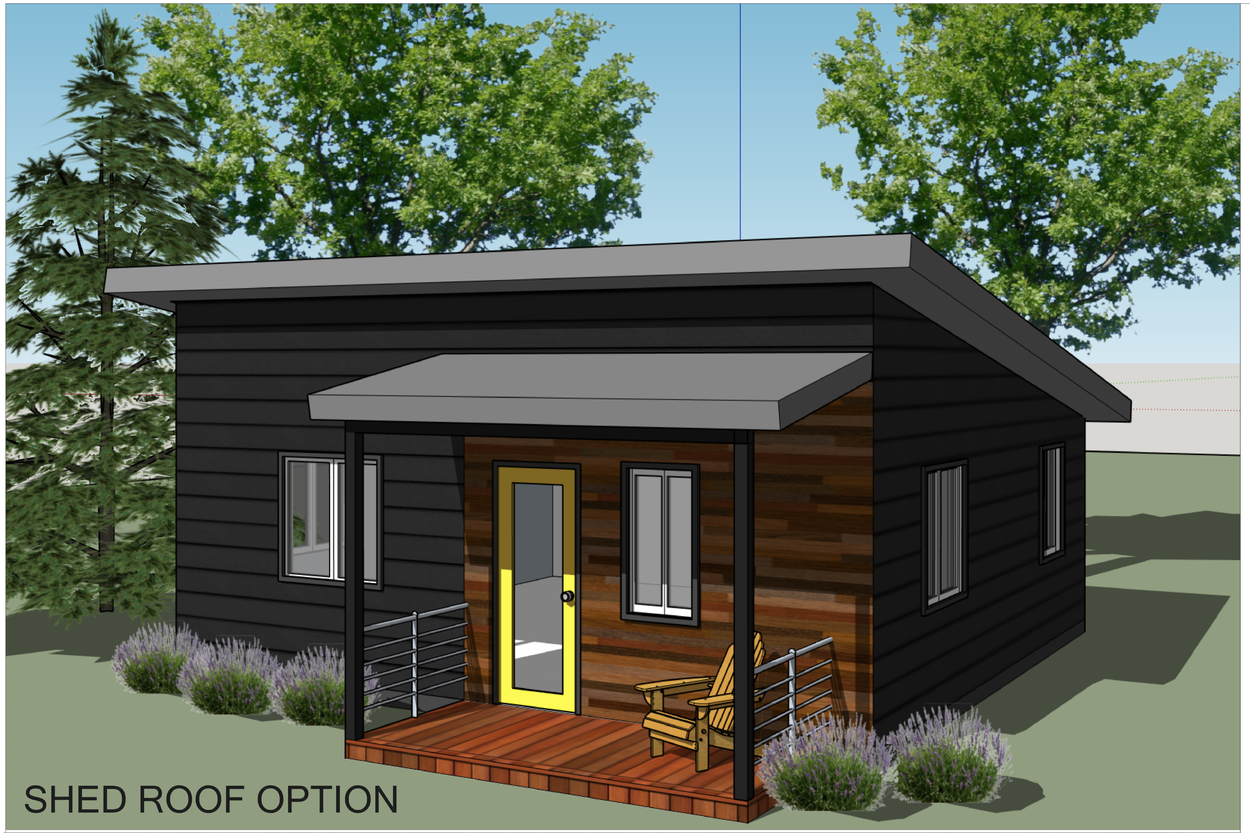
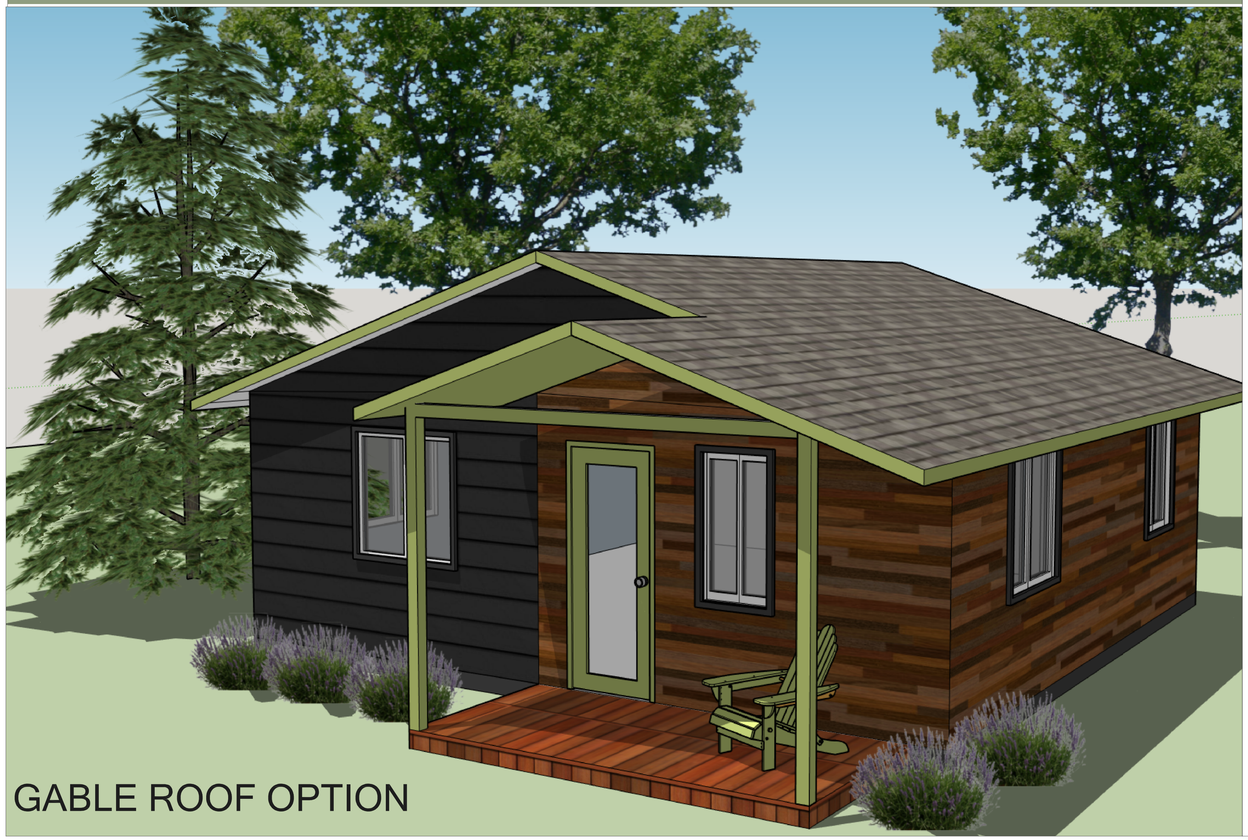


SHED ROOF OPTION



GABLE ROOF OPTION

PERMITS REQUIRED

SEPARATE PERMITS MUST BE OBTAINED FOR THE FOLLOWING, WHERE APPLICABLE:

ELECTRICAL
MECHANICAL
PLUMBING
FIRE SYSTEMS
SIGNAGE
SOLAR ARRAY(S)
EV INFRASTRUCTURE

A SITE PLAN SHAL BE SUBMITTED WITH THESE PLANS, ALONG WITH ANY SUPPLIMENTAL DOCUMENTATION (TRUSS ENGINEERING, GEOTECHNICAL REPORT, ETC).

