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ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	**Submitted Plan**	**Findings/Revisions/Dates**
STRUCTURAL **Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)**	Yes on Section details and Foundation Plan	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	noted, noted, noted	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	noted on foundation plans	
Lally Column Type (Section R407) **Girder & Header Spans (Table R502.5(2))**	Foundation Plan and Section AA Table R502.5(2) noted on Section Details	
Built-Up Wood Center Girder Dimension/Type	First floor 3-2"x12" LVL Second Floor 22"x12" LVL, 2"x12" spf#2	
Sill/Band Joist Type & Dimensions	2"x12" spf#2	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2"x12" spf#2 @ 16" oc 17'10" limit// max span 16'-6"	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2"x12" spf#2 @ 16" oc 17'10" limit// max span 16'-6"	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2"x8" @ 16" o.c. R802.4(1) max 22'-4"	

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Pitch, Span, Spacing& Dimension (Table R802.5.1(1) - R 802.5.1(8)) **Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)**	R802.5.1(4) @15psf 16'-10" limit// max span 14' All ridge and valley's LVL's// conectios noted throughout plans// Rige Beam Specs provided	
Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1)	3/4" T&G Advantech, 5/8" ply, 1/2" ply// all noted on Section Details plan	
Fastener Schedule (Table R602.3(1) & (2))	noted throughout plans	
Private Garage **(Section R302.5)** **Living Space (Above or beside)?** **Table R302.6** **Fire separation (Section R302.6)**	Kitchen adjoins/opens into living space/bedroom above lack of separation noted on plans	Condition//5/8" type X on Garage ceiling
Opening Protection (Section R302.5.1) **Minimum Height (Section R305.1**	noted//Ok Ok	
Emergency Escape and Rescue Openings (Section R310)	noted throughout plans DH3450 noted in beds//foundation plan shows escape through bulkhead door	
Roof Covering (Section R905)	noted	
Safety Glazing (Section R308)	noted in stairwell and bathrooms	
Attic Access (Section R807)	Both attics show access	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Tables R502.5(1) & (2))	Shown & noted throughout plans	Condition Meets Tables R502.5(1) & (2)
Energy Efficiency IECC, 2009 **R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration** **Ventilation of Space per ASRAE 62.2, 2007**	REScheck submitted//passed	Condition// basement stair walls & cieling to be insulated, basement cieling air sealed per IECC 402.4 Condition// attic access's and basement door to comply with IECC 402.2.3

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Type of Heating System		
Means of Egress (Sec R311 & R312) **Basement**	Noted	
Number of Stairways	3	
Interior	3	
Exterior	0	
Treads and Risers (Section R311.5.3)	11-1/2" T, 7-1/2" R Section Details	
Width (Section R311.5.1)	3'-6" noted 1st Floor Plan	
Headroom (Section R311.7.2)	8' noted Section Details	
Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)	note 1st & 2nd Floor Plans	
Carbon Monoxide Alarms (R315) **Smoke Alarms (Section R314)** **Location and Interconnected**	Noted on plans//condition	
Dwelling Unit Separation (Section R302.3)	N/A at this time	Condition//Second Kitchen is NOT part of this approval // separate permit or amendment required
Deck Construction (Section R502.2)	N/A	