

PLAN REVIEW SHEET

PROJECT ADDRESS		
LOT #	BLOCK #	SUBDIVISION
BUILDER		
REVIEWED BY		REVIEW FEES

The following information **MUST** be submitted in a plan form or in writing for review.

Legend: **P** = Plan (& page #) **A** = Attachment **TC** = Truss Calcs
 S = Survey **HC** = Heat Calcs **EC** = Engineering Calcs

- Erosion control plan submitted – *COMM 20.09(4)(a)1.b.*
- Erosion control measures specified satisfactory – *COMM 21.125*
- Intended building site not located in floodplain or other restricted area – *Local Zoning*
- Adequate setbacks and offsets provided to meet zoning requirements – *Local Zoning*
- Dwelling conforms to minimum square footage requirements – *Local Zoning*
- Dwelling height conforms to maximum allowable height – *Local Zoning*
- No construction will take place within any easement as shown on plat.
- Proposed yard grade per master site grading plan or per adjacent property grades – *Local Zoning*
- Footing thickness 8" minimum – *COMM 21.15(1)(a).*
- Footing width minimum 4" wider than foundation wall on each side – *COMM 21.15(1)(a).*
- Column pad min 24"x 24"x 12" thick or larger if special loading – *COMM 21.15(1)(b).*
- All footings located at least 48" below finish grade for frost protection – *COMM 21.16(1).*
- Foundation width and height given on plans – *COMM 20.09(4)(a)3.*
- Foundation of block or concrete per code; width ok for height & fill – *COMM 21.18(1)&(2).*
- Pilasters 15' o/c for 10" block, 20' o/c for 12" block, avrg fill – *COMM 21.18-C.*
- Lateral support provided at top of foundation wall – *COMM TABLE 21.18 and/or interp.*
- Damproofing block foundation; 3/8 minimum backplaster – *COMM 21.18(3)(e).*
- Exterior drain tiles with minimum 2" gravel under 12" gravel over – *COMM 21.17(2)(c).*
- Bleeder tiles 8' o/c thru footing around perimeter of dwelling – *COMM 21.17(3)(d)5.*
- Interior drain tile and sump shown on plans – *COMM 21.17(3)(d)6.*
- 4" gravel provided under basement floor – *COMM 21.20.*
- Vapor barrier placed under basement floor – *COMM 22.22(3).*

- _____ Basement beam (wood or steel) sized per code tables – *COMM TABLE 21.22-A.*
- _____ Minimum 36" provided between edge of bottom tread and wall – *COMM 21.04(3)(b).*
- _____ Smoke detector required in basement – *COMM 21.09.*
- _____ Floor joists sized and spaced for span shown on plans – *COMM 21.22(1) & appendix tables.*
- _____ Lumber type and Fb rating given on plans – *COMM 20.09(4)(b).*
- _____ Sill on top of foundation treated – *COMM 21.10(1)(b)&2" x 6"min.COMM 21.22(1m).*
- _____ Sill bolted to foundation – *COMM TABLE 21.18 or interpretation.*
- _____ Door to basement 32" minimum – *COMM 21.03(8).*
- _____ If basement habitable, 2 exits provided – *COMM 21.03(5)(b).*
- _____ If window basement 2nd exit, 46" sill, 20" wide, 24" high + areaway – *COMM 21.03(6m).*
- _____ If bedrooms in basement, 8% & 3.5% light and ventilation – *COMM 21.05(1)&(2).*
- _____ 2 exits from first floor – *COMM 21.03(1) & 21.03(7).* **Patio door will need a step to grade.**
- _____ Windows in habitable rooms provide 8% glazed area – *COMM 21.05(1).*
- _____ Passageways 30" min, doors in primary passageways 32" min – *COMM 21.03(8).*
- _____ 1 minimum 32" wide door to a full bath – *COMM 21.03(8).*
- _____ 50% of bedrooms have 32" wide doors – *COMM 21.03(8).*
- _____ Kitchen stove location complies with code – *COMM 23.04-A.*
- _____ Smoke detector on main floor, basement, 2nd floor and each sleeping room – *COMM 21.09.*
- _____ Masonry F.P. no combustibles under hearth – *COMM 21.29(6).*
- _____ 6ft masonry F.P. hearth = 12"/12"/+20" from facing – *COMM TABLE 21.29-1.*
- _____ Masonry F.P. mantle >6" then <12" = 1/8" per inch – *COMM 21.29(11).*
- _____ Masonry F.P. chimney terminates 3' or 2' within 10' – *COMM 21.29(2).*
- _____ Pre-fab F.P. installation instructions provided – *COMM 21.32.*
- _____ Gas/other chimneys terminate 3' or 2' within 10' – *COMM 23.11(2).*
- _____ Baths with tub or shower have exhaust fans – *COMM 23.02(3)(a) & (c).*
- _____ Floor decking or underlayment assembly per – *COMM 21.22-B,C,D, or E.*
- _____ All handrails 30"-38" & guardrails 36" w/spindles not to pass 4" – *COMM 21.04(2).*
- _____ Upstair landings 36" min at top, bottom ? midpoint in direction of travel – *COMM 21.04(3)(b).*
- _____ Upstairs 36" wide minimum – *COMM 21.04(1)(a).*
- _____ Minimum 6'4" headroom provided all stairs – *COMM 21.04(1)(b).*
- _____ All stair risers do not exceed 8", treads are at least 9" (nosing/nosing) – *COMM 21.04(1)(c).*
- _____ 3.5% ventilation provided to all habitable rooms – *COMM 21.05(2).*
- _____ Safety glass in doors, sidelights, tub encl or panels within 24" of drs/flrs – *COMM 21.05(5).*
- _____ Headers sized per – *COMM TABLES 21.25-B,C & D or COMM 21.25(3)(a).*
- _____ Floor/ceiling joists sized per – *COMM 21.22(1) and/ or appendix tables.*

