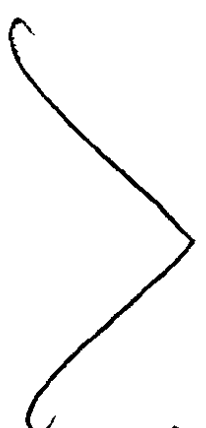


1756 Washington
10-1159

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings Revisions Date
STRUCTURAL		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	10" x 16" FTng	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	OK see foundation detail	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	OK see detail	
1 Lally Column Type (Section R407)	Shows 3- 2x12's - 7' span -	
Girder & Header Spans (Table R 502.5(2))	OVER span - need better framing detail	
Built-Up Wood Center Girder Dimension/Type	" "	(Jog in beam for stairs)
Sill/Band Joist Type & Dimensions	2x6 PT	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's	
2 Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's main house -	Garage - need 2x12/30/10 carrying beam sized
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x6 collar ties	

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x10 Rafter/Trusses	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2" / 3/4" / 1 1/2"	
Fastener Schedule (Table R602.3(1) & (2))	Per IRC	
Private Garage (Section R309) Living Space? YES (Above or beside)		
3 Fire separation (Section R309.2)	— Not shown (only walls called out)	
Opening Protection (Section R309.1)	— OK	
Emergency Escape and Rescue Openings (Section R310)	OK - shown	
Roof Covering (Chapter 9)	Asphalt	
Safety Glazing (Section R308)	N/A	
Attic Access (Section R807)	OK shown	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
4 Header Schedule (Section 502.5(1) & (2))	3- 2x10's Typ. —	Need 3- 2x12's over garage doors
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-38 Roof / R-19 walls / R-21 floors	

.31 U Factor

Type of Heating System		
Means of Egress (Sec R311 & R312) Basement Number of Stairways Interior Exterior Treads and Risers (Section R311.5.3) Width (Section R311.5.1) ⑤ Headroom (Section R311.5.2) - 6'-8" Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	 OK see details	
Smoke Detectors (Section R313) Location and type/Interconnected	OK	
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	N/A	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		
⑥ Deck Construction (Section R502.2.1)	No detail on rear deck or front	

⑦ Elevations NOT Labeled correctly