

RESIDENTIAL PLAN REVIEW CHECKLIST – 2012 IRC

Name of Owner:		Date reviewed:	
FOUNDATIONS		Address:	
	8" X 16" with 2 #4 rebar continuous, min.		Perimeter subsoil drain
	Footing 30" below grade min.		Damp proof concrete or masonry fdtn.
	Alternate Frost Protected Shallow Fdtn.	NON-STRUCTURAL	
	Thickness of fdtn. walls 7½" min. bsmt.		Protection of openings based on location on property.
	Rebar in fdtn. walls under 4 ft. 18" x 48"		R-3 not over 40' and three stories
	Rebar in fdtn. walls over 4 ft 18" x 18"		Egress windows/door in bedrooms
	#5 Rebar around window & door openings		Below grade egress window well 9 sq. ft.
	Rebar in masonry fdtn walls		Natural light 1:12 [8%],
	Adequacy of square pad footings		Natural ventilation 1:25 [4%],
	Deck footings, adequate, placement		Min.7' ceiling hght in all rooms
	Interior footings, and at stair openings		CO detector: gas appliances; attached garage
	Beam pockets in concrete: ½" air space		Smoke detectors: sleeping rooms, hall or area outside rms. and each level
	Sill plates, pressure treated		Provide heat 68 deg. 3' above the floor
	Anchor bolts, size and spacing ½" x 10", embedded 7", 6' o.c. or 4' o.c.		Range hood clearance for gas stoves; check specs
	Sill sealer		Kitchen sink, bathroom w/ WC, sink, and tub or shower. All with hot and cold H ₂ O
	Crawlspace ventilation 1:150 or 1:1,500		WC in clear space 30" wide w/ 24" in front. UPC
	Under-floor clearance to joists (18") & beams (12")		R-3/U-1 Separation: 1 hr. F.R. _ type X GWB on walls & ceiling, self-closing, tight-fitting door, solid core or 20 Min. F.R.
	Crawlspace access, min 18" x 24"		No openings from garage to sleeping rooms
	6 mil crawlspace vapor barrier, taped for 1:1,500		Protect F.R. cover on columns in garage 3' up
	3 ½" min. slab thickness		Guardrails where required: >30"

	Interior drain or 6 mil vapor barrier under slab in living space		
			Heat Load Calculations
			Duct Sizing
			Equipment Sizing
Non-Structural (Cont'd)		Structural Frame (Cont'd)	
	One 3'x6'8" door		Exterior wall framing, stud size/spacing 2 x _____; _____" o/c
	Stairs Min 36" wide, Min 6'8" headroom Handrail on one side		Double top plate on bearing walls
	Circular, winding or spiral stairway		Braced wall lines, start w/in 12' of corner
	Max rise 7 ³ / ₄ ", Min run 10" +/-nosing Or 11" w/o nosing		Alternate braced wall panels
	Handrail at 34-38", 1 ¹ / ₄ -2-5/8" dia., ends rounded or returned to the wall		Adequacy of headers; trimmers/jack studs
	Min. landing 36" x 36" top and bottom		Roof meets snow load requirement
			Truss spec sheet
	1 hr. F.R. for enclosed usable space under stairs. 5/8" GWB on walls and soffits		Rafters: types, sizes, spacing & spans, blocking, and collar ties
	Weather-resistive barrier, exterior [housewrap]		Ridge board or ridge beam
	Attic access where 30" headroom, min. size 22" x 30"		Roof beams: types, sizes, and spans; support types sizes, spacing& connections
	Roof/attic ventilation 1:150; or 1:300 w/powered fan		Ceiling joists: types, sizes, spacing and spans
	Water resistant drywall for toilet and shower/tub compartments [not green board]		Roof sheathing Panel span rating: _____
	Detail dwgs for masonry fireplace or chimney		Roof interlayment (felt) 15# or 30#
	Safety glazing required		Ice and Water Shield
			Any required engineering?

STRUCTURAL FRAME		ENERGY CODE	
	Species_____ & grade _____ of lumber		Wall insulation (R-20 or R-21)
	Floor live load 40 PSF		Attic ceiling insulation (R-38)
	Floor joist type, size, span, spacing		Vaulted ceiling insulation (R-38)
	Mid-span joist blocking required		Floors over unheated space (R-30)
	Floor beam type, size, span		Interior below-grade walls (R-11)
	Floor beam support columns,/posts: types, sizes, spacing and connections		Exterior below-grade walls (R-10)
	Pony wall, stud size, spacing, PT plate, double top plate, braced wall panels		Heated slab, edge (R-15 by 24") H or V with thermal break.
	Floor sheathing and subflooring		Windows, max U=.35
	Deck stabilization ties [hold downs] each end of attached decks		
Energy Code (Cont'd)		Ductwork:	
	Bathroom ventilation = 50 CFM		Testing required.
	Kitchen ventilation = 100 CFM		Total Effective Length
	Whole house ventilation (Required)		Air balancing.
	Fuel burning stoves & fireplaces require tight-fitting closeable, metal or glass doors		
	Combustion air to stoves/fireplaces		
	Furnace: fuel type, efficiency rating, and BTU rating		
	RESCheck Energy Audit: Pass Fail		
MECHANICAL ITEMS		Special Requirements:	
	Manufacturer's specs for all mechanical equipment		Excavation: _____cu. yds.
	Flame or spark generating equip. in garage: elevated 18" above floor		Fill: _____cu. yds.
	Fuel burning equipment shall not be installed in a closet, bathroom, bedroom, or alcove		Erosion Control: plan, finished elevations, etc.

	Combustion air for fuel burning equip.		Grading permit required.
	Furnace located on plans, with fuel type, and efficiency rating		
	Hot water heater located on plans, with fuel type	SQUARE FOOTAGE CALCULATIONS:	
	PVC flue piping: test required in conditioned space	Main residence:	
GARAGE SAFETY FEATURES		Unf. basement:	
	Bollards in garage to protect equipment	Fin. basement:	
	Wheel stop to protect equipment	Crawlspace foundation:	
	All appliances elevated 18"	Unc. decks:	
		Covered Porches or decks:	
		Garage:	

KEY: ✓ = OK
 O = Missing information
 X = Not applicable