



ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) <u>1,500 psf</u>		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	2 3 Foundation Framing plan //18"x 18" x 12" pinned to ledge	OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	None shown Request clarification Sq footings or continuous foundation? //Continuous	Clarification needed//discussed drainage where depth allows; OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	None shown//discussed bond-out for access & ventilation	Clarification needed//OK
Anchor Bolts/Straps, spacing (Section R403.1.6)	2 3 Foundation Framing plan	OK
Lally Column Type (Section R407)	N/A	N/A
Girder & Header Spans (Table R502.5(2))		
Built-Up Wood Center Girder Dimension/Type	N/A	N/A
Sill/Band Joist Type & Dimensions	2 3 Foundation Framing plan //2 x 12 PT	OK
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2 3 Foundation Framing plan 2 x 12 PT @16 oc Max span 16' Max allowed 18'-10"	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2 3 Foundation Framing plan 2 x 12 spf @ 16 oc Max span 16' max allowed 17'-10"	OK
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	N/A	N/A



Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1 (8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2 3 Foundation Framing plan// Max 16' R802.5.1(6) 16'-2" max @ 20psf dead	OK
Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1))	3/4" T&G Advantec, not specified// 1/2" Zip, 3/4" T&G Advantec //	Clarification needed//OK
Fastener Schedule (Table R602.3(1) & (2))	Noted throughout	Condition of approval
Private Garage (Section R302.5) Living Space (Above or beside)? Table R302.6 Fire separation (Section R302.6)	N/A	N/A
Opening Protection (Section R302.5.1) Minimum Height (Section R305.1)	N/A	N/A
Emergency Escape and Rescue Openings (Section R310)	Foundation Framing plan Second Floor Framing & window Schedule//casement 2644	Confirm opening width// OK
Roof Covering (Section R905)	EPDM	OK
Safety Glazing (Section R308)	None needed	OK
Attic Access (Section R807)	Flat roof//N/A	N/A
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	N/A
Header Schedule (Tables R502.5(1) & (2))	Foundation Framing plan All 3-2x10	OK
Energy Efficiency IECC, 2009 R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration Ventilation of Space per ASRAE 62.2, 2007	R38 floor, R38+ R10 roof, walls not noted	ResCheck N/A// OK



Type of Heating System	None noted //Air Source Heat Pump	Clarification needed//OK
Means of Egress (Sec R311 & R312)		
Basement	N/A	N/A
Number of Stairways	3	N/A
Interior	1 Existing	N/A
Exterior	2 Existing	N/A
Treads and Risers (Section R311.5.3)	N/A	N/A
Width (Section R311.5.1)	N/A	N/A
Headroom (Section R311.7.2)	N/A	N/A
Guardrails and Handrails (Section R312.8, R311.5.6, R311.5.6.2)	N/A	N/A
Carbon Monoxide Alarms (R315) Smoke Alarms (Section R314) Location and Interconnected	None noted	Condition of Approval
Dwelling Unit Separation (Section R302.3)	N/A	N/A
Deck Construction (Section R502.2)	N/A	N/A