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Cover Sheet

576SF ACCESSORY DWELLING UNIT

Sheet Number

CS

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SHEET INDEX

GENERAL CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

- **2021 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)**
- **2022 OREGON ELECTRICAL SPECIALTY CODE (OESC)**
- **2021 OREGON PLUMBING SPECIALTY CODE (OPSC)**
- **2022 OREGON MECHANICAL SPECIALTY CODE (OMSC)**

DESIGN BASIS

CONVENTIONAL LIGHT FRAME CONSTRUCTION

ROOF SNOW LOAD: 25 PSF
ULTIMATE WIND SPEED: 120 MPH
EXPOSURE CATEGORY: C
SITE CLASS: D
RISK CATEGORY: II
SEISMIC DESIGN CATEGORY: D_1
ASSUMED SOIL VERTICAL BEARING PRESSURE: 1500 PSF
ASSUMED SOIL LATERAL BEARING PRESSURE: 100 PSF/FT

N

SCALE: 1" =

VICINITY MAP

OWNER INFORMATION

NAME:

ADDRESS:

PHONE:

EMAIL:

CONTACT INFORMATION

NAME:

ADDRESS:

PHONE:

EMAIL:

SITE PLAN REQUIREMENTS

The Site Plan shall be drawn to scale and include the following information:
- **Complete building footprint.**
- **Square footage of roof line (roof drainage area).**
- **North arrow, scale, lot dimensions, setbacks, and all public and/or private easements.**
- **Names of all adjacent streets, and all property lines including those within the project site. Verify any "zero" lot lines.**
- **Elevations at all property corners and finish garage floor elevation.**
- **Location, size, and slope of rain drains and under-floor/footing drain, if applicable**
- **Existing and proposed public and private utilities located on property, such as water meter, storm and sanitary services, storm water facility or leach line.**
- **Driveway and sidewalk location and layout, including driveway slope.**

PROJECT SCOPE

PROPOSED 576 SF DETACHED ACCESSORY DWELLING UNIT

IMPERVIOUS AREA INFORMATION

IMPERVIOUS SURFACE AREA TABLE

SITE ID	IMPERVIOUS ITEM	DIMENSIONS	NEW OR REPLACED AREA (sf)	EXISTING AREA (sf)
1	ADU + OVERHANGS	32'-7" x 24'-0"	782 SF	
2	SFD			
3	DRIVEWAY			
4				

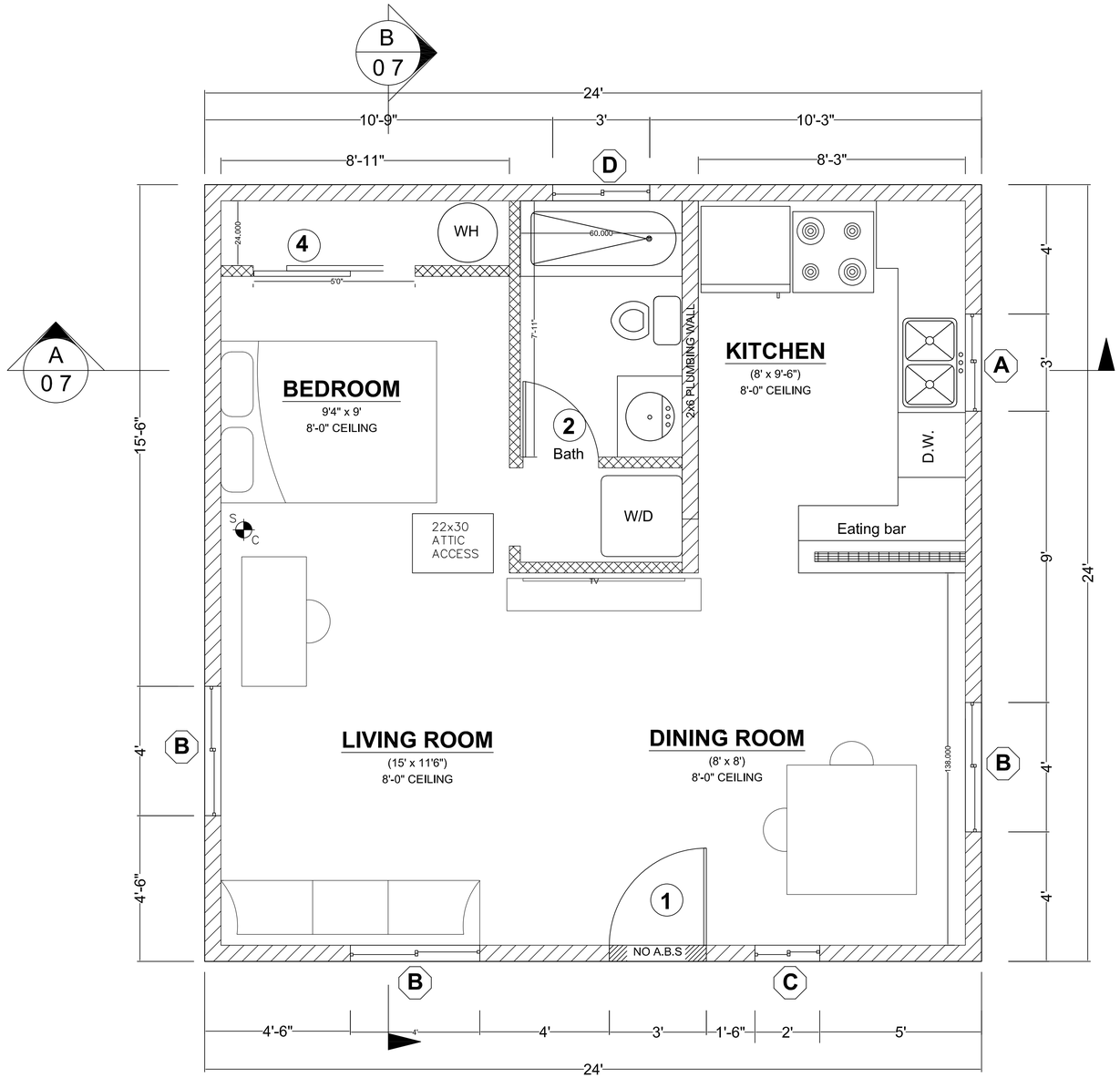
LAND DISTURBANCE: _____SF

SHEET TITLE

SITE PLAN

SHEET NUMBER

01



WALL LEGEND

- 2x6 WALL
- 2x4 WALL
- 2x4 PONY WALL

WINDOW SCHEDULE

MARK	DIMENSION	TYPE	TEMPERED	NOTES
A	3'-0" x 3'-0"	SLIDING		
B	4'-0" x 4'-0"	SLIDING		
C	2'-0" x 4'-0"	FIXED	Y	
D	3'-0" x 1'-0"	SLIDING		

Exterior windows shall be tested by an approved independent laboratory and bear a label identifying the manufacturer, thermal performance including the U-factor and approved inspection agency to indicate compliance with AAMA/WDMA/CSA 101/ I.s.2/A440. [R609.3; N1104.4.1]

Labels shall remain attached to the windows until the building inspector inspects and verifies the labeling. [N1104.4.1]

DOOR SCHEDULE

MARK	DIMENSION	TYPE	TEMPERED	NOTES
1	3'-0" x 6'-8"	SWINGING		1-3/8" SOLID CORE
2	2'-8" x 6'-8"	SWINGING		
3		BI-FOLD		LAUNDRY ROOM
4	5'-0" x 6'-8"	SLIDING		5FT CLOSET

