

# **INTERNATIONAL RESIDENTIAL CODE 2006**

## **RESIDENTIAL PLAN CHECK LIST**

Square Footage For:

MAIN FLOOR:

CARPORT OR COVERED DECK:

SECOND FLOOR:

DECK:

ROUGH BASEMENT:

REMODEL:

FINISHED BASEMENT:

ADDITION:

GARAGE:

OTHER:

1. APPLICATION FOR PERMIT: description of work, contractors license numbers or owner builder, signed
2. CONDITIONAL USE and FCOZ APPROVAL
3. SITE PLAN and GRADING: setbacks, liquefaction, over-pressure zone, slope and drainage
4. SNOW LOAD: stamp on plans
5. WATER SERVICE SIZE: stamp on plans
6. IRC 2006, IPC 2006, IMC 2006, NEC 2005, IECC 2006: note on plans

7. EXTERIOR WALLS AND OPENINGS: fire separation distance from property lines
8. HABITABLE ROOMS AND BATHROOMS: 8% of area in glazing and 4% in openings and 3 sf window in bathrooms or exhaust fan
9. REQUIRED HEATING: heating facility to maintain 68 degrees
10. MINIMUM AREA DIMENSIONS AND HEIGHTS: (1) 120 sf room, 70 sf bedrooms, 50 sf kitchen, 7 feet min. heights, sloping to 5 feet min. 3 feet min. passageways in kitchens
11. GLAZING IN HAZARDOUS LOCATIONS: bathtubs, showers, within 24 inches of doors, within 18 inches of floors and greater than 9 sq ft, within 60 inches of stairway landings, within 36 inches of walkways
12. GARAGE SEPARATION FROM DWELLING: 1/2 inch gypsum wall board on garage side of wall with a 1 3/8 inch solid or 20 minute door self closing
13. EMERGENCY ESCAPE AND RESCUE OPENINGS: 44 inches max above floor, in every sleeping room, 5.7 sq ft or 5 sq ft if within 44 inches of grade, 20 inch min width, 24 inch min height
14. WINDOW WELLS AND LADDERS: 9 sq ft min area, 36 inches out from window, if deeper than 44 inches affix a ladder
15. EXIT DOORS AND HALLWAYS: one 3068 door required, 36 inch min. width in hallways
16. LANDINGS AT DOORS AND STAIRWAYS: 36 inches min. out from door and door width min.
17. RAMPS, SLOPES AND RAILS: max slope 1 and 8, railing with ramps over 1 and 12
18. STAIRWAY WIDTH: 36 inches, TREADS AND RISERS: 8 inch rise and 9 inch tread, HEADROOM: 6 foot 8 inch, UNDER STAIR PROTECTION: 1/2 inch sheetrock, HANDRAILS: (4) or more risers, 34 to 38 inches in height and 1 1/4 to 2 inches in diameter if circular
19. GUARDRAILS (GUARDS): at floors over 30 inches above grade, 36 inches min. height, a 4 inch sphere shall not pass through, no ladder effect
20. SMOKE Alarm: inside each sleeping room, outside sleeping rooms, on each level, all wired in series

21. Carbon Monoxide detectors, 1 one each level of the house
22. INTERIOR MOISTURE VAPOR RETARDERS: on warm-in-winter side of wall
23. LUMBER PROTECTION AGAINST DECAY: 18 inch min. under floor joists, 12 inch min. under floor girders, on concrete slab less than 8 inches above exposed ground, framing and siding less than 6 inches from the ground, TREATED PLATE or redwood
24. WOOD COLUMNS: 1 inch above the floor or finish grade, CONNECTION TO FOUNDATION
25. GEOTECH: 1500 psf soil load pressure without soils report, CONCRETE: 2500 psi in slabs and footings, 3000 psi in foundation walls, 3500 psi in garage slab and exterior steps
26. CONCRETE FOOTING SIZES AND DEPTH: min. footing size 10 inches by 20 inches, min depth 30 inches, MINIMUM REBAR
27. ANCHOR BOLTS TO FOUNDATION: max spacing 32 inches on center
28. CONCRETE FOUNDATION WALLS: 8 feet tall, 8 inches thick, #4 rebar at 24 inches on center vertical, (6) #4 rebar horizontal, (2) #4 rebar above openings, CONTINUOUS GRADE BEAM at garage door
29. HEIGHT ABOVE FINISHED GRADE: 6 inch min., treated sill plate
30. FOUNDATION WALL DAMP-PROOFING: bituminous coating on basement walls
31. STRUCTURAL COLUMNS: 4x4 inch min. wood, 3 inch min. pipe
32. UNDER-FLOOR VENTILATION: 1 sq ft to 150 sq ft
33. UNDER-FLOOR ACCESS: 24 inch by 18 inch
34. FLOOR JOISTS: double under bearing partitions, blocking at bearing walls
35. DRAFT-STOPPING: concealed spaces over 1000 sq ft
36. FIREBLOCKING: in concealed spaces at 10 feet on center
37. SUBFLOOR SHEATHING: 5/8 inch thick tongue and groove for joists at 16 to 20 inches on center, and 3/4 inch thick tongue and groove to 24 inches on center

