



### **Electrical and Plumbing**

All electrical and plumbing contractors MUST be registered with the city.

### **Footing (Minimum)**

#### **1 & 2 Story Building**

18" wide x 12" deep below the un-disturbed ground with 3 x # 5 or 4 x #4 continuous bars

#### **3 Story Building**

18" wide x 16" deep below the undisturbed ground with 3 x #5 or 4 #4 continuous bars below the undisturbed ground, also, footings under piers on wood floors shall be a minimum of 24" x 24" wide and 8" deep

### **Foundations**

All masonry foundation walls shall not be less than 8" thick and run continuous. **No** Pier foundations are permitted on outside walls.

### **Framing**

All studs shall be spaced a minimum of 16" center. All wood stud walls shall have 2 top plates the same width as studs.

### **Headers**

#### **Under 6'**

**Load bearing walls** shall have a minimum of 2 – 2" x 10"

**Non-load bearing walls** shall have a minimum of 1 – 2" x 10" or approved manufactured beam

#### **Over 6'**

**Load bearing walls** shall have a minimum of 2 – 2" x 12"

**Non-load bearing walls** shall have a minimum of 2 – 2" x 12" or approved manufactured beam