



A/P \_\_\_\_\_

Plan Examiner \_\_\_\_\_

Reference: **2018** International Residential Code (IRC) as amended by NCC (per Chapter 6)  
2012 International Energy Conservation (IECC) Code per Ch. 6 (if applicable)**Footing**

- \_\_\_\_\_ 2000 psf allowable soil bearing pressure (T401.4.1 & soil class per Ch.6)
- \_\_\_\_\_ Concrete strength to be 2500 psi min. **air-entrained for severe weathering** (T402.2 & T301.2(1) per Ch.6)
- \_\_\_\_\_ Footing sizes adequate for loads (**403.1.1**, T401.4.1 & T403.1 per Ch.6)
- \_\_\_\_\_ 8" minimum footing thickness (**T403.1** per Ch.6)
- \_\_\_\_\_ Min. 32" footing depth below grade (**403.1.4 & T301.2(1)** per Ch.6)

**Foundation**

- \_\_\_\_\_ Masonry, concrete, retaining walls, & p/c concrete (**404.1.2, 404.1.3, 404.4, & 404.5**)
- \_\_\_\_\_ Concrete strength: 3000 psi minimum (T402.2 & **T301.2(1) per Ch.6**)
- \_\_\_\_\_ Dampproofing for masonry, concrete, & p/c concrete walls (**406.1 & 406.4**)
- \_\_\_\_\_ Backfill placement (404.1.7)
- \_\_\_\_\_ Foundation anchorage – bolts or straps (403.1.6)
- \_\_\_\_\_ Sill plate size, min. 2x4 nominal lumber, **anchored to foundation & pressure treated** (404.3, 403.1.6 & 317.1)
- \_\_\_\_\_ 6" minimum height above grade (404.1.6)
  - \_\_\_\_\_ 4" minimum, if masonry veneer is used
- \_\_\_\_\_ Surface drainage away from foundation (401.3)

**Concrete Floor**

- \_\_\_\_\_ Floor surface of approved noncombustible material (309.1) – no asphalt or bituminous products permitted (**309.2**)
- \_\_\_\_\_ Slab sloped toward drain or main vehicle entry doorway (309.1 per Ch.6)
- \_\_\_\_\_ Min. 4" step between garage and living space for attached garages (309.1 per Ch.6)
- \_\_\_\_\_ Slab thickness: 3 ½" minimum (506.1)
- \_\_\_\_\_ Base course: min. 4" crushed stone or other approved material **wherever slab is below finished grade** (506.2.2)
- \_\_\_\_\_ Concrete strength: 3500 psi. minimum (T402.2)

**Column (if applicable)**

- \_\_\_\_\_ Protected from wood decay and steel corrosion (407.1 & 407.2)
- \_\_\_\_\_ Prevent lateral displacement at top & bottom ends (407.3 per Ch.6), except bottom of **interior** columns <48" in ht.
- \_\_\_\_\_ Wood columns: minimum 4" square (407.3)
- \_\_\_\_\_ Steel columns: minimum 3" dia. Schedule 40 or approved equal (407.3)

**Wall Construction – Wood** (show location of all framing members, per Section 06.03.013 of Chapter 6)

- \_\_\_\_\_ Stud sizes and spacing depicted on plans (602.1, 602.2 & 602.3)
- \_\_\_\_\_ Girder and header spans sized properly (502.5)
  - \_\_\_\_\_ Strucalc used to verify or Tables **602.7(1), 602.7(2) & 602.7(3)**
- \_\_\_\_\_ Exterior wall sheathing depicted on plans (602.3, 604 & 605)
- \_\_\_\_\_ Exterior wall bracing method, portal frame bracing, details (602.10, Tables 602.10.3, Figs. 602.10.2, .6, & .7)
- \_\_\_\_\_ **Water-resistive barrier**, covering & flashing (703.2, 703.3 & 703.4 or **703.7 & 703.7.3 per Ch.6 for stucco**)
  - \_\_\_\_\_ Stucco (703.7 per Ch. 6) or \_\_\_\_\_ Stone & masonry (703.8) – if either veneer applicable

**Roof-Ceiling Construction** (connecting to existing cantilevered rafters is prohibited without engineer approval)

- \_\_\_\_\_ Wood trusses specified on plans (if applicable) & **Truss drawing submittal (802.10.2 & 06.03.013 of Ch.6)**
- \_\_\_\_\_ Truss design with roof tie-downs (802.10, 802.11, T301.2(1), & T301.5)