FLOOR PLAN NOTES

1. Exterior walls located less than 3 feet from a property line must be 1-hour fire-resistance rated, with no openings allowed. [R302.1]
2. Permanent heating facilities capable of maintaining a room temperature of not less than 68°F shall be provided. Portable space heaters shall not be used to meet this requirement. [R303.9]
3. Habitable rooms shall have a floor area of not less than 70 square feet and not less than 7 feet in any horizontal dimension. [R304]
4. Habitable rooms and hallways shall have a minimum 7-foot ceiling height. Bathrooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches. Refer to R305 for sloped ceiling allowances.
5. Tempered or other safety glazing complying with the impact test requirements of R 308.3 must be installed in hazardous locations identified in R308.4, including:
   - glazing in doors;
   - glazing in the plane of a door where the glazing is within 24" of the door
   - glazing in a wall perpendicular to a door where the glazing is within 24" of the hinge side of an in-swinging door.
   - glazing that is greater than 9 square feet in area and within 36" horizontally from a walking surface, if the bottom edge is less than 18" above the floor and the top edge is more than 36" above the floor.
   - glazing in guards and railings.
   - glazing in tub/shower walls or enclosures where the glazing is less than 60" above the standing surface and within 60" horizontally of the edge of the tub or shower.
6. Every sleeping room shall have not less than one operable emergency egress opening [R310.1]. Emergency egress openings shall have a net clear opening of not less than 5.7 sq ft. The net clear opening height shall be not less than 24" and the net clear opening width shall be not less than 20" [R310.2.1 See Exceptions]. Minimum sill height for egress openings shall not exceed 44" [R310.2.2].
7. A landing is required on the exterior side of the exterior egress door [R311.3]. The width of the landing shall not be less than the door served and the dimension in the direction of travel not be less than 36". The landing shall be not more than 1½" below the top of the threshold if the door swings out over the landing. The landing shall be not more than 8" below the top of the threshold if the door does not swing over the landing [R311.3.1].
8. Smoke and Carbon Monoxide Alarms. [R314 and R315]
   - Smoke alarms listed in accordance with UL 217 shall be installed in each bedroom and out side of each separate sleeping area in the immediate vicinity of the bedrooms.
   - Smoke alarms shall be hard-wired with battery backup. Multiple smoke detectors shall be interconnected so that activation of one alarm will activate all alarms.
   - Smoke alarms must be installed in accordance with the manufacturer's instructions and shall be located to comply with the following:
     1 At least 3 feet horizontally from a door to a bathroom containing a tub or shower.
     2 Ionization smoke alarm with alarm-silencing switch: at least 10 feet horizontally from permanent Cooking appliance.
     3 Ionization smoke alarm w/o alarm-silencing switch: at least 20 feet horizontally from permanent cooking appliance.
     4 Photoelectric smoke alarm: at least 6 feet horizontally from permanent cooking appliance..
9. All rooms containing a tub and/or shower shall be provided with an 80 cfm minimum exhaust fan controlled by a dehumidistat timer or similar means of automatic control. The exhaust air must be discharged outside of the building. [M1507]
10. Minimum shower compartment area: 1,024 sq. in.; shall also be capable of encompassing a 30" circle. [OPSC 408.6].
11. Showers shall be equipped with control valves of the pressure balance, thermostatic mixing or the combination pressure balance/thermostatic mixing valve type with maximum mixed water setting of 120 degrees Fahrenheit. [OPSC 408.3]. 57)
12. Water heaters shall be anchored to resist horizontal movement. (i.e. earthquake strapping) [M1307.2, OPSC 507.2] 59)
13. Combustion air is required for solid fuel burning appliances, per manufacturer's instructions. [M1701.1]
14. Range exhaust installation per manufactures installation instruction.

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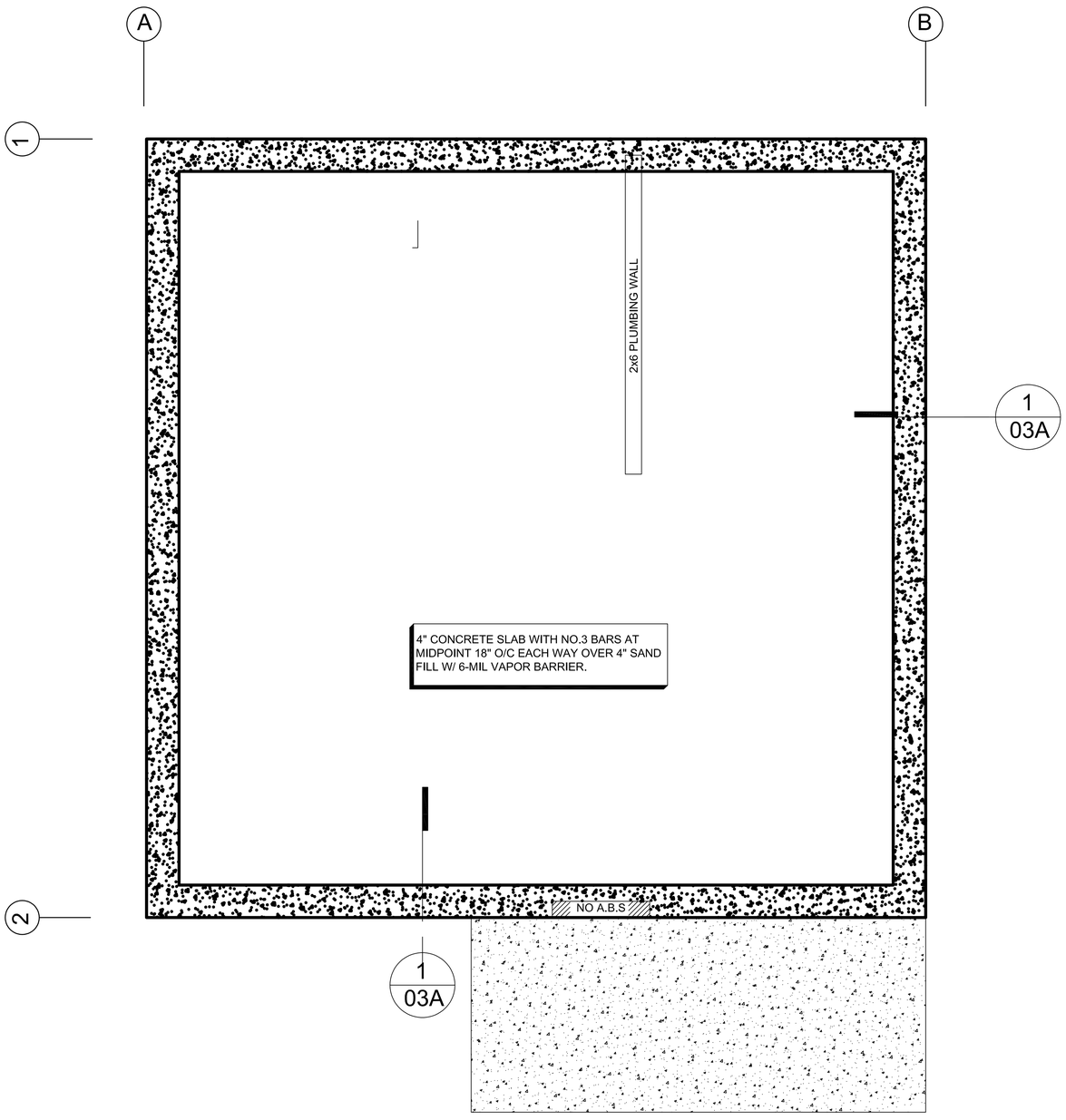
Floor Plan

576SF ACCESSORY DWELLING UNIT

Sheet Number

02



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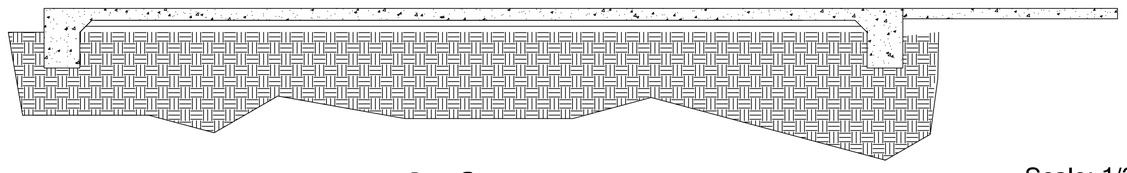

