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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)**	16" W, Exceeds R403.1 R403.1.4.1-meets Min 4' shown on A0 Foundation Framing Plan Detail & 8'+ on A3 Building Sections & Second Floor Framing Plan	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Yes, Yes, None Shown A0-Foundation Framing Plan	request damp proofing, add crushed stone and fabric to exterior drain
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	exceeds R403.1.6 on A0 Foundation Framing plan detail	
Lally Column Type (Section R407) **Girder & Header Spans (Table R502.5(2))**	3-1/0" Lally's shown on A3 Building Sections Deck girder meets span limits, header table meets limits, LVL @ garage specs needed 18' span	condition-LVL Specs ALL W10x26 steel beam @ garage 2nd flr span 22' landon (3) 2x8 header w/double jacks?
Built-Up Wood Center Girder Dimension/Type	(3)2"x12" max span 6'-3" on A0 Foundation Framing Plan Detail// meets max span @28'w	W8x21 Steel Beam@ second floor span 16'-1/2"?
Sill/Band Joist Type & Dimensions	(2)2"x10" spf	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2"x10" spf#2 16o.c. max span 14'-0"// under span limit	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	spf#2 2"x10" @ 16"o.c. max span 14'-0"///under span limit on R502.3.2(2)	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2"x6" spf#2 @ 06"o.c. 14' max span //no storage Dload5psi16'11" max //w/storageDload10psi max 12'-10"	

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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)**	8/12 2x10 14' @ 16"o.c.//meets limit @15psf 12/12 2x10 12' @ 16"o.c.// meets limit none provided////conditions?	request roof framing/conections detail
Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1)	3/4" t&g, 7/16" APA, 5/8" APA	
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)**	Meets Yes, Yes Missing rated door to basement	
Opening Protection (Section R302.5.1) **Minimum Height (Section R305.1**	Meets//A1 Floor Plan Detail meets// A3 Building Sections	
Emergency Escape and Rescue Openings (Section R310)	Window schedule not provided basement egress R311.1 "without traveling through a garage"	Window & Door Schedule & add basement egress direct to exterior
Roof Covering (Section R905)		
Safety Glazing (Section R308)	No window/door schedule provided glazing requirements noted on plan	provide Window & Door Schedule including egress, glazing & fenestration
Attic Access (Section R807)	none shown	request
Chimney Clearances/Fire Blocking (Chap. 10)	direct vent LPG//request specss & condition approval	request specs & condition
Header Schedule (Tables R502.5(1) & (2))	Yes on A0 Foundation Framing Plan Detail	
Energy Efficiency IECC, 2009 **R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration** **Ventilation of Space per ASRAE 62.2, 2007**	R30 floor, R21 walls, R49 Ceiling, some omissions noted no fenestration provided, request RESCheck n/a	Need Res check, Basement insulation if boiler intalled

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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)** **Headroom (Section R311.7.2)** **Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)**	4 3 1 10", 7-5/8" //A3 Building Sections 3' 7-1/2" A1 Floor Plan 6'-8" //A3 Building Sections noted A1 Floor plan detail & A2 Elevations	//Condition// if front deckElev exceeds 30" install Guard per R312.1
Carbon Monoxide Alarms (R315) **Smoke Alarms (Section R314)** **Location and Interconnected**	shown on plans	// conditions
Dwelling Unit Separation (Section R302.3)	dwelling/garage separation//door to basement?	
Deck Construction (Section R502.2)	shown on A0 Foundation Plan	