38. FLOOR JOISTS SUPPORTING BEARING PARTITIONS OFFSETS: offset min floor joist depth
39. EXPOSED LAMINATED TIMBERS: pressure treated, naturally durable or preservative treated wood
40. WALL STUD SPACING, TOP PLATES, BOTTOM PLATES: 2x4 at 24 inch on center if supporting roof only, 2x4 at 16 inch on center if supporting one floor and roof, double top plate, 2x bottom plate, balloon framing at rake walls 2x6 framing if over 10 feet tall
41. INTERIOR NON-BEARING WALLS: 2x3 at 24 inch on center with one top plate
42. MID-HEIGHT BRIDGING: in unfinished walls
43. BRACED WALL LINES AND PANELS: within 12.5 feet of wall corner, 4 feet in length for plywood with nailing at 6 inches on center at edges and 12 inches on center in field, 8 feet for sheetrock with screws at 7 inches on center edges and field
44. SHEARWALLS and HOLDDOWN SCHEDULE: on drawings
45. INTERIOR WALL COVERINGS: ½ inch sheetrock
46. EXTERIOR WALL COVERINGS AND WEATHER BARRIERS: 15# felt paper
47. STONE, MASONRY VENEERS, AND TIES: brick ties at 16 inches on center in either direction, with horizontal 9 gage wire mechanically attached to ties
48. LINTELS: Schedule
49. ROOF FRAMING: truss lay-out, RIDGES: 1x with width to match rafter cuts, PURLINS: 4 foot on center max. and 8 feet max length, CONNECTIONS and RAFTER TIES: at 2 feet max on center, hurricane ties (H-1), ROOF SHEATHING, and size and spacing of rafters at OVER-BUILDS
50. ATTIC VENTILATION: 1 to 150 sq ft or 1 to 300 sq ft if 50% is in soffit and 50% to 80% located more than 3 feet above soffits, insulation baffles
51. ATTIC ACCESS: 22 x 30 inches with 30 inches of vertical clearance above
52. ROOF SLOPES and DRAINAGE: felt paper, ¼ inch per foot min.
53. ICE DAM PROTECTION: ice and water shield at eaves to 24 inches inside the wall plane of the building

54. MASONRY CHIMNEY TERMINATION: 2 feet higher than any portion of building within 10 feet, 3 feet tall min., masonry chimney cross-section
55. FACTORY-BUILT CHIMNEYS: Listed and labeled
56. FIREPLACE HEARTH: 16 inches in front and 8 inches beyond each side of firebox less than 6 sq ft, or 20 inches in front and 12 inches beyond with firebox greater than 6 sq ft
57. INSULATION VALUES IN WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS: walls = R-19, floors = R-30, Ceilings = R-38, windows = U- 0.350, doors = U-0.350 OR
58. MRES-CHECK: 2006 IECC
59. CENTRAL FURNACE, CLEARANCE, ACCESS, PLATFORM, LIGHT: 3 inches side and rear, space is 12 inches wider than furnace, 6 inches in front if door or 30 inches in front, 30 x 30 inch access platform with light for servicing
60. B vent heat loss gain calculations
61. BTU SIZES OF WATER HEATERS, FURNACES rule of thumb for furnace size = heated area / 350 sq ft = tons, tons X 12,000 BTU/h = furnace size in BTU's / h
62. COMBUSTION AIR: duct or opening within 12 inches of ceiling and size of 1 sq inch for every 3000 btu/h
63. ELEVATION OF COMBUSTION SOURCE OF APPLIANCES: in garages 18 inch min. platform
64. APPLIANCE PROTECTION FROM IMPACT: in garages
65. CONDENSATE DISPOSAL: to an indirect drain, secondary condensate if located in attic or on wood floor
66. GAS LINE SCHEMATIC
67. WATER HEATERS, LOCATIONS, EXPANSION TANKS, AND PRESSURE RELIEF VALVES: not in closets, in bedrooms or bathrooms within sealed enclosures with combustion air vent, direct vent water heaters ok
68. WATER HEATER ANCHORAGE, FLOOR DRAIN, AND PANS FOR DRAINAGE: seismic strap top third and bottom third of water heater, indirect drain, pan for water heaters on wood floor

69. CLOTHES DRYER EXHAUST: 25 feet to outside with 5 foot reduction for 90 degree bends
70. EXHAUST VENT TERMINATIONS: 4 feet below or beside and 1 foot above doors or windows, 12 inches above grade
71. SHOWER SIZE AND DOOR: 900 sq inches and 30 inch diameter, door swings outward
72. WHIRLPOOL BATHTUB ACCESS PANEL
73. HOSE CONNECTION BACKFLOW PREVENTER
74. ELECTRICAL SERVICE PANEL LOCATION AND SERVICE PANEL LIGHT: not in bathroom or firewall, 30 inch clearance side to side 36 inches in front, and 6.5 feet in height
75. RECEPTACLE OUTLETS IN WALLS, COUNTERS, ISLANDS, FLOORS, BATHROOM, OUTDOORS, LAUNDRY, BASEMENT, GARAGE, HALLWAYS, AND MECHANICAL ROOM
76. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION IN BEDROOMS
77. GFCI PROTECTION IN BATHROOM and jetted tub motors, GARAGE, OUTDOOR, CRAWLSPACE, UNFINISHED BASEMENT, KITCHEN COUNTERS, ISLANDS, AND BAR SINKS
78. LIGHTING WITH WALL SWITCHES IN BEDROOMS, BATHROOMS, HALLWAYS, STAIRWAYS OF 6 STEPS OR MORE, ATTACHED GARAGE, STORAGE ROOM, AND OUTSIDE EACH EXIT DOOR
79. RECEPTACLES AND LIGHTING IN DAMP AND WET LOCATIONS: weatherproof covers for outlets, lighting to be listed for wet or damp locations
80. LIGHT FIXTURES IN CLOSETS: incandescent fixtures 12 inch minimum to storage, fluorescent fixtures 6 inch minimum to storage
81. SUPPORT OF CEILING FANS
82. Garage outlets 18" + off floor