Left

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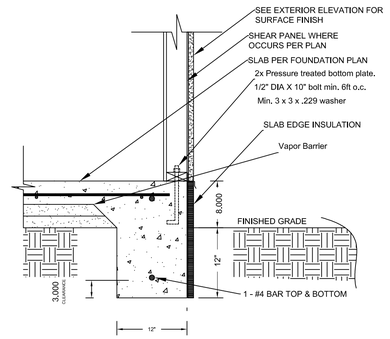

DETAIL 1
(NTS)

FOUNDATION PLAN NOTES

1. ALL ANCHORS BOLTS SHALL BE 1/2" DIAMETER AND HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) AND NOT SPACED MORE THAN 6 FEET APART [R403.1.6]
2. 3"X3"X0.229" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT [R602.11.1]
3. HOLE IN PLATE WASHER MAY BE DIAGONALLY SLOTTED WITH MAXIMUM $\frac{3}{16}$" LARGER WIDTH THAN BOLT DIAMETER AND MAXIMUM 1-3/4" SLOT LENGTH [R602.11.1]
4. PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED MAXIMUM 12" AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SECTION. [R403.1.6]
5. BOLTS MUST BE LOCATED IN THE MIDDLE THIRD OF THE SILL PLATE WIDTH [R403.1.6]
6. FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL OR COPPER [R317.3]
7. A 6-MIL POLYETHYLENE OR APPROVED VAPOR RETARDER JOINTS LAPPED 12" MIN REQUIRED UNDER THE FLOOR SLAB. [R506.2.3]
8. INSULATION EXPOSED TO THE EXTERIOR SHALL BE PROTECTED FROM PHYSICAL AND SOLAR DAMAGE. [N1104.2.3]
9. PROVIDE (1) 8" X 16" SCREENED FOUNDATION VENT WITHIN 3 FEET OF EACH CORNER FOR UNDER FLOOR VENTILATION. [R408.1]
10. PROVIDE POSITIVE CONNECTION BETWEEN POSTS AND BEAMS TO PREVENT LATERAL DISPLACEMENT IN ACCORDANCE WITH FIGURE R502.9
11. CRAWL SPACE ACCESS REQUIRED PER R408.4

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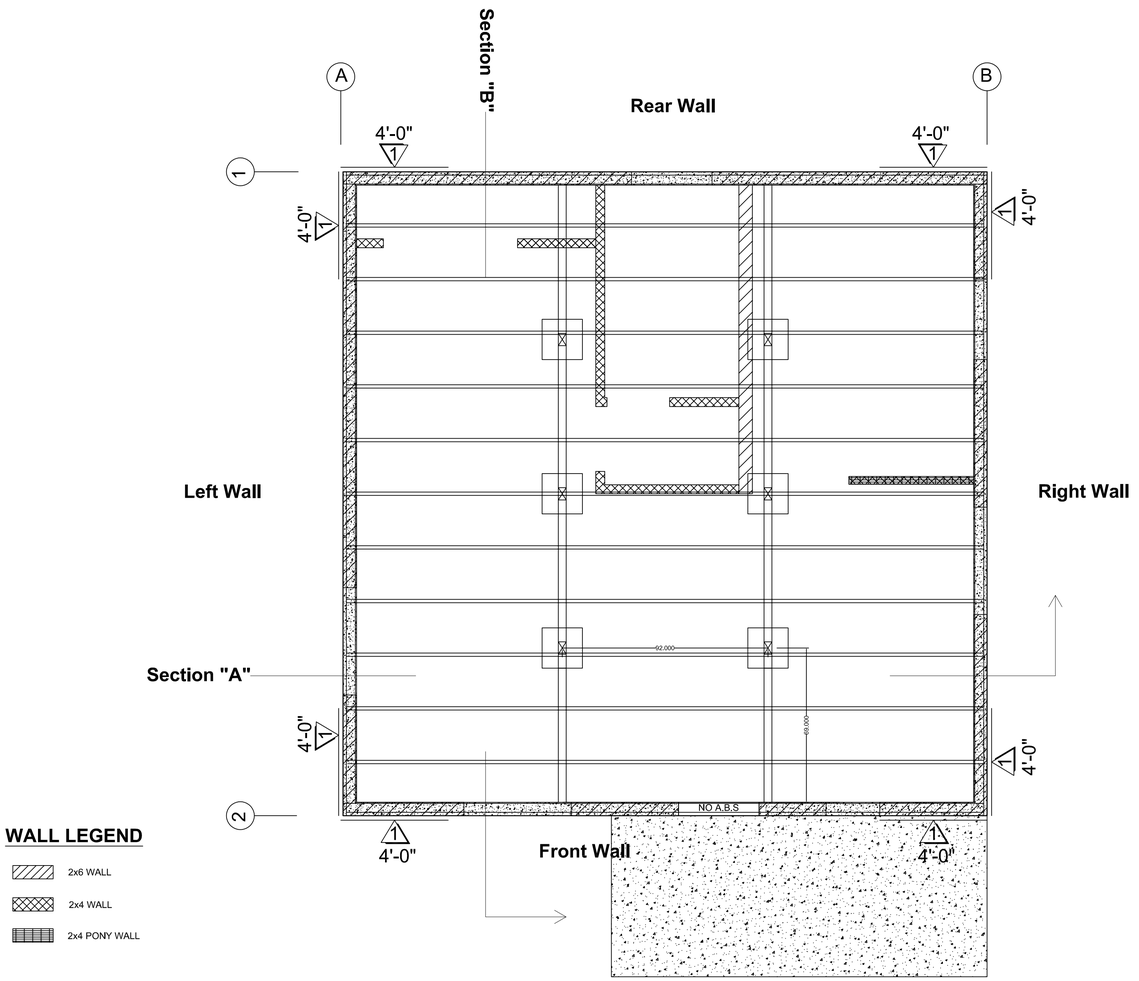
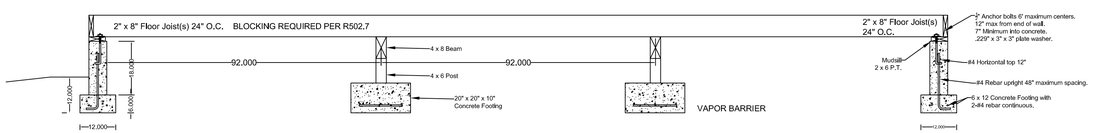
Foundation- Slab on Grade

576SF ACCESSORY DWELLING UNIT

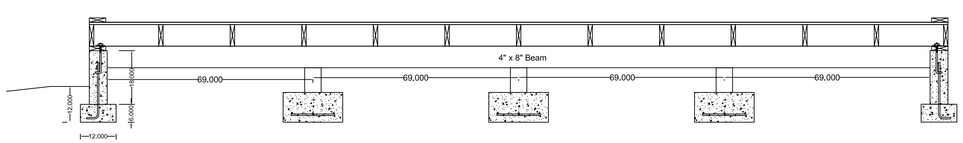
03 A



Scale: $\frac{3}{8}$" = 1FT

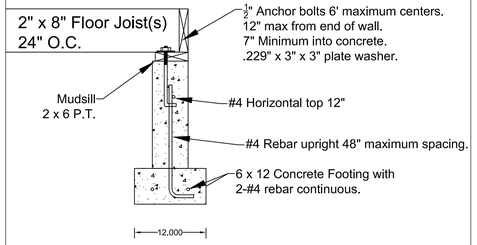


Section View "A"

