

Use this checklist to review your building plans.

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 APPROVAL
- \_\_\_\_\_ 3. SITE PLAN & GRADING: setbacks, liquefaction, over-pressure zone, slope and drainage
- \_\_\_\_\_ 4. SNOW LOAD: stamp on plans
- \_\_\_\_\_ 5. WATER SERVICE SIZE: stamp on plans
- \_\_\_\_\_ 6. IRC 2003, IPC 2003, IMC 2003, and NEC 2002: 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 sqf window opening 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 wallboard on garage side wall & ceiling. Garage beneath habitable rooms shall be separated from all habitable rooms by no less than 5/8 inch Type X gypsum board or equivalent. Openings between the garage and residence shall be equipped. with a 1 3/8 inch solid or 20 minute door
- \_\_\_\_\_ 13. EMERGENCY ESCAPE AND RESCUE OPENINGS: 44 inches max above floor, in every sleeping room, 5. 7sq 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 mill.
- \_\_\_\_\_ 17. RAMPS, SLOPES AND RAILS: max slope 1 & 8, railing with ramps over 1 & 12

- \_\_\_\_\_ 18. STAIRWAY WIDTH: 36 inches, TREADS AND RISERS: 8 inch rise and 9 inch tread, HEADROOM: 6 foot 8 inch, UNDER STAIR PROTECTION: ½ inch sheetrock, HANDRAILS: (2) or more risers, 34 to 38 inches in height and 1 1/4 to 2 5/8 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 DETECTORS: inside-each sleeping room, outside sleeping rooms, on each level, all wired in series
- \_\_\_\_\_ 21. INTERIOR MOISTURE VAPOR RETARDERS: on warm-in-winter side of wall
- \_\_\_\_\_ 22. 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.
- \_\_\_\_\_ 23. WOOD COLUMNS: 1 inch above the floor or finish grade, CONNECTION TO FOUNDATION
- \_\_\_\_\_ 24. 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
- \_\_\_\_\_ 25. CONCRETE FOOTING SIZES AND DEPTH: min. footing size 8 inches by 20 inches, min depth 36 inches to top of the footer, MINIMUM REBAR as required by soils type
- \_\_\_\_\_ 26. ANCHOR BOLTS TO FOUNDATION: max spacing 72 inches on center & not more than 12 inches from each end of plate section and or comers. Anchor straps may be substituted for bolts as long as they provide equivalent anchorage.
- \_\_\_\_\_ 27. CONCRETE FOUNDATION WALLS: 8 feet tall. 8 inches thick, #4 rebar at 24 inches on center vertical. (5) #4 rebar horizontal, (2) #4 rebar above openings, CONTINUOUS GRADE BEAM at garage door .
- \_\_\_\_\_ 28. HEIGHT ABOVE FINISHED GRADE: 6 inches min., treated sill plate
- \_\_\_\_\_ 29. FOUNDATION WALL DAMP-PROOFING: bituminous coating on basement walls
- \_\_\_\_\_ 30. STRUCTURAL COLUMNS: 4x4 inch min. wood, 3 inch min. pipe
- \_\_\_\_\_ 31. UNDER-FLOOR VENTILATION: 1 sq ft to 150 sq ft
- \_\_\_\_\_ 32. UNDER-FLOOR ACCESS: 24 inch by 18 inch
- \_\_\_\_\_ 33. FLOOR JOISTS: double under bearing partitions. blocking at bearing walls
- \_\_\_\_\_ 34. DRAFT.STOPPING: concealed spaces over 1000 sq ft
- \_\_\_\_\_ 35. FIREBLOCKING: in concealed spaces at 10 feet on center
- \_\_\_\_\_ 36. SUBFLOOR SHEATHING: 5/8 inch thick tongue & groove for joists at 16 to 20 inches on center, and \_ inch thick tongue & groove to 24 inches on center
- \_\_\_\_\_ 37. FLOOR JOISTS SUPPORTING BEARING PARTITIONS OFFSETS: offset min floor joist depth
- \_\_\_\_\_ 38. EXPOSED LAMINATED TIMBERS: pressure treated, naturally durable or preservative treated - wood
- \_\_\_\_\_ 39. 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
- \_\_\_\_\_ 40. INTERIOR NON-BEARING WALLS: 2x3 at 24 inch on center with one top plate
- \_\_\_\_\_ 41. MID-HEIGHT BRIDGING: in unfinished walls