- \_\_\_\_\_ Rafters adequate for loads (T301.5, **T802.4.1**)
- \_\_\_\_\_ Strucalc used to verify or **Table 802.4.1**
- \_\_\_\_\_ Ceiling joists adequate for loads, **limited attic storage, or living space (301.4, T301.5, & 503.3.1 & T802.5)**
- \_\_\_\_\_ Strucalc used to verify or **Table 802.5.1** or Table 502.3.1
- \_\_\_\_\_ Structural members supporting rafters with < 3/12 pitch shall be designed as beams (**802.3 & 802.4.4**)
- \_\_\_\_\_ Provide ridge beam supported at both ends, if no ceiling joists or low rafter ties [802.3.1, T802.5.1 – Note (a)]
- \_\_\_\_\_ Ridge beam with end supports depicted on plans (802.3)
- \_\_\_\_\_ Strucalc used to verify ridge beam
- \_\_\_\_\_ Collar ties in upper third of attic space - spaced at max. 48" o/c (**802.4.6**)
- \_\_\_\_\_ Roof sheathing depicted on plans (T503.2.1.1(1); 803.1 & 803.2)
- \_\_\_\_\_ Roof ventilation noted on plans, screened to code, and with insulation baffle boards as necessary (806.1)
- \_\_\_\_\_ Attic access depicted on plans, **if attic meets min. height & area requirements**: min. 22"x 30" (807.1)

### Roof Assemblies

- \_\_\_\_\_ Weather protection, covering, & underlayment noted on plans (903 & 905)
- \_\_\_\_\_ Double underlayment noted on roofs, **if pitch between 2:12 and 4:12 (905.2.2 & T905.1.1(2), where applicable)**

### Stairways, Smoke Detectors, & Carbon Monoxide (if living space above garage)

- \_\_\_\_\_ Enclose stairways to space above garage with (2) layers Type X gyp board **on garage side** (Table 302.6 per Ch.6)
- \_\_\_\_\_ Storage under stairs with door access requires ½" gypsum board on walls & soffit **inside storage space** (302.7)
- \_\_\_\_\_ Provide 4" step up from garage to bottom landing (309.1 per Ch.6); \_\_\_\_\_ Provide 20-min. door **w/closer** (302.5.1)
- \_\_\_\_\_ Provide smoke & carbon monoxide alarms for habitable/conditioned space above garage (314 & 315)

### Fire Separation, Sprinklers, & Garage Door Openers

- \_\_\_\_\_ No opening between garage & sleeping room (302.5.1) or fire sprinkler protection
- \_\_\_\_\_ ½" Gypsum separating living area and garage (302.6 & Table 302.6 per Ch.6) or fire sprinkler protection
- \_\_\_\_\_ Two (2) layers 5/8" Type X gypsum board or equivalent **on garage side of all** walls, posts, & floor-ceiling assembly, if habitable room above garage (Table 302.6 per Ch.6) or fire sprinkler protection
- \_\_\_\_\_ Door from living area to garage – minimum 20-min. fire-rating **with closer** (302.5.1) or fire sprinkler protection
- \_\_\_\_\_ Exterior wall separation for garages (**302.1 as amended by Ch.6**); **T302.1(1) & T302.1(2)**
- \_\_\_\_\_ Exception for detached garage **with a** fire separation distance of at least 3' (**302.1 Exception #3** per Ch.6)
- \_\_\_\_\_ Exception for detached garage accessory to a dwelling (max. eave projection per 302.1, Exception #4)
- \_\_\_\_\_ Fire Sprinklers (**302.1(2) per Ch. 6** & 309.5, P2904)
- \_\_\_\_\_ Automatic garage door openers - listed & labeled per UL 325 (309.4)

### Carports

- \_\_\_\_\_ Carports shall be open on at least two sides - considered a garage, if not open on at least two sides (309.2)
- \_\_\_\_\_ Floor surface must be of approved noncombustible material, but may be asphalt, if at ground level (309.2)
- \_\_\_\_\_ Floor surface must slope toward a drain or main vehicle entry (309.2)
- \_\_\_\_\_ **That area of floor used for parking of vehicles shall have 4" step b/w carport & living space (309.2 per Ch.6)**