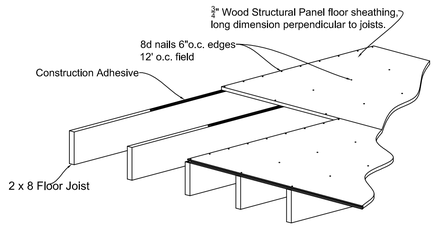


Section View "B"

Scale: 1/2" = 1FT



DETAIL 1
(NTS)



SUB-FLOOR INSTALLATION

FOUNDATION PLAN NOTES

1. ALL ANCHORS BOLTS SHALL BE 1/2" DIAMETER AND HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) AND NOT SPACED MORE THAN 6 FEET APART [R403.1.6]
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7. A 6-MIL POLYETHYLENE OR APPROVED VAPOR RETARDER JOINTS LAPPED 12" MIN REQUIRED UNDER THE FLOOR SLAB. [R506.2.3]
8. INSULATION EXPOSED TO THE EXTERIOR SHALL BE PROTECTED FROM PHYSICAL AND SOLAR DAMAGE. [N1104.2.3]
9. PROVIDE (1) 8" X 16" SCREENED FOUNDATION VENT WITHIN 3 FEET OF EACH CORNER FOR UNDER FLOOR VENTILATION. [R408.1]
10. PROVIDE POSITIVE CONNECTION BETWEEN POSTS AND BEAMS TO PREVENT LATERAL DISPLACEMENT IN ACCORDANCE WITH FIGURE R502.9
11. CRAWL SPACE ACCESS REQUIRED PER R408.4

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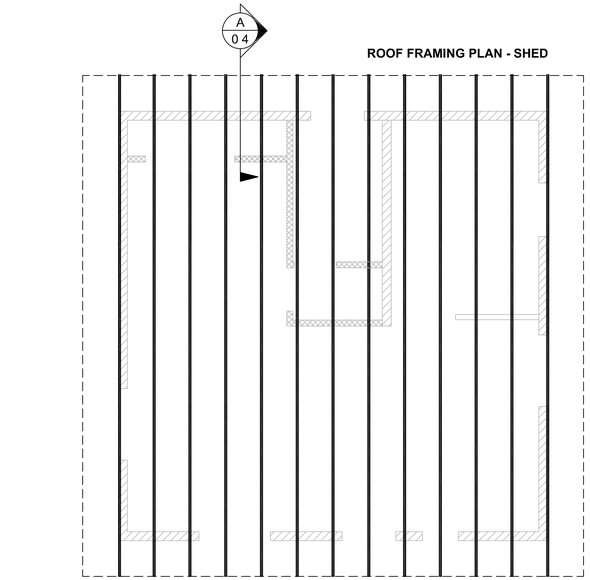
Foundation- Post and Beam

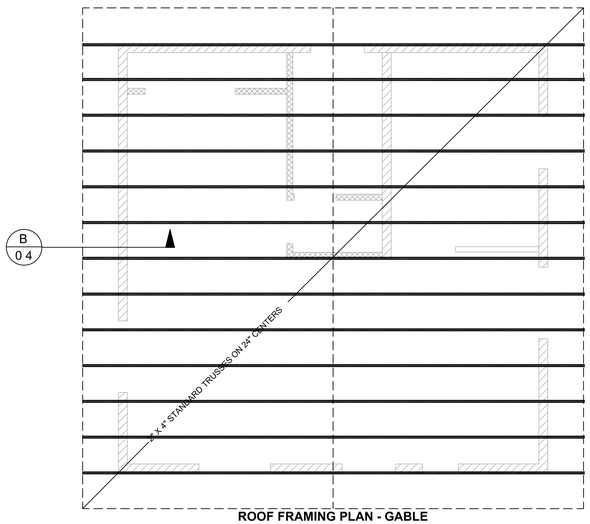
576SF ACCESSORY DWELLING UNIT

03 B



11 7/8" TJI's @ 16" o.c. w/ R-38 high-density fiberglass batt insul (10.25" thick)

ROOF PLAN / TRUSS LAYOUT $\frac{1}{4}$" = 1'0"



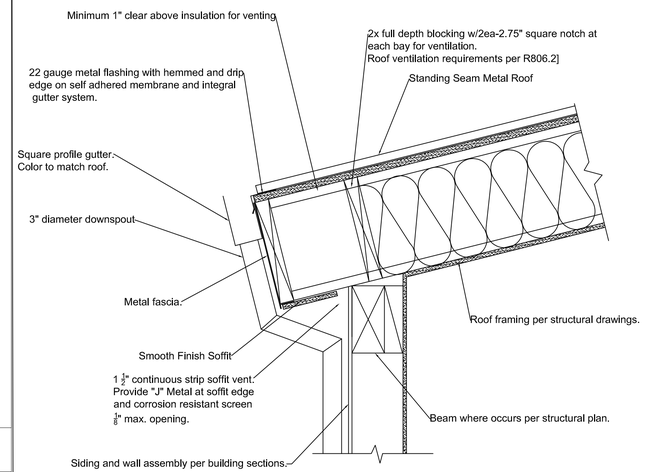
ATTIC VENTILATION REQUIRED

NET FREE CROSS VENTILATION AREA = $\frac{1}{300}$
VENT AREA REQ'D = 600 ft^2 / 300 = 2 ft^2 x 144 = 288 in^2

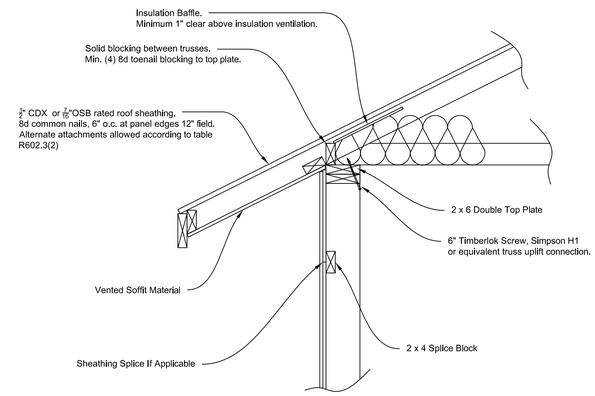
GABLE END VENTS
NFVA = 71 in^2
QTY = 2 VENTS
VENT AREA PROVIDED = 2 x 71 in^2 = 142 in^2

EAVE VENTS
NFVA: 23 in^2
QTY = 8 VENTS
VENT AREA PROVIDED = 8 x 23 in^2 = 184 in^2

TOTAL VENT AREA PROVIDED
(142 in^2) + (184 in^2) = 326 in^2 > 288 in^2



Detail A/04

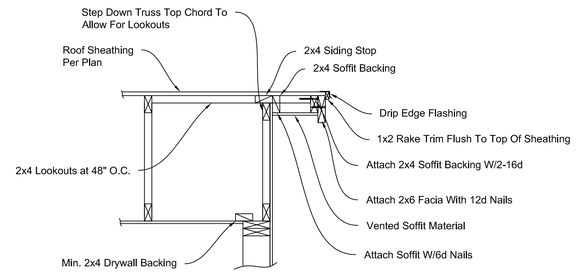


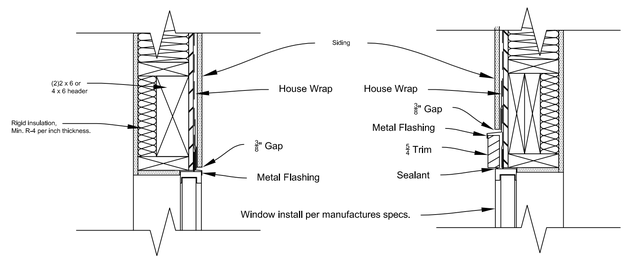
Truss Bearing on 2x6 Exterior Wall With Vented Soffits

