



Building Department Newsletter

May 2009

Special points of interest:

- Attics and Storage
- Is Your Load Path Complete?
- Good Fences Make Good Neighbors

ATTICS AND STORAGE

The unfinished space between the ceiling joists of the top story and the roof rafters is the attic. The IRC recognizes that depending on the size of the attic space and ease of access attics may be used for storage (see IRC Table 301.5).

An attic is classified as an **attic without storage** if:

1. The maximum height between the top of the ceiling joist and the bottom of the rafter is less than 42 inches or the attic is constructed with trusses and there are not any adjacent trusses with the same web configuration that are capable of containing a rectangle 42 inches high by 2 feet wide, or greater, located within the plane of the truss.

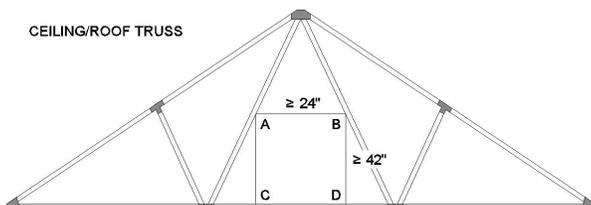
The ceiling joists or bottom truss cord of **attics without storage** are designed with a minimum live load of 10psf.

An attic is classified as an **attic with limited storage** if:

1. The maximum height between the top of the ceiling joist and the bottom of the rafter is 42 inches or more or the attic is constructed with trusses and 2 or more adjacent trusses with the same web configuration can contain a rectangle 42 inches or more in height and 24 inches or more in width.
2. The bottom truss cord has a pitch of less than 2:12.
3. The attic area is served by an attic access hole not less than 22x30 inches with 30 inches unobstructed head space above the opening or a pull down ladder.

The ceiling joists or bottom truss cord of **attics with limited storage** are designed with a minimum live load of 20psf.

Attics spaces served by a fixed stair are required to be designed with a minimum 30psf live load.



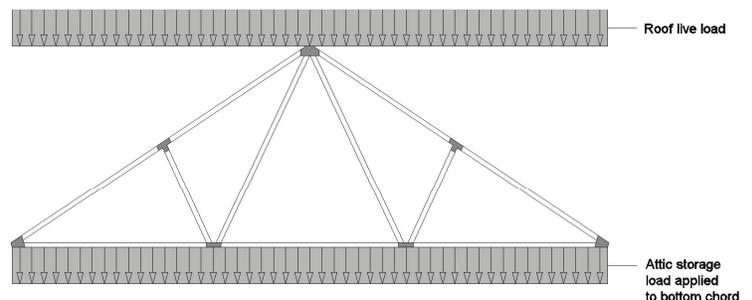
Limited attic storage if rectangle ABCD:

AC and BD $\geq 42"$ high and AB and CD $\geq 24"$ wide and a pull-down stair or attic access opening is provided

No attic storage:

If any of the above conditions do not exist.

Attics served by a fixed stair require a 30 psf floor design

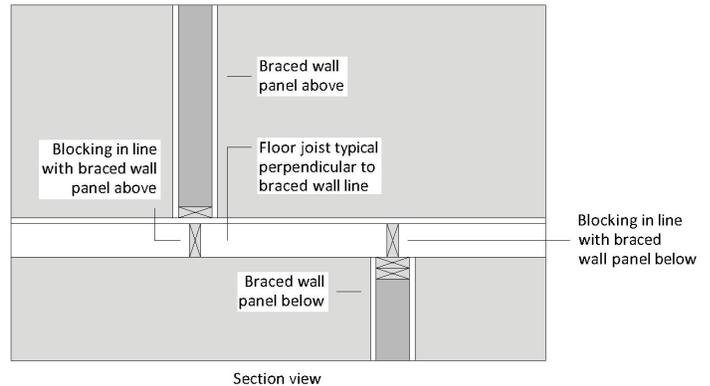


ATTIC LIMITED STORAGE TRUSS LOADING

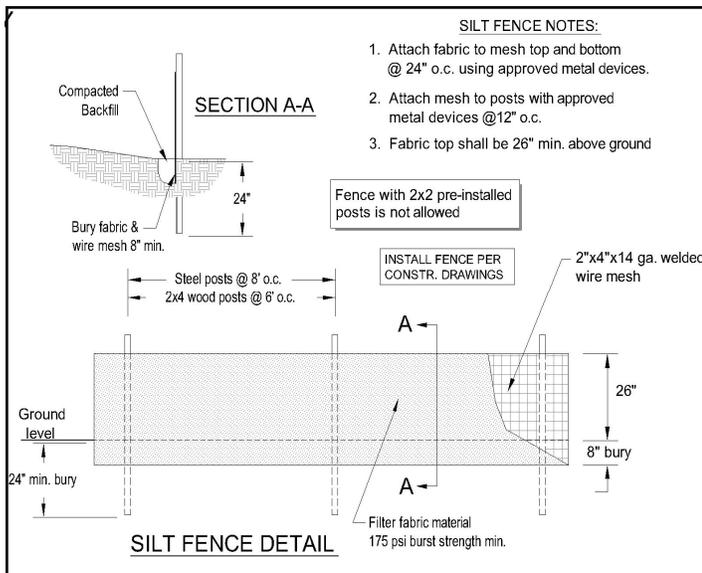
IS YOUR LOAD PATH COMPLETE?

IRC 502.2.1 states that “A load path for forces shall be provided between floor framing and braced wall panels located above or below a floor, as specified in Section R602.10.8.” Brace wall panels are a prescriptive method used to transfer lateral loads to the foundation in conventional construction. Like shear walls, attachment at the top and bottom of brace wall panels is important for the transfer of these loads to the foundation.

A detail often missed is the connection of the interior brace wall panels at the top and bottom of the panels to the floor framing. The IRC requires brace wall panels be attached to blocking when the floor framing above or below is perpendicular to the brace wall line. When the floor framing is parallel above or below the brace wall line, the panels are attached to a rim joist or other parallel framing. Refer to IRC Table 602.3(1) for attachment specifics.



Good Fences Make Good Neighbors



Having a rocked or graveled entrance and protecting the catch basin nearest to your construction site are essential components of a solid erosion control plan. However, the most important best management practice for keeping sediment from leaving a job site in Pullman is a properly installed and maintained silt fence. There is one right way and many wrong ways to install a silt fence.

When called for erosion control inspections, city staff will be using the city's current standard (see diagram) to evaluate whether a job site is ready for a building permit to be issued or not.

Avoid costly permit delays by installing your silt fence correctly the first time. Also, it is important to remember that if water is running over, under or around your silt fence, chances are it is not functioning properly and needs some attention.

For a copy of the current standard & specification for silt fence please visit the city's website at www.pullman-wa.gov - city departments - public works - stormwater - standards & specifications (5th bullet on bottom of page).