



# Residential Plan Checklist

Use this checklist to review your building plans. All references to IRC 2015 Code

Square Footage for:

Main Floor:	
Second Floor	
Rough Basement:	
Finished Basement:	
Garage:	

Carport/Covered Deck:	
Deck:	
Remodel:	
Addition:	
Other:	

___1.	APPLICATION FOR PERMIT: description of work, contractor's license numbers or owner builder, signed	CKCOG Website
___2.	CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA	CKCOG Website (Climate Zone 5)
___3.	EXTERIOR WALLS AND OPENINGS: fire separation distance from property lines	R302.1 & R302.2 <i>pg. 50-51</i>
___4.	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	R304 & R305 <i>pg. 57</i>
___5.	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 and within 60" from waters edge of tubs and showers.	R308 <i>pg. 57-60</i>
___6.	GARAGE SEPARATION FROM DWELLING: 1/2-inch gypsum wall board between the garage and residence, drywall to extend to gable peak or the residence sidewall and garage ceiling can be covered with 1/2-inch drywall. Garage beneath habitable rooms shall be separated from all habitable rooms by no less than 5/8-inch Type X gypsum board or equivalent on ceiling, 1/2-inch gypsum on all supporting structure. Openings between the garage and residence shall be equipped with a 1 3/8-inch-thick solid or a 20-minute fire rated door	R302.5 <i>pg. 53</i>
___7.	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	R310 <i>pg. 62-63</i>
___8.	WINDOW WELLS AND LADDERS: 9 sq ft min area, 36 inches out from window, if deeper than 44 inches affix a ladder	R310.2 <i>pg. 53</i>
___9.	EXIT DOORS AND HALLWAYS: at least one 36 x 80 door required, 36-inch min. width in hallways	R311.1 <i>pg. 63</i>
___10.	LANDINGS AT DOORS AND STAIRWAYS: 36 inches min. out from door and door width min.	R311.3 <i>pg. 63</i>
___11.	STAIRWAY WIDTH: 36 inches, TREADS AND RISERS: 8 1/4-inch max rise and 9-inch minimum tread, HEADROOM: 6 foot 8 inch, UNDER STAIR PROTECTION: 1/2 inch sheetrock, HANDRAILS: four (4) or more risers, 34 to 38 inches in height and 1 1/4 to 2 5/8 inches in diameter if circular	R311.7 <i>pg. 63-65</i>

___ 12.	GUARDRAILS (GUARDS): at floors over 30 inches above grade, 36 inches min. height, a 4-inch sphere shall not pass through	R312 <i>pg.66</i>
___ 13.	SMOKE DETECTORS: inside each sleeping room, outside sleeping rooms, on each level, all wired in series with battery backup	R314 <i>pg. 66</i>
___ 14.	CARBON MONOXIDE ALARMS: approved carbon monoxide detector installed outside of each sleeping area in the immediate vicinity of the bedrooms when a fuel-burning appliance is installed and in dwelling units with attached garages.	R315 <i>pg. 67-68</i>
___ 15.	CONCRETE FOOTING SIZES AND DEPTH: min. footing size 8 inches by 20 inches, min depth 40 inches, MINIMUM REBAR as required by soils type	R403 & TABLE 402.1 (1)(2)(3) <i>pg. 80-83</i>
___ 16.	ANCHOR BOLTS TO FOUNDATION: max spacing 72 inches on center & not more than 12 inches from each end of plate section and or corners. Anchor straps may be substituted for bolts as long as they provide equivalent anchorage.	R403.1.6 <i>pg. 89</i>
___ 17.	STRUCTURAL COLUMNS: 4x4 inch min. wood, 3-inch min. pipe	407 <i>pg. 121</i>
___ 18.	UNDER-FLOOR VENTILATION: 1 sq ft for each 150 sq ft of underfloor space	R408 <i>pg. 121-122</i>
___ 19.	UNDER-FLOOR ACCESS: 24 inch by 18 inch	R408.4 <i>pg. 122</i>
___ 20.	FLOOR FRAMING: double under bearing partitions, blocking at bearing walls, allowable spans	R502 <i>pg. 128-130</i>
___ 21.	HEADER & GIRDER SPANS	R607 <i>pg. 166-174</i>
___ 22.	WALL CONSTRUCTION	R602 <i>Pg. 157-164</i>
___ 23.	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	R602.10 <i>Pg. 136 (2006 IRC)</i>
___ 24.	FASTENER SCHEDULE:	TABLES R602.3(1) & R602.3(2) <i>pg. 158-160</i>
___ 25.	EXTERIOR WALL COVERINGS AND WEATHER BARRIERS: 15# felt paper or water resistive barrier	R703 <i>pg. 345-346</i>
___ 26.	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 & RAFTER TIES: at 4 feet max on center, hurricane ties (H-1), ROOF SHEATHING, and size and spacing of rafters at OVER-BUILDS	R802 <i>pg. 365</i>
___ 27.	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	R806 <i>pg. 409-410</i>
___ 28.	ACCESSIBLE ATTIC ACCESS: 22 x 30 inches with 30 inches of vertical clearance above	R807.1 <i>Pg. 411</i>

___29.	ICE DAM PROTECTION: ice and water shield at eaves to 24 inches inside the wall plane of the building	R905.1.2 Pg. 417
___30.	INSULATION VALUES IN WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS: Basement walls = R-15, Crawl Space Walls = R-15-19, Walls = R- 21, Floors = R-30, Ceilings = R-49, Windows = U- 0.32 OR RES-CHECK 2015 IECC. Contact office for basement insulation requirements as applied to conditioned/un-conditioned spaces	N1102.1 OR 2018 PA ALTERNATIVE RESIDENTIAL ENERGY PROVISIONS
___31.	BLOWER DOOR TESTING (Mandatory)	N1102.4 pg. 459
___32.	DUCT TESTING (Mandatory) <i>(Exception: Unless air handler and all ducts located entirely within conditioned space)</i>	N1103.3.3 pg. 461
___33.	MECHANICAL VENTILATION REQUIRED	N1103.6 pg. 462
___34.	CLOTHES DRYER EXHAUST: 35 feet to outside with 5-foot reduction for 90-degree bends	M1502.4.5 pg. 485
___35.	VENT TERMINATIONS: vent terminal shall be located not less than 4 feet below, 4 feet horizontally from, or 1 foot above any door, window or gravity air inlet into a dwelling. Provide plumbing detail showing DWV sizes.	M1804.2 - M1804.2.6 pg. 497
___36.	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	E3405 pg. 472
___37.	RECEPTACLE OUTLETS IN: walls, counters, islands, floors, bathroom, outdoors, laundry, basement, garage, hallways, and mechanical room	E3801 pg. 695-697
___38.	ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION IN: bedrooms, kitchens, family rooms, dining rooms, living rooms, parlors, dens, hallways, rec rooms, laundry rooms and similar areas	E3902.16 Pg. 698-699
___39.	GFCI PROTECTION IN: bathroom and jetted tub motors, garage, outdoor, crawlspace, unfinished basement, kitchen counters, islands, dishwashers and bar sinks	E3902 pg. 697-698
___40.	TAMPER RESISTANT RECEPTACLES: All 125-volt 15-20 amp receptacles shall be tamper resistant	E4002-14 pg. 725