City of RICHWOOD

Rich in History - Focused on the Future

GENERAL BUILDING, PLUMBING, MECHANICAL & ELECTRICAL GUIDELINES

BUILDING REQUIREMENTS

Building projects must follow the rules and laws established by City of Richwood's adopted ordinances, codes and any applicable State laws.

All new buildings and modifications to existing buildings shall comply with the latest edition of the International Building Codes regarding plumbing, fire, mechanical and gas. Electrical requirements are subject to the latest edition of the National Electrical Code Handbook. The latest edition of the IBC One and Two Family Dwelling Code is also in effect.

All applications for building permits for new structures, shall be accompanied by a plat in duplicate, drawn to scale, showing the actual dimensions of the lot or lots to be built upon, the size of the building structure to be erected or structurally altered, a copy of its contract or memorandum showing improvements and cost of thereof, its location on the lot or lots and such other information as may be necessary to provide for the enforcement of these regulations.

A certified elevation certificate issued by a licensed engineer will be required for natural and ground floor elevations, ground floor is required to be one foot above the adjacent natural grade.

A copy of the requirements as to percentage of land use, building heights, floor area of living space, lot size and accessory buildings must also be attached.

Applications for building, electrical, plumbing and mechanical permits will be issued by the Building Inspector's office. Plans submitted will be reviewed thoroughly before any permit is issued which may require up to but not exceeding seven days for residential projects. All fees are payable at the time of issuance of permits including water and sewer tap fees and meter deposit.

Commercial buildings of 5,000 square feet or greater must have an approved drainage plan from Velasco Drainage District.

ELECTRICAL REQUIREMENTS

Electricians must have a copy of current license and insurance on file at City Hall.

METER LOOP: 1,000 sq. ft. or more #2 copper or #1/0 aluminum
1,500 sq. ft. or more #0 copper or #3/0 aluminum

MAIN DISCONNECT: With the above entrance the following disconnects must be used:
#2 copper – 100 amp #0 copper – 150 amp
Main breaker or disconnect must be used if there are more than six circuits on any one house. The breaker shall be of the bolt on type.

WIRE SIZE: All wiring must be adequate for planned facilities, in no case less than #12. This includes switch legs and throughout the system. All lights, switches, plugs, etc., must be grounded to an equipment ground wire. Aluminum wire is allowed only on underground services. If aluminum wire is used, it must be two sizes larger than copper. **Copper and aluminum wire must not be mixed.**

GROUND ROD: Each service entrance conductor (meter loop) will be furnished with an eight (8) foot copper, copper clad or galvanized rod (not pipe). Grounding to water pipe will not be allowed. Ground clamp shall be a Burndy type GKB or equal.

INSPECTIONS: Each electrician will be held responsible for calling for the inspection at the proper time and for being available if something is found inadequate. Inspections will not be called in for until the inspector is able to see how circuits will be distributed.

RANGES: Must be #6-3 to range with 50 amp breaker and have proper receptacle. Cook top #10-3 with a 30 amp breaker. Separate oven #10-3 with 30 amp breaker.

IN GENERAL: Wiring runs are expected to be neat, in straight lines and securely fastened. Insulation must be protected and in good condition. No splices will be allowed anywhere except in proper boxes and junctions. No circuits shall contain more than eight (8) double outlets on a standard 20 amp breaker. Rooms such as kitchens, utility rooms shall not have more than three (3) outlets on the same circuit. Lighting and other services in these areas shall not be on the same circuit. With the above exceptions, the latest edition of the National Electric Code shall apply.

PLUMBING REQUIREMENTS

Plumbers must have a copy of current license and insurance on file at City Hall.

All plumbing to be installed in accordance with the latest edition of the International Plumbing Code and the International Gas Code.

All plumbing under the slab that is used for drainage will need to be water tested to about five feet.

All waste and vent plumbing shall not be less than schedule 40.

A four inch sewer trunk line for water closets (toilets) will be used.

All copper tubing under the slab will be looped and a minimum of Type L, soft copper used and tested to about 80 PSI.

All water lines inside the house will need to be pressure tested. Hot and cold water lines can be CPVC.

Sanitary Tees used for drainage under the slab may not be used except when going from a horizontal line to a vertical line. The use of sanitary tees laid on its side or back is strictly prohibited.

All sewer connections at the city tap must be inspected before cover up.

Plastic piping for gas lines may be used for outside natural gas piping underground only. The last 5' before turning up has to be steel pipe.

Plastic piping for gas lines inside the house or under the slab is prohibited.

Gas lines must be pressure tested or with an approved gauge.

The discharge from the pressured relief valve of the water heater shall be piped to the outside of the building or to a safety pan so as not to cause damage to the building or injury to anyone and be turned down.

FOUNDATION REQUIREMENTS

For dwellings with a height of 12 feet, maximum from floor to eave and 20 feet maximum from floor to gable.

All dimensions shown below are minimum.

Interior beams will be four #4 bars, 15" lap at all splices.

Exterior beams will be six #5 bars, 20" lap at all splices with continuous bends at the corner.

New slab work requires #3 rebar on 12" centers

Driveways: Must be 18" center and 3/8" rebar.

Lap wire mesh 6" in driveways.