Detail B/04

TRUSS FRAMING NOTES

1. MANUFACTURED TRUSS ENGINEERING AND LAYOUT TO BE PROVIDED AT APPLICATION
2. TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE TRUSS DESIGN DRAWINGS [R802.10.3]
3. TRUSSES SHALL BE ATTACHED TO SUPPORTING WALLS BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES AS SPECIFIED ON THE TRUSS DESIGN DRAWINGS [R802.11.1.1]
4. A 22" X 30" MINIMUM ATTIC ACCESS OPENING IS REQUIRED. [R807]





Window Head Flashing

Window Head Flashing With Trim

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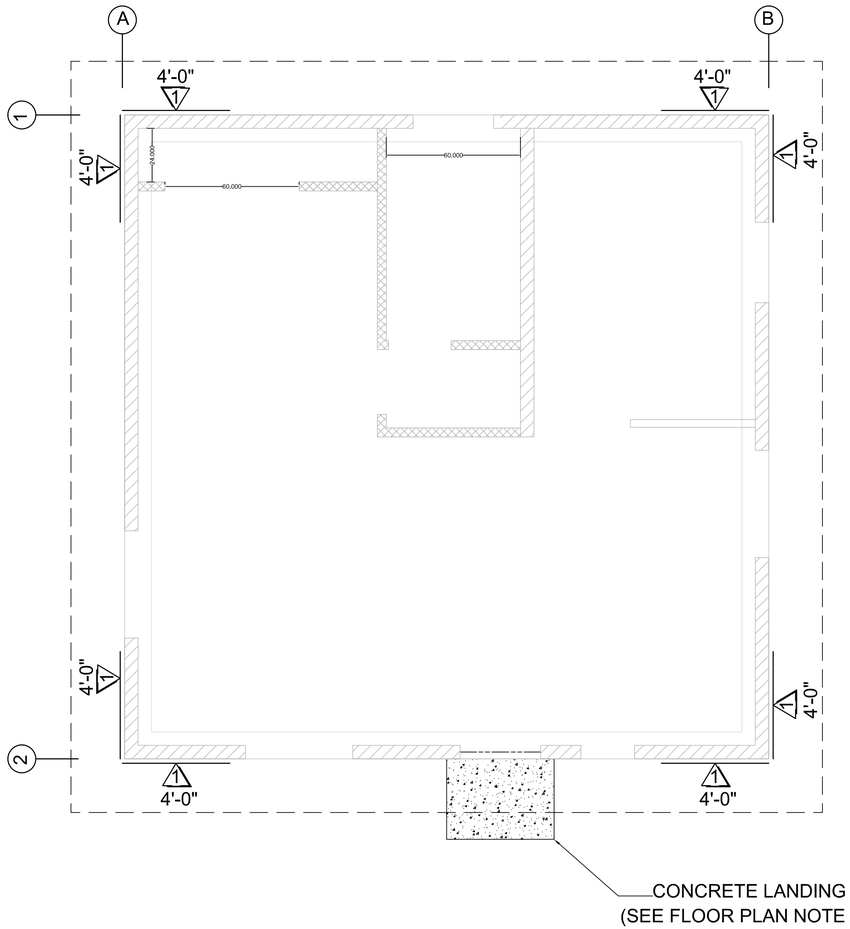
Roof Framing Plan

576SF ACCESSORY DWELLING UNIT

Sheet Number

04



NOTE: ROOF SHEATHING TO BE $\frac{1}{2}$" APA RATED SHEATHING 24:0 AT 6" O/C EDGE NAILING AND 12" O/C FIELD NAILING

WOOD STRUCTURAL PANEL SHEATHING							
MARK	MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMUNAL PANEL THICKNESS (in)	MAXIMUM WALL STUD SPACING (in)	PANEL NAIL SPACING	
	SIZE	PENETRATION (in)				EDGES (inches o/c)	FIELD (inches o/c)
1	6D COMMON	1.5	24:0	$\frac{3}{8}$"	16	6	12
	8D COMMON	1.75	24:16	$\frac{7}{16}$"	16	6	12

WOOD STRUCTURAL PANELS SHALL CONFORM TO DOC PS 1, DOC PS 2 OR ANSI/APA PRP 210, CSA O437 OR CSA O325. PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY

VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF A MINIMUM 1 $\frac{1}{2}$ INCH THICKNESS.

LEGEND

(#) BRACED WALL LINE

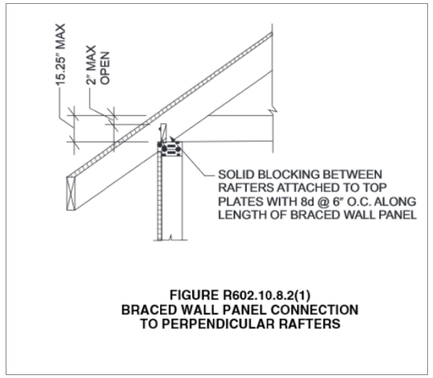


FIGURE R602.10.8.2(1)
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

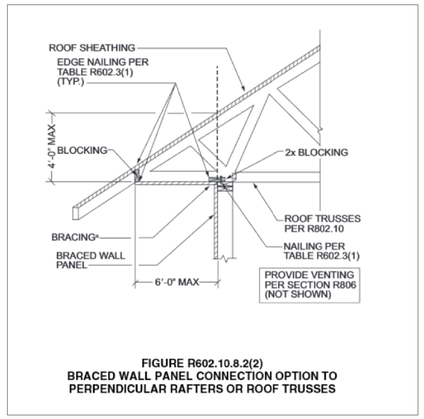
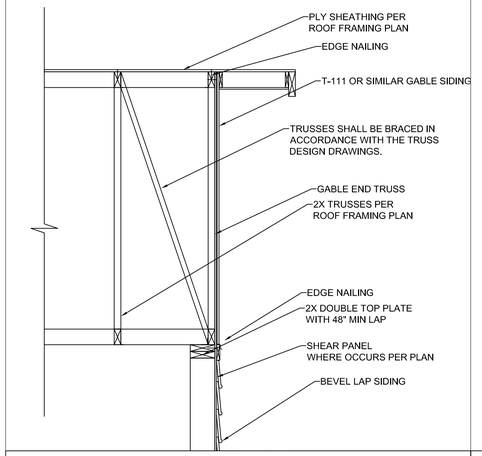


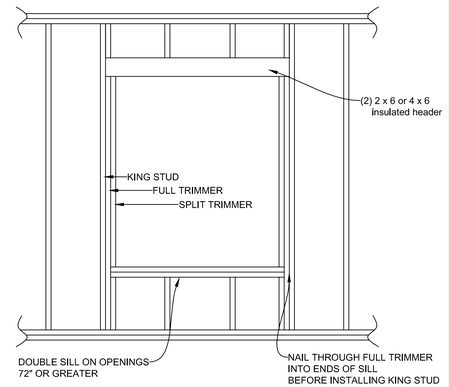
FIGURE R602.10.8.2(2)
BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES

DETAIL 1
(NTS)

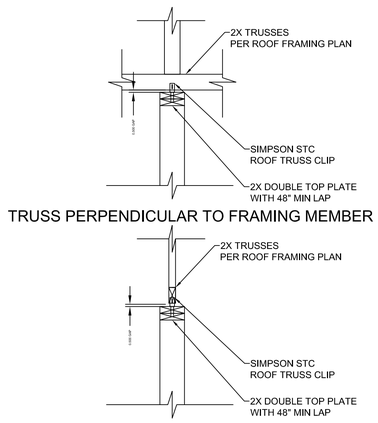


DETAIL 2
(NTS)

