Dear Code Officer,

These are "stock" home plans, designed to meet the requirements of following IRC 2006 code sections:

1. Floor space & ceiling height at Toilet, Bath and Shower Spaces
2. Hallway widths (Section R311.3)
3. Door types & sizes (Section R311.4.2)
4. Stair width - The stairs in our designs will be a minimum of 36" with R311.5.1 with installation of correct handrail.
5. Stair treads and risers (Section R311.5.3)
6. Landings for stairways (Section R311.5.4)
7. Emergency Escape Window Sizes (Section R310.1.1, manufacturer's emergency escape window hardware.
8. Structural Floor Framing (Section R502.3) Where dimensional section of the code. Where engineered wood products are shown, those framing members will be size according to the calculating using manufacturer's published materials properties. Unless noted otherwise on the structural sheets.
9. See structural sheets for additional notes.

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We are happy to clarify matters that fall within our scope, as listed above, including provision of additional documentation if appropriate. We can also often provide surprisingly affordable support for issues that are your responsibility, such as energy design/calcs, estimating, or additional detailing.

Your use of these drawings constitutes an acceptance of responsibility as outlined in "Dear Code Officer" above. We are happy to clarify matters that fall within our scope, as listed above, including provision of additional documentation if appropriate. We can also often provide surprisingly affordable support for issues that are your responsibility, such as energy design/calcs, estimating, or additional detailing.

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