

TOWN OF SOUTH KINGSTOWN
REQUIREMENTS FOR BUILDING PERMITS
RESIDENTIAL SINGLE FAMILY

ACCESSORY STRUCTURES

(Barn, Garage, Shed)

BUILDING PERMIT APPLICATIONS FOR NEW ADDITIONS MUST BE ACCOMPANIED BY THE FOLLOWING ITEMS, PRIOR TO ACCEPTANCE OF THE APPLICATION FOR PLAN REVIEW.

1. All buildings permits must be applied for online at <https://southkingstownri.viewpointcloud.com>. All necessary attachments must be in PDF format in original full scale. No paper copies will be accepted.

2. **Attached set of building plans to scale, in PDF format, to include:**
 - a. foundation plan
 - b. floor plan
 - c. framing plan
 - d. cross section
 - e. elevations

Class 1 Survey, may be required - To scale, showing distance of foundation, overhangs, decks, and septic system from all property lines and the survey markers on all corners of said lot.

NOTE: A FOUNDATION “AS BUILT” MAY BE REQUIRED

3. Wind Design

R301.2.1.1 Design Criteria. Construction in regions where the basic wind speeds from Figure R301.2(1) equal or exceed 110 miles per hour (177.1 km/h) shall be designed in accordance with one of the following. (Note: South Kingstown is in a 110 and 120 mile per hour zone. East and south of Route 1 is 120 zone, remainder 110 zone.)

1. American Forest and Paper Association (AF&PA) Wood Frame Construction Manual for One and Two Family Dwellings (WFCM); or
2. Southern Building Code Congress International Standard for Hurricane Resistant Residential Construction (SSTD 10); or
3. International Code Council (ICC) Standard for Residential Construction in High Wind Regions (ICC-600); or
4. Hurricane Resistant Residential Construction (SSTD 10); or Minimum Design Loads for Buildings and Other Structures (ASCE-7);
5. Cold-formed steel construction shall be designed in accordance with the provisions of this code. (SBC-2-2019)
6. Concrete construction shall be designed in accordance with the provisions of this code. (SBC-2-2019)
7. Structural insulated panel (SIP) walls shall be designed in accordance with the provisions of this code. (SBC-2-2019)
8. For all communities located in the 110 MPH and 120 MPH wind zones, the prescriptive criteria in Appendix AA may be used for buildings and structures in lieu of items 1-3 above: **(see Appendix AA pages 6-10)**

Your building plans must indicate how Appendix AA is being met with materials or sections noted on your building plan.

4. Engineered Lumber, Beams & Trusses

If the plans have trusses (floor or roof), micro lam LVL beams, steel girders or other engineered beams, all calculations and plans must be submitted with the building permit application.

If plans have unusual structural design, an Engineer or Architect must stamp said plans.

5. Flood Zone Engineering – All construction in a Flood Zone must comply with section R322 of the SBC-2-2019. A registered Design Professional shall prepare and seal documentation of the elevations. If located in a high-velocity flood zone (V Zone), your application must include a certificate prepared by a registered design professional that the building is designed in accordance with ASCE 24-05.

6. Public Services Department (509 Commodore Perry Highway 789-9331 ext.2250)

I. SERSC Permit – Excavation work for additions may require a soil erosion, run off & sediment control permit from Public Services.

Note: Prior to the issuance of your building permit, your soil erosion control devices must be installed on your lot. You must call for an inspection so that an inspector from this office can inspect it for compliance. If the inspection shows compliance, your building permit will be issued. If the inspection fails, you must correct the deficiencies and call for a re-inspection. The soil control devices must be maintained until vegetation is established on the disturbed areas.

9. DEM/Coastal

I. System Suitability Determination from DEM may be required for your septic system (see Pages 14 & 15)

II. If your construction is near a fresh water stream, pond, swamp or other fresh water wetland, you must get a Fresh Water Wetlands Determination. (222-6820)

III. If your construction is within 200 feet of a coastal feature, you must obtain a Coastal Resources Management Assent. (783-3370)

10. Zoning Board

I. If your building request required Zoning Board approval, the Zoning Board's written decision must accompany the Building Permit application.

II. Ministerial Road - Any residential use having direct lot frontage on the Ministerial Road Scenic Highway, shall conform to *Section 505.6* and *Section 505.1(B)(1)(C)* of the Zoning Ordinance.

***ALL OF THE ABOVE ARE GENERAL REQUIREMENTS.
OTHER APPROVALS OR SPECIFICATIONS MAY BE NEEDED
FOR CERTAIN SITUATIONS.***

IF YOU HAVE ANY ADDITIONAL QUESTIONS, PLEASE FEEL
FREE TO CALL US AT 789-9331, EXT. 1225.

