

**RESIDENTIAL PLAN REVIEW CHECKLIST  
BASED ON 2009 IRC and 2009 IECC**

Builder \_\_\_\_\_

Address \_\_\_\_\_ Permit # \_\_\_\_\_

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The following items shall be included and/or noted on plans at the time of submittal:

**General**

- Construction documents shall be prepared by a registered design professional
- Two full sets of plans 24" x 36" to scale
- Square footage for both A/C living area and total square footage under roof
- Site plan including condenser location and drainage arrows including all set-backs and easements
- Floor plan included with room names
- Verify outside combustion air intake on all fireplaces does not exceed 15' in length
- Verify that attic ventilation being installed is in accordance with R806.2 in 2003 IRC
- Verify sound reduction letter included if construction is east of Main St
- State termite protection method being used
- Chimney spark arrestor

**Energy**

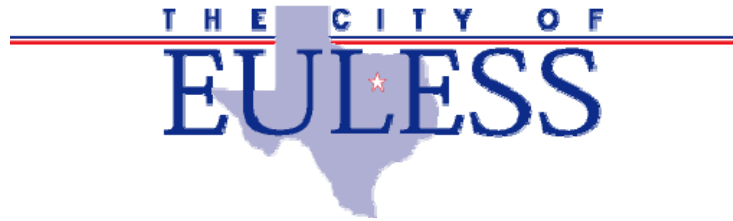
- Copy of energy compliance report included (energy star or RES Check 2003)  
(Third party inspection required)

**Foundation**

- Provide soil report for each lot
- Provide foundation design based on soil report
- Concrete break required with lab report of 7, 14 or 28 day break test meeting 3000 psi

**Framing/Exterior**

- Show bedroom window sizes
- Hurricane fasteners required on all residential homes
- Show roof pitch 6:12 for all R-1 and R-1L and 8:12 for R-1C
- Soffit vents shall be 3' away from all windows and doors
- Roof framing plan with rafter size and spacing include size of decking, state roof covering material
- If applicable, floor framing plan with joist size and specification included (on two-story houses)
- If used, manufacturer data on prefabricated truss systems is provided
- Exterior walls wrapped with felt paper, tyvek or other approved methods, state method on drawings
- All exterior elevations shall meet 90% masonry requirements



- Show bedroom window sizes and **emergency** egress measurements
- Show locations for tempered safety glass
- State wall and ceiling insulation "R" values
- Provide window percent calculated with wall for SEER rating 12, 14
- Provide 1/2" sheet rock under all stairs
- Size of attic decking (thickness)
- Show or State shear wall corner bracing
- State all lintel sizes
- Any plumbing in walls 2" or larger shall be 2"x 6" framing
- If attic access is to be put into garage then the attic shall have a 1 hour fire wall from top plate to underside of roof decking separating the two spaces

### **Electrical**

- Electrical service shall be underground
- Note if residence shall be all electric
- Light and power plan included (must show GFI and AFI outlets, location and capacity of service)
- Location of smoke detectors on plans and interconnect specifications stated
- Disconnect switch required for electric water heater if not in sight of electrical panel
- If plumbing is PEX piping then a 20'-1/2" rebar shall be placed in the slab for grounding before concrete

### **Plumbing**

- State materials to be used
- No water heaters in attics**
- CSST piping 1/2" minimum
- 3/4" copper or 1" CPVC water heater T and P line
- Water soluble flux ASTM 813
- Heat traps required on hot and cold piping on all water heaters
- Water heater pan and drain line required on all water heaters, 1" CPVC, show location along with size, type of fuel source, energy rating and a detailed drawing of location. (NOT allowed in attic)
- Unions required on all piping for water heaters
- Insulate all hot water piping
- Under slab plumbing layout with material and size of piping
- Clay or concrete plug shall be installed where utilities enter under foundation, must be indicated on drawings
- If washing machine is located on second floor, it requires pan and drain to the outside

### **Gas Requirement**

- All appliances shall connect outside of their housing or cabinet (rigid nipple to the outside).
- If gas appliances are located in an equipment closet, combustion air shall be required



**Mechanical**

- Provide HVAC duct layout and unit location
- Duct hangers and saddles state size
- Verify HVAC equipment SEER rating is a minimum of 13 w/R-8 duct or 14 w/R-6 duct
- Bathroom/utility room exhaust fan ventilation on plans (minimum 50 CFM) exhaust vent not to exceed 15' in length and go to exterior with no sharp bends
- Dryer vents maximum 25' feet
- Deduct 2 ½ feet for each 90° bend

**Applicant's Signature:** \_\_\_\_\_

**By signing this you have agreed that all boxes have been checked and all info has been submitted. Failure to submit all information may result in the delay of approving your permit.**