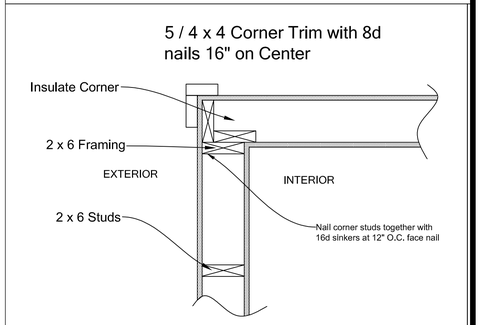
DETAIL 4
(NTS)



DETAIL 5
(NTS)



DETAIL 3
(NTS)



EXTERIOR WALL CORNER FRAMING

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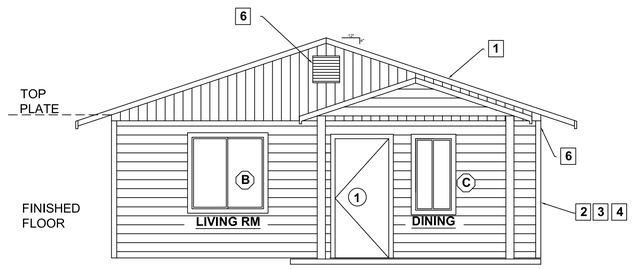
Wall Bracing Plan

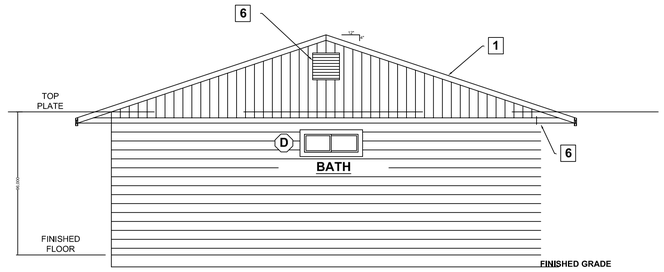
576SF ACCESSORY DWELLING UNIT

Sheet Number

05



Front



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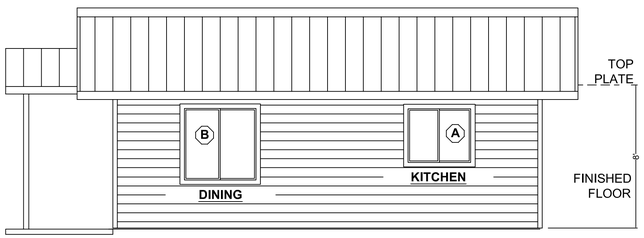

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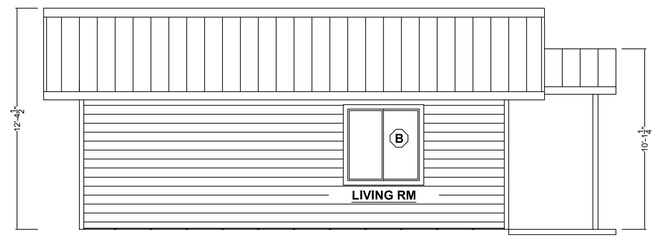

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ELEVATION KEY NOTES

1. ROOF MATERIAL: _____
2. EXTERIOR WALL COVERING _____
3. A WATER RESISTIVE BARRIER THAT MEETS THE 75% DRAINAGE EFFICIENCY REQUIREMENTS OF ASTM E2273 OR OTHER MEANS OF DRAINAGE COMPLYING WITH R703.1.1 SHALL BE PROVIDED BEHIND THE EXTERIOR SIDING, CLADDING OR VENEER.
4. EXTERIOR WALL COVERINGS SHALL BE SECURELY FASTENED WITH ALUMINUM, GALVANIZED, STAINLESS STEEL OR RUST PREVENTATIVE COATED NAILS OR STAPLES IN ACCORDANCE WITH TABLE R703.3(1) OR WITH OTHER APPROVED CORROSION-RESISTANT FASTENERS IN ACCORDANCE WITH THE WALL COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS. [R703.3.2]
5. CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT WINDOW AND DOOR OPENINGS AND ABOVE ALL PROJECTING WOOD TRIM. FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. [R703.4]
6. ENCLOSED ATTICS AND RAFTER SPACES SHALL BE PROVIDED WITH CROSS VENTILATION. NET VENTILATING AREA SHALL BE NOT LESS THAN 1/150TH OF THE AREA OF THE SPACE VENTILATED. WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. PROVIDE A 1" MINIMUM AIR SPACE ABOVE INSULATION AND BAFFLE AT EAVE OR SOFFITT VENTS. [R806]

SCALE: $\frac{1}{4}$" = 1'

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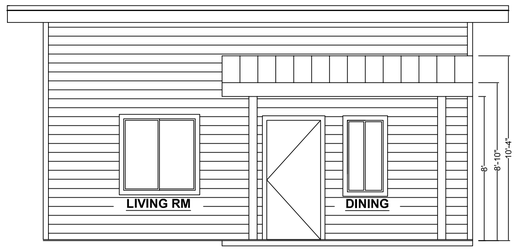
Elevation - Gable Roof

576SF ACCESSORY DWELLING UNIT

Sheet Number

06A



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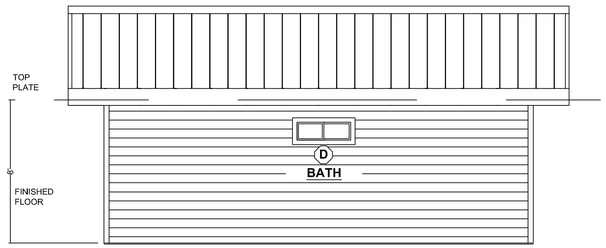

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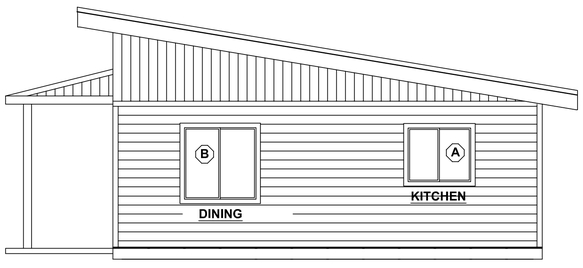

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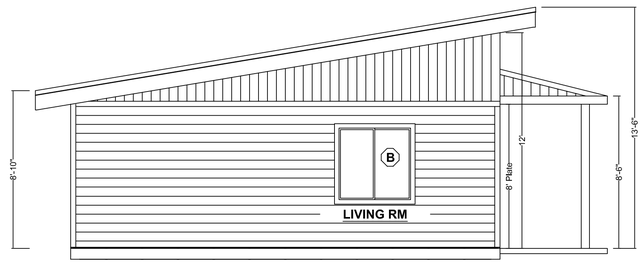

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ELEVATION KEY NOTES

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SCALE: $\frac{1}{4}$" = 1'