Appendix AA

AA101.1 General. This appendix contains prescriptive solutions for compliance on wind path load transfer requirements, and shall be used only within the limitations of Section AA101.2.

AA101.2 Conditions of Use. The prescriptive solutions specified in the following sections shall not be permitted to be used in the following conditions:

1. Buildings and structures of any size in 110 MPH or 120 MPH wind zones located in a V zone as determined by community FIRMS.
2. Two or more story buildings and structures of any size located in 120-MPH wind zone with more than 20% exterior fenestration. [Fenestration – Skylights, roof windows, vertical windows (whether fixed or moveable); opaque doors; glazed doors; glass block; and combination opaque/glazed doors.]
3. Two or more story structures with a building height greater than 33' as measured from Grade Plane to the average height of the highest roof surface.
4. Any two or more story structure or building with opening fenestration greater than 40% on any one wall.

AA202 Roofs

AA202.1 Scope. The following applies to structures conventionally framed or to truss-type roofs.

AA202.2 Roof Sheathing. Roof Sheathing shall be not less than 7/16" finished thickness.

AA202.3 Roof Nailing. Roof attachment shall be accomplished with minimum 8d nails as follows:

1. In the 4-foot perimeter edge zone along the edges: 6" o/c.

2. To the intermediate supports within the 4-foot perimeter edge zone: 6" o/c.
3. Along the gable end wall or rake: 4" o/c.
4. All other areas: 6" o/c edge; 12" o/c intermediate.

All Sheathing edges within the 4-foot perimeter edge zone shall be blocked with 2x3 minimum including the ridge line and soffit/fascia area. Provisions for ventilation air shall be maintained.

Exception: 2 x 3 intermediate blocking can be eliminated provided all sheathing is 5/8" nominal tongue and groove structural panels (Blocking is still required at the ridge & soffit.)

AA202.4 Ridge Straps. Ridge straps 1-1/4" x 20 gauge shall be attached to each pair of opposing rafters with 5-8d nails at each end into the framing member.

Exceptions:

1. Ridge straps are not required when collar ties of nominal 1 x 6 or 2 x 4 lumber are located within the upper third of the attic space and attached to each rafter with 3-10d nails.
2. Trusses without a framed ridge connection.
3. Plywood gussets of equivalent cross-section.
4. Other engineered connections.
5. At hips, straps shall be installed so each hip jack is connected across the hip line with at least 1-8d into an opposite framing member.

AA202.5 Rake and Eave Overhangs. Overhangs shall be limited to 24". Ladder style rake overhangs attached to the gable end walls shall be limited to 12". Cantilevered rake overhangs at gable end walls shall be limited to 24".

AA202.6 Roof Assembly to Wall Assembly. A design wind load suction of 25 psf shall be used in conjunction with Table R802.11 to establish the required strength of rafter tie-down connections to withstand wind uplift forces.

Exception: Roof truss to wall connection shall be designed to withstand either the load requirements of Table R802.11 or the connection loads indicated on the truss design shop drawings, whichever is greater.

AA203 Walls

AA203.1 Wall Sheathing. Wall Sheathing shall be a minimum 7/16" structural panel. Nailing shall be in accordance with Table R602.3(1) and the following:

1. At the top plate or plates, the sheathing shall extend from the top of the top plate to a minimum of 16" beyond the stud-to-bottom of the top plate connection. A minimum of 4 nails shall be used at each stud fastening and edge-nailed to each plate at 6" o/c.

Alternate: Prefabricated and pre-engineered connection straps approved by the Building Official.

2. If the studs are not continuous to the foundation plate such as at an intermediate floor, the wall sheathing shall be continuous and uninterrupted for a distance of 16" beyond from top of bottom wall plate to 16" beyond bottom of bottom wall top plate below, with a minimum of 4 nails at each stud, and field-nailed at 6" o/c to floor joist header framing.

Alternate: Prefabricated and pre-engineered connection anchors or fasteners approved by the Building Official.

3. At the bottom of the wall assembly to the foundation sill plate, the wall sheathing shall be continuous from a point 16" above the top of the bottom wall plate to the bottom of the foundation sill, with a minimum of 4 nails at each stud, 6" field nailed and edge nailed to the foundation sill plate at 6" o/c.

Alternate: Prefabricated pre-engineered connection anchors or fasteners approved by the Building Official.

AA203.2 Shear Walls. A 4' segment of wall sheathing shall be designated as a shear wall at each corner of the structure at each floor, and no more than 24' apart along a wall length. The following additional requirements apply:

1. No openings are permitted within this 4' section.

Exception: Window openings are allowed no closer than 2' to corner providing the length of that shear panel is increased to 8'.

