



Residential Design Standards

The following design standards shall apply to all new residential building construction, unless more specific requirements for a particular area or type of building are stated in Unified Development Code

1. Retaining walls 3 feet and over will require an engineer design letter along with required permit.
2. A public sidewalk inspection will be required before concrete is poured. Per public works department.
3. All crawl spaces shall maintain a minimum 24-inch clearance from the ground to the top of any perimeter block. Girders shall maintain a 24-inch clearance from the ground to the underside of the girder. The ground in the crawl space shall be smoothed with the slope of the land and covered with two inches of gravel and a vapor barrier.
4. All piers in crawl space shall be of masonry type building material or approved structural piers.
5. A minimum 3-inch positive drain shall be installed at the lowest point of the foundation wall.
6. Buildings constructed on a concrete slab shall be elevated to allow a minimum of 6 inches from finished grade to any wood or siding. The grade around the foundation slab shall maintain a minimum slope of 6 inches fall away from the house to a distance of 10 feet or defined swell.
7. All interior and exterior walls shall be framed at 16 inches on center.
8. All interior wall headers for doors shall be framed with a minimum of doubled 2x4 material turned on edge.

9. Corner Braces -1x4 lumber or metal let in at an angle at all corners -as described in ICC, shall be used where plywood or OSB type board is not used for sheathing.
10. All residential buildings having a facade constructed of vinyl siding shall use OSB type board behind all siding.
11. Attics that contain HVAC equipment or appliances must provide permanent access by means of either a (25inches by 54inches) pull down stair or permanent ladder.
12. All clothes washing machines located on 2nd floor or above shall be required to have a secondary drain pan that drains to the exterior of house.
13. Roof drains (gutters) shall be installed at each low point of the roof.
14. The City of Spring Hill also requires separation of any cables, PVC pipe, HVAC condenser/condensate lines with-in the fireplace chase. Such items shall be fire blocked with an approved fire blocking material.
15. The City of Spring Hill requires all fireplace flues, gas or combustible material chimneys to be in a chase, built with the same materials as on the exterior of the house. Regardless of height of chimney.
16. No water heater shall be installed in crawl space of residential houses.
17. The City of Spring Hill also prohibits the use of any elastomeric joints (ferenco, flexible joints) in any location in the DWV system, including the house and main sewer tap connection.