- _____ Garage floor slopes to door or to approved drain – *COMM 21.203(2)*.
- _____ Bottom plates on bearing walls in garage treated – *COMM 21.10(1)(b)&(f)*.
- _____ 20 minute rated door & frame at garage/home wall – *COMM 21.08(5)(c)*.
- _____ Attached garage walls/ceilings between dwelling $\frac{3}{4}$ hr fire resistive constr. – *COMM 21.08(5)(a)*.
- _____ Rated const w/closer/latch, for scuttle opening in rated assembly – *COMM 21.08(5)(d)2*.
- _____ Attic access 14" x 24" free opening size, where 30" attic height – *COMM 21.07(1)*.
- _____ Second floor 2nd exit, stairs to grade, balcony or window – *COMM 21.03(2)*.
- _____ Second floor windows for exiting, sill no more than 46" from floor – *COMM 21.03(6m)*.
- _____ Second floor windows for exciting, 20" wide x 24" high nominal – *COMM 21.03(6m)(b)*.
- _____ Second floor exiting balcony 36" x 36" min. w/36"-46" guardrail – *COMM 21.03(10)*.
- _____ Hallways 36" minimum width (finish) – *COMM 21.03(9)*.
- _____ Bathrooms w/o windows- 1 air exch/hr – *COMM 23.02(3)(b)*.
- _____ Vapor barrier walls/ceiling (non elec heat) – *COMM 22.22(2)*.
- _____ Vapor barrier walls/ceiling (elec heat) – *COMM 22.22(2)*.
- _____ Heat calcs submitted – *COMM 20.09(4)(b)*.
- _____ Heat calc R-values match plans – *COMM 22.07 or COMM 22.40*.
- _____ Truss calcs match plan & are complete – *COMM 20.09(4)3(b)*.
- _____ Truss/frame combo designed per – *COMM 21.02*.
- _____ Frame roof ridge 1" (inline rafters) 2" (offset) – *COMM 21.28(1)*.
- _____ Frame roof collar ties every 3rd pair of rafters – *COMM 21.28(2)*.
- _____ Frame roof spans, member size, grade & spacing per – *COMM 21.28 and/or appendix tables*.
- _____ Cathedral ceiling has supportive ridge – *COMM 21.28(2m)*.
- _____ Roof sheathing size and spacing per – *COMM TABLE 21.28-A*.
- _____ Roofing & felt or equivalent provided – *COMM 21.27(3)(a)*.