OR CROUP OF FIXTURES	WATER	SUPPLY FIXTURE-	UNIT VALUE (w.s.f
TYPE OF FIXTURES OR GROUP OF FIXTURES	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
lalf-bath group (water closet and lavatory)	0.5	2.5	2.6
łose bibb (sillcock) ^a	_	2.5	2.5
Citchen group (dishwasher and sink with or without food-waste disposer)	1.9	1.0	2.5
Citchen sink	1.0	1.0	1.4
aundry group (clothes washer standpipe and laundry tub)	1.8	1.8	2.5
aundry tub	1.0	1.0	1.4
avatory	0.5	0.5	0.7
Shower stall	1.0	1.0	1.4
Nater closet (tank type)	_	2.2	2.2

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

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:

4. Required ventilation openings shall be permitted to open

sunroom of not less than one-tenth of the floor area of the

The minimum openable area of the sunroom to outdoor air

shall be based on the total floor area of the adjoining room

requirements, rooms shall be considered to be a portion of

an adjoining room where not less than one-half of the area

an opening of not less than one-tenth of the floor area of

Bathrooms, water closet compartments and other similar

rooms shall be provided with aggregate glazing area in

windows of not less than 3 square feet (0.3 m2), one-half

Exception: The glazed areas shall not be required where

artificial light and a local exhaust system are provided. The

minimum local exhaust rates shall be 50cfm for intermittent

accordance with IMC, Chapter 4. Exhaust air from the

Where the winter design temperature in Table R301.2 is

below 60°F (16°C), every dwelling unit shall be provided

temperature of not less than 68°F (20°C) at a point 3 feet

with heating facilities capable of maintaining a room

(914 mm) above the floor and 2 feet (610 mm) from

temperature. The installation of one or more portable

R319.1 Emergency escape and rescue opening

space heaters shall not be used to achieve compliance

Basements, habitable attics, the room to which a sleeping

loft is open, and every sleeping room shall have not less

than one operable emergency escape and rescue opening.

Where basements contain one or more sleeping rooms, an

emergency escape and rescue opening shall be required

openings shall open directly into a public way, or to a yard

in each sleeping room. Emergency escape and rescue

or court that opens to a public way.

exterior walls in habitable rooms at the design

ventilation or 20 cfm for continuous ventilation in

space shall be exhausted directly to the outdoors.

the interior room and not less than 25 square feet (2.3 m2).

of the common wall is open and unobstructed and provides

interior room and not less than 20 square feet (1.9 m2).

into a thermally isolated sunroom provided there is an

openable area between the adjoining room and the

For the purpose of determining light and ventilation

and the sunroom.

R325.2 Bathrooms.

of which shall be openable.

R325.8 Required heating.

with this section.

required.

R325.1.3 Adjoining rooms.

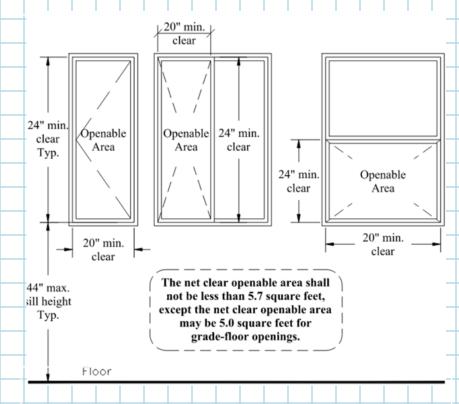
Pressure reducing valves are required on all residential lots, per City of Buckeye Water Engineering Design Standards sec. 3-1.203(d). In addition, if using storage water heating equipment an Expansion Tank to control thermal expansion will be required.

R319.2.2 Minimum dimensions.

The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

R319.2.3 Maximum height from floor.

Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) above the floor.



R324.4.2 Glazing adjacent to doors.

Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location and shall be tempered.

R324.4.5 Glazing and wet surfaces.

Glazing in walls, enclosures or fences containing or adjacent to hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing.

MAX FLOW RATE | P2709.2 Lining required.

The adjoining walls and floor framing enclosing on-site built-up shower receptors shall be lined with one of the .1.5 gpm at 60 psi following materials: .0.5 gpm at 60 psi

Sheet lead.

OR QUANTITY

...2.0 gpm at 80 psi

..2.2 gpm at 60 psi

....0.25 gal/cycle

2.Sheet copper ...1.28 gal/cycle

> 3. Plastic liner material that complies with ASTM D406 or ASTM D4551.

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

5. Sheet-applied load-bearing, bonded waterproof

The lining material shall extend not less than 2 inches (51 mm) beyond or around the rough jambs and not less than 2 inches (51 mm) above finished thresholds.

membranes that comply with ANSI A118.10.