2. All edges shall be blocked and nailed at 6" o/c and field nailed at 6" o/c.
3. Studs shall be doubled at each end of the shear wall panel.

AA203.2.1 Shear Wall Hold-downs. 1st story shear walls shall be connected to the foundation below with connection anchoring capable of 3500 lb. hold-down capacity in addition to conventional foundation anchor bolt requirements in the remainder of the panel. The hold-downs shall be fastened to each end of the shear wall at the double stud.

Exceptions:

1. Shear wall hold-downs shall not be required in wind zones I or II (100 mph or 110 mph). (See attached map)
2. Shear wall anchors shall not be required provided ½" anchor bolts at 48" o/c max are installed with the top of the bolts anchored through the floor system to the bottom plate of the exterior wall frame for the entire foundation perimeter.

AA203.3 Foundation Anchor Bolts. Anchor bolts shall be installed in accordance with Section R403.1.6 and the following:

1 & 2 story buildings: ½" @ 48" o/c or
5/8" @ 72" o/c

3 story building: $\frac{1}{2}$ " @ 24" o/c or
 $\frac{5}{8}$ " @ 36" o/c

Alternate: Prefabricated and pre-engineered connections in design and quantity sufficient to equal strength of anchor bolt specifications above.

Exception: See exception #2 to AA203.2.1 above.

AA203.4 Wall Framing.

AA203.4 1. For wind zone 2 (110 mph) and zone 3 (120 mph) the following conditions apply:

1. Exterior bearing and non-bearing walls greater than 10' in height shall be 2 x 6 @ 16" o/c min.
2. Walls with a total height greater than 10' shall be permitted to use 2 x 4 @ 16" o/c providing the wall is limited to 10' in length and the individual studs are not greater than 9' in length.

AA203.4.2. Garage doors. In wind zone 3 (120) mph garage doors shall be limited to 9' x 8' nominal.

AA 204 Deviations.

AA204.1 Deviations. Deviations from the above prescriptive requirements shall only be permitted if stamped calculations and drawings are provided by a Rhode Island registered professional engineer for alternative connections.

Town of South Kingstown Inspection Requirements

The following is a summary of the inspection requirements for the Town of South Kingstown.

- All inspections must be scheduled with the Building Inspector's Office at least (24) hours in advance. **No Inspections will be scheduled through ViewPoint.**
- **Building Permit Inspections** are done Monday, Tuesday, Thursday and Friday
- **Electrical Inspections** are done on Monday, Wednesday & Friday.
- **Plumbing & Mechanical Inspections** are done on Tuesday & Thursday
- The Building Permit DOES NOT cover any electrical, plumbing, or mechanical work. Separate permits are required.
- Failure on the part of the owner or contractor to notify the Building Inspectors Office for a required inspection will result in a STOP WORK ORDER that may cause delay in construction.
- To view the **STATUS** of your inspection please log into your **VIEWPOINT** account, under **INSPECTION HISTORY**, click on the date of the inspection and that will show you any notes related to passing or failing.

Inspections for New Structures, Additions & Renovations:

1. **Excavation** (when foundation hole is excavated & prior to any crushed stone or concrete being installed for footings or foundation)
2. **Foundation Rebar** (PRIOR TO POURING CONCRETE)
3. **Rebar Grounding Electrode Conductor and Connection** per NEC 250-52A3 (**required** when 20' or more of conductive steel is encased by concrete and PRIOR TO POURING CONCRETE)
4. **Foundation Insulation** (if used and prior to backfilling)
5. **Footing Inspection for Decks/Porches** (after forms or sonotube are installed & prior to pouring concrete)
6. **Modular Dwelling Attachment** (to foundation & each level/section)
7. **Fireplace Throat**
8. **Electric Trenches, Gas Line Trenches, and Underground LPG Tanks and Lines** (prior to backfilling)
9. **Gas Line Pressure Test** (if line is connected to more than 1 appliance)
10. **Under Slab Plumbing** (prior to covering)
11. **Shear walls, roof blocking, special nailing schedules, and hurricane ties** (prior to covering – generally, this inspection will be done at the Rough Framing Inspection)
12. **Roughs - Framing, Electrical, Plumbing, & Mechanical** (prior to insulation & interior covering)
13. **Insulation & Energy Code Inspection for Air Leakage** (prior to covering with wallboard)
14. **Final Inspection**

NOTE: A STAMPED FOUNDATION “AS BUILT” MAY BE REQUIRED