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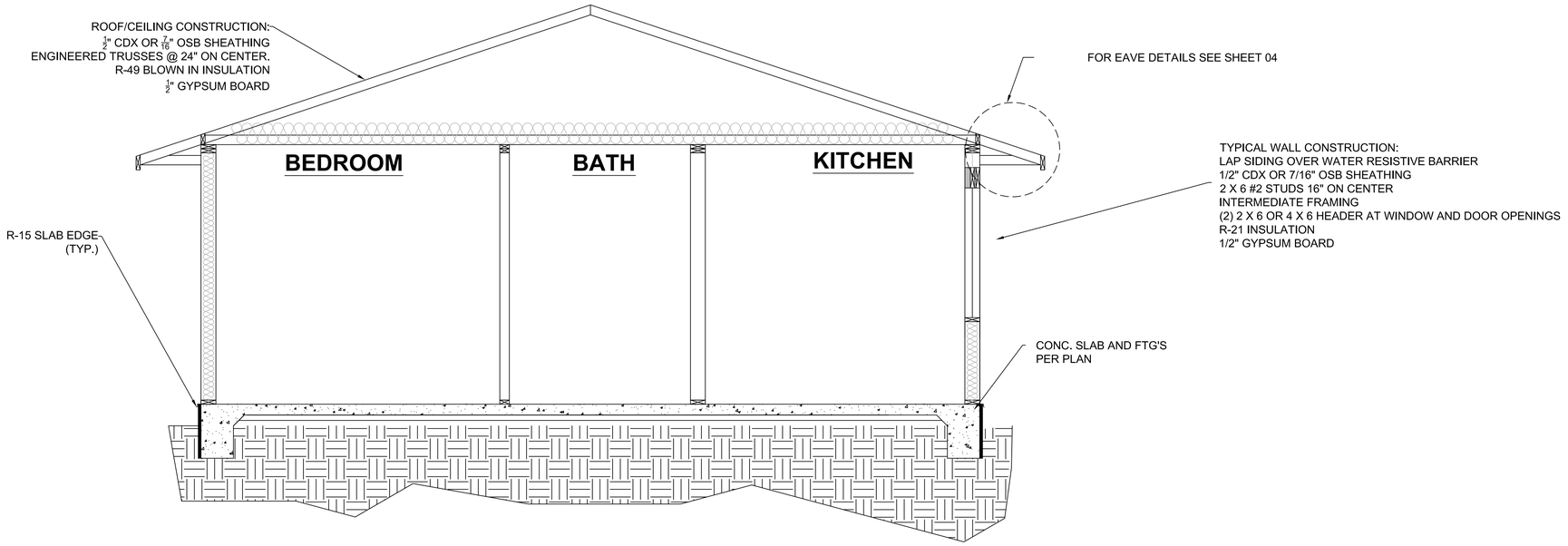
Elevation - Shed Roof

576SF ACCESSORY DWELLING UNIT

Sheet Number

06 B



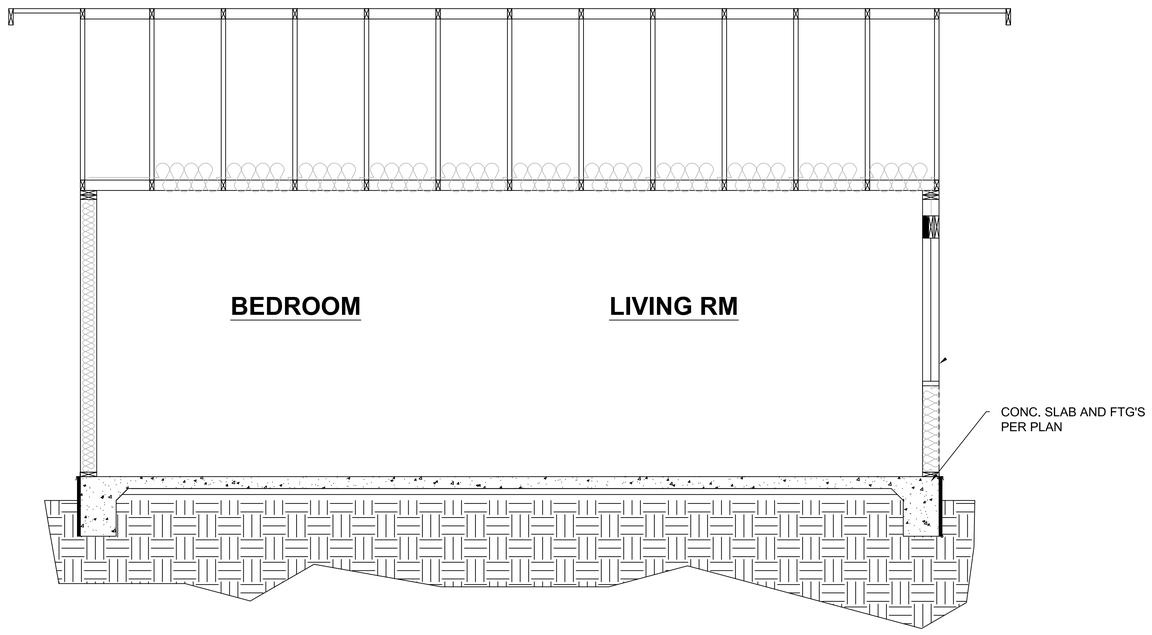
SECTIONS
1/2" = 1'-0"

Section A/07

Prescriptive Envelope Requirements[a]

Building Element	Insulation R-value[b] or component U-factor	Required performance
Wall -above grade	R-21, Intermediate framing[c]	U-0.059[c]
Flat ceiling[d]	R-49	U-0.021
Vaulted ceiling[e]	R-30 Rafter or R-30A[f] Scissor truss	U-0.033
Underfloor	R-30	U-0.033
Slab edge	R-15	F-0.520
Windows	U-0.30	U-0.30
Doors[gh]	U-0.20	U-0.20
Skylights	U-0.50	U-0.50

a. The thermal performance of a component may be adjusted as allowed in N1104.1. Calculations to document equivalent heat loss shall be performed using the procedure and approved U-factors contained in Table N1104.1(1).
b. R-values used in this table are nominal for the insulation only in standard wood framed construction and not for the entire assembly.
c. Intermediate Framing with insulated headers in accordance with N1104.5.2.
d. R-49 insulation installed to minimum 6-inches depth at top plate at exterior of structure to achieve U-factor.
e. Vaulted ceiling surface area exceeding 50 percent of the total heated space floor area shall have a U-factor no greater than U-0.026 (equivalent to R-38 rafter or scissor truss with R-38 advanced framing).
f. A = Advanced frame construction. See Section N1104.6.
g. Sliding glass doors shall comply with window performance requirements.
h. A maximum of 28 square feet of exterior door area can have a U-factor of 0.54 or less.



SECTIONS
1/2" = 1'-0"

Section B/07

TABLE N1101.1(2)
ADDITIONAL MEASURES

1	**HIGH EFFICIENCY HVAC SYSTEM[a]** a. Gas-fired furnace or boiler AFUE 94%, or b. Air source heat pump HSPF 10.0/14.0 SEER cooling, or c. Ground source heat pump COP 3.5 or Energy Star rated
2	**HIGH EFFICIENCY WATER HEATING SYSTEM** a. Natural gas/propane water heater with minimum UEF 0.90, or b. Electric heat pump water heater with minimum 2.0 COP, or c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on minimum of one shower/tub-shower
3	**WALL INSULATION UPGRADE** Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation
4	**ADVANCED ENVELOPE** Windows—U-0.21 (Area weighted average), and Flat ceiling[b]—U-0.017/R-60, and Framed floors—U-0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48"; R-15 for 36" or R-5 fully insulated slab)
5 ☑	**DUCTLESS HEAT PUMP** For dwelling units with all-electric heat provide: Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and Programmable thermostat for all heaters in bedrooms
6	**HIGH EFFICIENCY THERMAL ENVELOPE UA[c]** Proposed UA is 8 percent lower than the code UA
7	**GLAZING AREA** Glazing area, measured as the total of framed openings is less than 12 percent of conditioned floor area
8	**3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION** Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66 percent

For SI: 1 square foot = 0.093 m², 1 watt per square foot = 10.8 W/m².
a. Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.
b. The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a *U*-factor no greater than U-0.026.
c. In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternative Design shall be a minimum of 8 percent less than the Code UA total of the Standard Base Case.

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Sections - Gable

576SF ACCESSORY DWELLING UNIT

Sheet Number

07