



# News from the Building Inspectors

November 2009

## 2009 NC Building Code:

The building inspections department is working hard to be consistent with the interpretations of the code.

If you are having problems with different interpretations please let me know

336.747.7446

336.462.7506



All inspectors are watching for jobs without permits..

If you see one call me!!

Bill Martin 336.426.7506

## SECTION R305 CEILING HEIGHT

Exceptions 3 and 4 gives everybody the most trouble

**R305.1 Minimum height.** Habitable rooms, hallway, corridors, bathrooms, toilet rooms, and laundry rooms shall have a ceiling height of not less than 7 feet.

The required height shall be measured from the finish floor to the **lowest** projection from the ceiling.

Exceptions:

- 1) Beams and girders spaced not less than 4' on center may project not more than 6" below required ceiling height.
- 2) Ceiling in **basements may** project to within 6'8" of the finish floor; and beams, girder, ducts, or other obstructions may project to within 6'4" of the finish floor.
- 3) For rooms with sloped ceilings, at least 50% of the required floor area of the room must have a ceiling height of at least 7' and no portion of the required floor area may have a ceiling height of less than 5'.
- 4) Bathrooms shall have a minimum ceiling height of 6'8" **measured at the front of the fixture**. A shower or tub equipped with a shower head shall have a minimum ceiling height of 6'8" above a minimum area 30" by 30" at the shower head.

## R307.2 Bathtub and shower spaces.

Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6' above finish floor.