

# CITY OF CONWAY, ARKANSAS

Department of Planning & Development  
1201 Oak Street Conway, Arkansas 72032  
J. Lynn Hicks, CBO - Building Official / Assistant Director of  
Permits, Inspections & Code Enforcement  
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## CONWAY BUILDER NOTICE

**TO: Conway Area Homebuilders and Other Parties of Interest**  
**FROM: Conway Office of Permits and Inspections**  
**DATE: July 1, 2010**

The following concerns are brought to your attention as commonly recognized code violations or as changes to the permitting and/or inspection procedures. Our intent in providing this information is to eliminate the rejection of the code issue(s) on the job site. Some of the issues below are code requirements that have always been in the code, but have not been actively enforced in the past, and, as such are listed with an effective date to allow for the adaptation of the newly enforced requirement. Other code issues have been addressed in previous notices and are brought to your attention as a reminder to be included in the construction of your project.

### **1. Anchor Bolts**

Research into the current method of anchorage of the wall plates to the foundation has determined that the shot nails being used are not tested and approved for the building code design loads (wind and seismic) applicable to Conway. The building code requires exterior walls and interior bearing walls to be anchored to the foundation with 1/2" diameter anchor bolts extending a minimum of 7" into masonry or concrete. Anchor bolts are required to be spaced a maximum of 6'-0" on center, with at least two bolts per plate section with one bolt not more than 12" nor less than 3 1/2" from each end of the plate section.

Exceptions to the anchor bolts as specified above are as follows:

- a. Foundation anchorage spaced as required to provide equivalent anchorage to the 1/2" anchor bolts as noted above.
- b. A single anchor bolt in the center 1/3 of the plate length is allowed for walls 24" or less in length.
- c. An anchor bolt is not required for a single plate in a wall 12" or less in length.

*Effective enforcement of this code requirement will apply to projects with the permit issued after **August 1, 2010.***

### **2. Safety Glazing within 2'-0" of Doors**

Windows located within 2'-0" of the side of a door in a closed position shall be safety glazing, except:

- a. Safety glazing is not required for windows within the 2'-0" distance when the window is in a wall that is perpendicular to the door in a closed position, and, the window is located on the side of the door opposite from the door swing.
- b. Safety glazing is not required within 2'-0" of interior doors opening to a closet when such closet is not greater than 3'-0" deep.

**3. Fall Protection from Windows Over 72" Above Grade.**

Windows located more than 72" above exterior grade are required to provide protection to keep small children from falling out the window. When the window (1<sup>st</sup> floor included) is located more than 72" above grade, the lowest part of the window opening shall be at least 24" above the floor.

Exceptions to the 24" height requirement are:

1. Windows whose openings will not allow passage of a 4" sphere.
2. Windows with window guards complying with ASTM G2006 or F2090.

Be advised that bedroom windows required for emergency egress and rescue must meet both the minimum 24" height requirement from floor to window opening for fall protection when greater than 72" above grade, and, meet the maximum window sill height of 44" for emergency escape and rescue.

**4. Inspection Request by Email**

Inspection request are now accepted by email. If you would like to schedule an inspection by email, send your request to:

[barbara.mcelroy@cityofconway.org](mailto:barbara.mcelroy@cityofconway.org) and [missy.schrag@cityofconway.org](mailto:missy.schrag@cityofconway.org).

Be sure to email to both email addresses to insure we receive your request. An email response will be provided to confirm receipt of your request.

**5. Final Plumbing Inspections and Water Notice to Conway Corp**

A final plumbing inspection cannot be approved without having the water service provided and turned on to the house. Please notify your plumbing contractor to contact Conway Corp to have the water turned on prior to calling for the final plumbing inspection.

**6. Hip Rafter Splices**

Attachment #1 shows an acceptable detail for the spicing of hip rafters. Other methods for the splicing of hip rafters will be acceptable with the submittal of confirmation of the design meeting minimum code design loads from a licensed design professional.

**7. Sidewalk Inspections**

Sidewalk inspections can be scheduled prior to pouring the sidewalk or may be inspected at the time of final inspection. Inspection prior to pour is considered an additional inspection with a charge of \$25.00. Sidewalks are required to be installed with a maximum cross slope of 2%. Sidewalks at corner lots require the inclusion of an ADA accessible curb cut to allow for street crossing. To meet the slope requirement for an

ADA compliant curb cut, the sidewalk elevation along the radius of the curve can be located no higher than 1” above the top of the existing curb.

**8. Previous Homebuilder Notices**

Previous Homebuilder Notices have been provided which focused on the following building code issues:

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| <i>Smoke Alarm Requirements</i>            | <i>Slab Foundation at Garage Openings</i> |
| <i>Wood in Contact with Concrete</i>       | <i>Joist Hangers and Ledger Strips</i>    |
| <i>Blocking At Joist and Rafters</i>       | <i>Ceiling Joist and Rafter Ties</i>      |
| <i>Weepholes and Flashings</i>             | <i>Attic Ventilation</i>                  |
| <i>Bedroom Egress Windows</i>              | <i>Fire Separation of Garages</i>         |
| <i>Purlins/Bracing of Roof Rafters</i>     | <i>Exterior Landings at Doors</i>         |
| <i>Guard and Guardrail Requirements</i>    | <i>Handrail Requirements</i>              |
| <i>Treads and Riser Requirements</i>       | <i>Tall Wall Limitations</i>              |
| <i>Posting of Street Addresses</i>         | <i>Stair Building Handout</i>             |
| <i>Floor Joist Inspections</i>             | <i>Fire Rated Attic Access in Garages</i> |
| <i>Duplex Fire Separation</i>              | <i>Continuous Handrail Requirements</i>   |
| <i>Finish Floor Elevation Requirements</i> |   |

If you missed any of these notices and would like a copy, go to:

[www.cityofconway.org](http://www.cityofconway.org)

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|-----------------|--|
| <i>click on</i> | Departments  |
| <i>click on</i> | Permits and Inspections                                      |
| <i>click on</i> | Permits and Inspections again in the center of the City Seal |
| <i>click on</i> | Builder Bulletins  |

or, you can give us a call and we will be glad to send you a copy.

**9. Builder’s Mailing List**

Conway Builder Notices are provided in an effort to communicate and clarify code issues which are being commonly recognized during field inspections. The Builder Notices also addresses permitting and inspection procedures which may change or be modified from time to time to better achieve the goal of insuring safety to the public and/or customer service.

If you would like to receive future Conway Builder Notices and are not on our mailing list, or if you know someone who could benefit from this information and would like have them included on our mailing list, please give us a call or email us the contact information.

**If you have any questions, comments, suggestions or need additional information relative to any of the above note issues, please call 501-450-6107 or email [lynn.hicks@cityofconway.org](mailto:lynn.hicks@cityofconway.org)**