

Town of Hermon

Typical Construction Specifications

- 1) **All Construction shall be inspected by licensed 3rd Party Inspectors.**
- 2) All construction shall comply with:
 - a) The Maine Uniform Building and Energy Code
 - b) The 2015 International Building Code
 - c) The 2015 International Residential Code
 - d) The 2015 International Fire Code
 - e) All subsequent amendments
- 3) Minimum design loads:
 - a) Roof Snow Load 80 psf Ground Snow Load 80 lb/sqft
 - b) Floors 40 psf
 - c) Decks 40 psf
 - d) Balconies 40 psf
 - e) Design Wind Speed 90 mph/3 second gust
 - f) Fire Separations:
 - (1) Garage partitions and attics (common to house) ½" drywall (mud and taped)
 - (2) Garage ceiling (under living area) 5/8" type X drywall (mud and taped)
 - (3) Drywall shall be installed on the garage side
- 4) **Frost depth** is 5 feet
- 5) Doors between the house and garage must be 1 3/8" solid wood or fire rated for 20 minutes.
- 6) All bathrooms shall be mechanically vented to the exterior.
- 7) Hardwired **smoke detectors** shall be installed in each bedroom.
- 8) Hardwired **smoke detectors** shall be installed in the immediate vicinity outside of bedrooms.
- 9) Hardwired **carbon monoxide** detectors shall be installed in each area giving access to bedrooms.