Sheet-applied load bearing, bonded waterproof membranes shall be applied in accordance with the manufacturer's instructions.

P2709.2.3 Hot-mopping.

Shower receptors lined by hot-mopping shall be built-up with not less than three layers of standard grade Type 15 asphalt-impregnated roofing felt. The bottom layer shall be fitted to the formed subbase and each succeeding layer thoroughly hot-mopped to that below Corners shall be carefully fitted and shall be made strong and watertight by folding or lapping, and each corner shall be reinforced with suitable webbing hot-mopped in place. Folds, laps and reinforcing webbing shall extend not less than 4 inches (102 mm) all directions from the corner and webbing shall be of approved type and mesh, producing a tensile strength of

P2709.3 Installation.

direction.

Lining materials shall be sloped 1/4 unit vertical in 12 units horizontal (2-percent slope) to weep holes in the subdrain by means of a smooth, solidly formed subbase shall be properly recessed and fastened to approved backing so as not to occupy the space required for the wall covering, and shall not be nailed or perforated at any point less than 1 inch (25.4 mm) above the finished threshold

not less than 50 pounds per inch (893 kg/m) in either

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.

SECTION R310

PLUMBING FIXTURE

OR FITTING FIXTURE

Lavatory, public (non-metering)...

NOTES: A hand-held shower spray is a shower head

P2903.4.1 Pressure-reducing valve.

For a dual-flush water closet, the effective flush volume is the composite, average flush volume of

For water service system sizes up to and including 2 inches (51

side of a pressure-reducing valve exceeds the pressure-reducing

Where a backflow prevention device, check valve or other device

P2903.4.2 Backflow prevention device or check valve.

is installed on a water supply system using storage water

The flow velocity of the water distribution system shall be

water-hammer arrestor shall be installed where quick-closing

valves are utilized. Water-hammer arrestors shall be installed in

accordance with the manufacturer's instructions. Water-hamme

The adjoining walls and floor framing enclosing on-site built-up

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

5. Sheet-applied load-bearing, bonded waterproof membranes

The lining material shall extend not less than 2 inches (51 mm)

beyond or around the rough jambs and not less than 2 inches (51 mm) above finished thresholds. Sheet-applied load bearing,

bonded waterproof membranes shall be applied in accordance

shower receptors shall be lined with one of the following

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

controlled to reduce the possibility of water hammer. A

heating equipment such that thermal expansion causes an

increase in pressure, a device for controlling pressure shall be

mm), a device for controlling pressure shall be installed where, because of thermal expansion, the pressure on the downstream

Lavatory, public (metering)...

two reduced flushes and one full flush

P2903.5 Water hammer.

P2709.2 Lining required.

that comply with ANSI A118.10.

with the manufacturer's instructions.

materials:

1.Sheet lead.

2.Sheet copper

arrestors shall conform to ASSE 1010.

Lavatory, private.

Shower head.

Water Closet.

valve setting.

Sink faucet.

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

required for new dwellings.

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.

dwelling unit shall be equipped with carbon monoxide alarms located as

2.2.Installation, alteration or repairs of plumbing systems.

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

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.

SECTION E3901

E3901.6 Bathroom.

RECEPTACLE OUTLETS

At least one receptacle outlet shall be installed in bathrooms and such outlet shall be located within 36 inches (914 mm) of the outside edge of each sink. The receptacle outlet shall be located on a wall or partition that is adjacent to the sink or sink countertop, located on the countertop, or installed on the side or face of the sink cabinet. The receptacle shall be located not more than 12 inches (305 mm) below the top of the sink or sink countertop.

E3902.1 Bathroom receptacles.

125-volt through 250-volt receptacles installed in bathrooms and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.

E3902.9 Bathtub or shower stall receptacles.

125-volt through 250-volt receptacles that are located within 6 feet (1829) mm) of the outside edge of a bathtub or shower stall and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(10)]

E3902.19 Location of ground-fault circuit interrupters.

Ground-fault circuit interrupters shall be installed in a readily accessible location. When determining distance from receptacles, the distance shall be measured as the shortest path the supply cord of an appliance connected to the receptacle would follow without piercing a floor, wall, ceiling, or fixed barrier, or the shortest path without passing through a window. [210.8(A)]



Getting Started:	Up Next:	Future in Focus:
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 plumbing and mechanical plans

Proposed lighting plan

Proposed roof plan

Building sections

Elevations

Proposed floor plan – show all doors, windows, and both new and existing

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

STEP - BY - STEP GUIDE:

