

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT BUILDING DEPARTMENT



BUILDING GUIDE HANDBOOK

The information in this booklet is simply a guide to aid an individual to be aware of what the Building Official's Inspectors will be looking for in a typical building on slab.

1. **TEMPORARY METER INSTALLATION**

Designed just like a mobile home service pole, however, a Temporary installation needs to have three 2"x4" braces. Also, the meter needs to be a maximum of 6 feet from ground level and can only be a maximum of 50 amps.

2. **GROUND PLANE DETERMINATION**

A determination has to be made to identify and establish the acceptable floor height.

3. **WHEN YOU CONSTRUCT THE FORMS**

- a. All vegetation (grass) has to be removed from under the new sand, or fill placed inside of the slab area.
- b. All weight-bearing footings of the building must be at least 12" wide on a single-story dwelling & 16" wide on a two-story dwelling.

4. **THE MAIN FOOTINGS MUST HAVE 3 RE-BAR REINFORCEMENT RODS**

Footings under partition walls can be 12" wide by 12" deep into original soil and may have only 2 re-bar reinforcement rods.

5. **THE STRENGTH OF THE CONCRETE IS DETERMINED BY WHAT IS CALLED THE BAG MIX**

The normal mixes are 4 ½ bag max, 5 bag mix and 6 bag mix. Five bag mix gives a slab strength of approximately 22,000 pounds per square foot. This is acceptable.

Footings are normally thickened under fireplaces or any structure that would have abnormal weight.

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PLUMBING GUIDELINES

1. For drainage systems beneath the slab, PVC DWV Sch 40, ABS or Cast iron drainage waste systems are acceptable. NOTE, due to cost consideration, PVC DWV Sch 40 material is the more cost effective.
2. Sanitary drainage systems start at the deepest end with the largest line being 4" in diameter. The desired rise per foot of run is ¼" per foot. As the sewer line extends from fixture to fixture, the line diameter of the sewer line is varied according to what is allowable for each type of fixture.

<u>EXAMPLE:</u>	Toilet	4" diameter
	Bathtub	2" diameter
	Lavatory	1 ½" diameter
	Kitchen Sink	1 ½" diameter
	Washing Machine	2" diameter
	Shower	2" diameter
	Water Cooler	1 ½" diameter
	Vents	3" for toilets
	Vents	2" for all other

3. All fixtures require traps to block sewer gases from entering the building. Some fixtures are trapped below the floor level and some are trapped above floor level.
 - a. **BELOW FLOOR LEVEL:**
Bath tubs, showers, floor drains, washing machines and drains for central air conditioners and under bar ice makers
 - b. **ABOVE SLAB LEVEL:**
Sinks, lavatories, some washing machines, dishwashers and water coolers.

SEWER VENTS

1. Vents are required to extend above the roof. The normal height is 9" above the finished roof, except where another occupied area may have a window or fresh air intake in the area, or where unusual wind currents may cause sewer gas problems. In this case the vents must be extended higher.
2. Sewer drains outside of the building, extending from the building to the sewer treatment plant may be of 3034 plastic drain pipe.

PLUMBING WATER SYSTEMS

1. All water used for human consumption is called Potable water and it must be piped in a manner to prevent contamination. All water lines beneath the concrete slab must be of type "L" or "K" seamless copper tubing. The joints must be soldered with lead free solder.
2. The pipe manifolds must be maintained ¾" in diameter until the last fixture is to be fed. This supply line can be ½" in diameter. All fixtures must have cut-off valves. Air cushions must be installed to prevent harsh water hammering to happen when faucets are opened and closed.

NOTE: Re-bar or solid rods should be used to secure pipe manifolds during the slab pouring process. If tubing is used as supports, the tubing must be driven deep enough to be below

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floor level. The reason is to prevent termites, other insects and moisture from having easy access to the inside environment.

NOTE: Effective May 1, 2000 – Potable water lines shall enter the structure underground and shall manifold in the wall. A main Gate Valve shall be located underground with an acceptable cover for access. **NO LONGER SHALL WATER LINES ENTER THROUGH THE WALL WITH THE MAIN LINE EXPOSED.**

ELECTRICAL SYSTEMS

In Ascension Parish, the available electric companies are Entergy and Demco. If you have any questions about their requirements, please contact your electric company.

1. An overhead main service would require 2" pipe with matching service head assembly.
2. The wire size would be 2-0 (2 ought) copper, to supply a 200 amp load panel. Smaller panels may be used, however, because of cost comparison and considering future electrical additions to the electrical system, the 200 amp panel is the most widely used.
3. The average house will have approximately 6 or 8, 240 volt feeder circuits, supplying A/C units, hot water heaters, stoves, ovens, or special appliances. The average house will also have 20 to 30, 120 volt branch circuits, which supply power to the receptacles throughout the house.
4. The rated value of the circuit breaker is used to protect the wire, not the appliance being operated.

EXAMPLE:

15	amp circuit breaker	14 ga. wire
20	amp circuit breaker	12 ga. wire
30	amp circuit breaker	10 ga. wire
40	amp circuit breaker	8 ga. wire
50/60	amp circuit breaker	6 ga. wire

5. The maximum number of receptacles that is allowed on a 20 amp circuit with #12 romex in a bedroom area is 8 or less.
 6. A kitchen shall have at least two circuits supplying wall sockets.
- NOTE:** All kitchen and bathroom counters (vanities) shall be ground fault receptacles.
7. All outside receptacles shall be weather tight ground fault.
 8. One receptacle shall be provided within 6 ft. of the air condition condensing unit and it may be used to supply power to the sewer treatment mechanical plant if necessary.
 9. The air condition unit shall have a weather tight disconnection in plain sight of the condensing unit, with seal tight protecting the wires supplying the unit.
10. SUITABLE METHOD FOR RUNNING WIRES:

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Home runs for the panel to the designated area must be straight across the ceiling joist and turn right angles to the designated areas. We will not accept the "Spider Effect" Shortest Distance. Wires in the wall and beside a ceiling joist or rafters must be stapled 12 inches from the box every 4 ½ ft. after.

***ELECTRICAL PANEL MUST BE PHASE BALANCED**

MECHANICAL

1. Every 450 to 500 square feet of insulated living area requires a ton of air condition tonnage.

EXAMPLE: A 1,500 square foot living area would require three tons of air condition; A 2,000 square foot living area would require four tons of air condition; etc.

NOTE: A ton of air condition capacity is 12,000 BTU's.

2. This formula could change if an excessive amount of glassed area faces the west, or a large number of people would occupy the conditioned area. Body heat is a factor. Every 20 people sitting still consumes 1 ton of air condition capacity.
3. The return air grill surface area of an air condition system should be approximately 200 square inches per ton of capacity of the unit.

EXAMPLE: A three-ton A/C system should have a return air grill with a total surface area of 25" x 25"

4. If the heating section of the A/C system is to be in the attic cavity, the following is necessary:
 - a. A platform area is to be prepared to support the Heater and Evaporator assembly. This platform can be constructed of ½", 5/8", or ¾" plywood.

NOTE: On the top side of this plywood, ½" sheetrock shall be nailed as a fire resistant material under the bottom side of the heating unit.

- b. The gas line to the heater shall be secured or strapped in position. The vent shall not be allowed to touch any wood area of the structure. The vent shall exit the attic cavity. The vent pipe material shall be of code accepted double wall insulated pipe.
- c. If the heating unit is electric, the unit must have a means of disconnect at the location of the heating unit and be fused according to the manufacturer's specifications.

STRUCTURAL HINTS:

1. Sole plates have to be bolted to the slab.
2. Corner bracing can be of ¾" plywood, nailed at 6" spacing. Wall studding shall be 16" on-center. Wind bracing is not required but is advisable.
3. In a single story application, ceiling joists shall be 2" x 6" and 16" on-center. Excessive spans could require heavier joist construction.

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ROOF FRAMING:

1. Rafters shall be at least on 24" centers.
2. Ridge boards should be of 1" thick material and allow the full end surface of each rafter to attach.
3. Attic bracing shall be constructed in a manner to transfer weight to load bearing walls.
4. Strong backs shall structurally attach to the rafters. Hip & Valley rafters shall be braced to prevent sagging.

GAS SYSTEMS:

The gas system begins at the meter.

1. Gas shall be piped in the attic and wall cavities in black iron pipe.
2. The pipe shall be 1 ¼" and shall reduce in diameter as each fixture is supplied.
3. Each appliance shall have its own shut off valve.

EXTERIOR WALLS OF THE HOUSE:

1. If the house is to be brick, veneer brick ties must be nailed to the studs. If the metal ties are nailed into the plywood only, this is not acceptable.
2. Weep holes shall be located, at a maximum, 33" on center to allow moisture from between the walls to drain and dry.
3. When laying out driveways and sidewalks, care should be taken that the elevation of the top surface will not trap water at a height that will allow the water to bleed through your outside walls into your house.