Job No: 131 Virginia Street
BP#2014-00866

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/26/15

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)	OK per plans	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Foundation drainage OK per plans	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	Requested ventilation for crawl space	NA plans revised with a full basement
Anchor Bolts/Straps, spacing (Section R403.1.6)	Requested spacing for anchor bolts	OK per revised plans.
Lally Column Type (Section R407) Girder & Header Spans (Table R502.5(2))	NA	
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	Floor joist for house addition meet requirements for 502.3.1.	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	NA no second floor	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	NA	

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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)**	Requested information on sturctural ridge beam and hanger schedule.	Reuqested further clarification for rafter size and spacing. Received revisions with stamp from structural engineer.
Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1)	OK	
Fastener Schedule (Table R602.3(1) & (2))		
Private Garage **(Section R302.5)** **Living Space (Above or beside)?** **Table R302.6** **Fire separation (Section R302.6)**	Per plans 1 hour fire rating between garage and house with 1 hour fire rated door from the house to the garage. OK	
Opening Protection (Section R302.5.1)	OK per plans	
Emergency Escape and Rescue Openings (Section R310)	Requested verification of emergency egress in bedroom.	OK per revised plans
Roof Covering (Section R905)	Standing seam and EPDM roofs meet slope requirements.	
Safety Glazing (Section R308)	Requested verification of safety glazing in dining room	OK per plans
Attic Access (Section R807)	NA no attic	
Chimney Clearances/Fire Blocking (Chap. 10)	NA	
Header Schedule (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**	Requested insulation in walls, ceilings and roofing.	Insulation OK per revised plans.

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Type of Heating System		
Means of Egress (Sec R311 & R312) **Basement**	NA	
Number of Stairways	Requested tread width, rise and run dimenstions and handrail/guardrail details for all stairs.	OK per revised plans.
Interior	See above	
Exterior	See above	
Treads and Risers (Section R311.5.3)	See above	
Width (Section R311.5.1)	See above	
Headroom (Section R311.7.2)	See above	
Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)	See above	
Carbon Monoxide Alarms (R315) **Smoke Alarms (Section R314)** **Location and Interconnected**	Requested CO and smoke alarms	OK per revised plans.
Dwelling Unit Separation (Section R302.3)	OK 1 hour fire rating provided from garage to house and 1 hour fire rated door.	
Deck Construction (Section R502.2)	Requested deck construction details and attachment detail.	Requested further clarification on joist overhang and handrail continuity and opening limitation clarifications. OK per revised plans.