



Montgomery County Government

Building and Codes Department

350 Pageant Lane, Suite 309

Clarksville, TN 37040

RESIDENTIAL OCCUPANCY PLAN CORRECTION LIST

GENERAL/ASSEMBLY CORRECTION LIST MUST BE USED IN CONJUNCTION WITH THIS LIST

Plans have been reviewed for compliance with the following:

- International Building Code (excluding Chapters 11 and 27), 2009 edition.
- International Plumbing Code, 2009 edition.
- International Fire Code, 2009 edition.
- International Mechanical Code, 2009 edition.
- International Fuel Gas Code, 2009 edition
- IECC International Energy Conservation Code, 2009 edition
- 2003 ICC/ANSI A117.1 Accessible & Useable Buildings & Facilities Code

Correction lists are not all inclusive.

Please Note: Items listed require correction by revised plans, addenda, field orders, or change orders before plans are approved for construction. Answers in letter form are *not* acceptable.

Starting construction before plans approval may be considered as just to issue a stop work order.

Procedures

1. For Residential Board and Care occupancies, provide information on the cover sheet of the plans identifying that the facility is small [IBC 310] or large [IBC308]. and whether the evacuation capability is impractical, slow or prompt.
2. Plans for hotels/motels must be submitted for review and approval to the Department of Health, Division of General Environment Health, Cordell Hull Building, 425 5th Avenue North, 6th Floor, Nashville, TN 37247 (615-741-7206) prior to the start of construction per TCA 68-14-320.

Construction

1. Dwelling units in non-sprinkled buildings are to be separated by floors and walls of one hour construction. [IBC 709.1] They may be ½ hour if sprinkled. [IBC 709.3]
2. Garage/covered parking must be separated from the residential area by 2-hour fire rated construction or 1-hour with sprinklers. [IBC Table 508.4]
3. One-hour fire rated tenant separation is required horizontally and vertically. [IBC 709.3] Such separation must extend through from the top of the foundation to a rated roof/ceiling assembly. [IBC 709.4]
4. Doors between suites in 1-hour fire rated tenant walls must be 45-minute fire rated doors. [IBC 715.4] Closers are not required on such doors per the exception to IBC 715.4.8 (1)

Means of Egress

1. Travel distance from the entrance door of a living unit to the nearest exit must not exceed 200 feet in unsprinklered buildings and 250 feet in fully sprinklered buildings. [IBC 1016 Table 1016.1]
2. Common path of travel distance within living unit to a corridor door must not exceed 75 feet in an apartment and 125 feet in a fully sprinklered apartment. [IBC 1014.3.4]
3. Operable rescue window (or door directly outside) must be provided from every sleeping room on the first, second, and third story or within basements unless exceptions are met. [IBC 1029]
4. Two exits are required from each tenant area serving every story. [IBC1021.1]
5. Minimum corridor width of 44 inches must be provided. [IBC 1005.1 and 1018.2]
6. Interior corridors must be one hour fire rated (see Exception, corridors may be rated at 30-minutes in fully sprinklered buildings). [IBC Table 1018.1] Corridor walls must extend from floor slab to floor slab. [IBC 709.3] In hotels and dormitories, spaces shall be permitted to be unlimited in area and open to the corridor provided that the following criteria are met.
 - A. The spaces are not used for guest rooms or guest suites or hazardous areas.
 - B. The building is protected throughout by an approved, supervised automatic sprinkler system in accordance with NFPA 13 and/or 13R.
 - C. The space does not obstruct access to required exits.

Fire Suppression

1. Sprinkler systems per 2007 NFPA 13 are required throughout all buildings with a Group R fire area. [IBC 903.2.8]
2. Listed quick-response or listed residential sprinklers shall be used in guestrooms and guestroom suites. [IFC 903.3.2]

Electrical

1. A fire alarm system with an emergency power source is required (more than 3 stories or 11 units) IBC 907.2, and 2007 NFPA 72 4.4]
2. Initiation of the alarm system must be by manual means at all required exit doors, by a manual pull at the hotel desk or continuously manned location, automatic sprinkler and any required detection system (except individual sleeping rooms). [IBC 907.2.8, 907.2.9, 907.2.10]
3. Sleeping rooms in unsprinklered apartment buildings must have single station smoke alarms. [IBC 907.2.8.1, 907.2.9, 907.2.10.1.1]
4. Provide dBA ratings of all audible notification devices on drawings next to each notification device. [2007 NFPA 72 7.4 and Table A.7.4.2] In residential sleeping areas, dBA at the pillow must be whichever is greater - at least 75 dBA, 15 dBA above the average ambient sound level or 5 dBA above the maximum sound level having a duration of at least 60 seconds. If any barrier, such as a door, curtain, or retractable partition, is located between the notification appliance and the pillow, the sound pressure level shall be measured with the barrier placed between the appliance and the pillow. [2007 NFPA 72 7.4.4.1, 7.4.4.2 and IBC 907.5.2, and IFC 907.6.2]
5. Approved single station smoke alarms must be installed outside of every sleeping area, inside each sleeping room and on all levels of the unit including the basement. [IBC 907.2.11.1, 907.2.11.2]
6. Provide receptacles within six feet of any point on a wall wider than two feet and at kitchen counters wider than one foot. [2008 NFPA 70 210.52]
7. Provide ground fault interrupters for receptacles in bathroom, garages, and outside. [2008 NFPA 70 210.8]
8. Light fixtures in closets must be listed with the following types and clearances permitted between the fixture and the nearest point of a storage space: twelve inch clearance for surface mounted incandescent and six inch clearance for surface mounted fluorescent, recessed incandescent, and recessed fluorescent. [2008 NFPA 70 410.16]
9. Receptacles in bedrooms must be arc-fault-circuit interrupters (AFCI) type. [2008 NFPA 70 210.12]