- \_\_\_\_\_ 42. 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
- \_\_\_\_\_ 43. SHEARWALLS & HOLDDOWN SCHEDULE: on drawings
- \_\_\_\_\_ 44. INTERIOR WALL COVERINGS: 1/2 inch sheetrock
- \_\_\_\_\_ 45. EXTERIOR WALL COVERINGS AND WEATHER BARRIERS: 15# felt paper or other approved product
- \_\_\_\_\_ 46. STONE, MASONRY VENEERS, AND TIES: brick ties at 16 inches on center in either direction, with horizontal 9 gage wire mechanically attached to ties
- \_\_\_\_\_ 47. LINTELS: Schedule
- \_\_\_\_\_ 48. 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
- \_\_\_\_\_ 49. 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 '
- \_\_\_\_\_ 50. ATTIC ACCESS: 22 x 30 inches with 30 inches of vertical clearance above
- \_\_\_\_\_ 51. ROOF SLOPES and DRAINAGE: felt paper, ¼ inch per foot min.
- \_\_\_\_\_ 52. ICE DAM PROTECTION: ice and water shield at eaves to 24 inches inside the wall plane of the building
- \_\_\_\_\_ 53. MASONRY CHIMNEY TERMINATION: 2 feet higher than any portion of building within 10 feet, 3 feet tall min., masonry chimney cross-section
- \_\_\_\_\_ 54. FACTORY-BUILT CHIMNEYS: Listed and labeled
- \_\_\_\_\_ 55. 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
- \_\_\_\_\_ 56. Climatic Design Zone; Lycoming County, Zone 13. Average heating degree day design factor 6,000 – 6,499
- \_\_\_\_\_ 57. INSULATION VALUES IN WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS: Basement walls = R-10, Crawl Space Walls = R-20, Walls = R- 18, Floors = R-21 , Ceilings = R-38, Windows = U- 0.350, doors = U-O.350 OR RES-CHECK 2003 IECC. Contact office for basement insulation requirements as applied to conditioned/un-conditioned spaces.
- \_\_\_\_\_ 58. 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
- \_\_\_\_\_ 59. 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
- \_\_\_\_\_ 60. COMBUSTION AIR: duct or opening within 12 inches of ceiling and size of 1 sq inch for every 3000 BTU/h
- \_\_\_\_\_ 61. ELEVATION OF COMBUSTION SOURCE OF APPLIANCES: in garages'18 inch min. platform
- \_\_\_\_\_ 62. APPLIANCE PROTECTION FROM IMPACT: in garages
- \_\_\_\_\_ 63. CONDENSATE DISPOSAL: to an indirect drain, secondary condensate if located in attic or on wood floor
- \_\_\_\_\_ 64. GAS LINE SCHEMATIC

- \_\_\_\_\_ 65. 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
- \_\_\_\_\_ 66. WATER HEATER, FLOOR DRAIN, AND PANS FOR DRAINAGE: indirect drain, pan for water heaters on wood floor
- \_\_\_\_\_ 67. CLOTHES DRYER EXHAUST: 25 feet to outside with 5 foot reduction for 90 degree bends
- \_\_\_\_\_ 68. EXHAUST VENT TERMINATIONS: 4 feet below or beside and 1 foot above doors or windows, 12 inches above grade
- \_\_\_\_\_ 69. SHOWER SIZE AND DOOR: 900 sq inches and 30 inch diameter, door swings outward
- \_\_\_\_\_ 70. WHIRLPOOL BATHTUB ACCESS PANEL
- \_\_\_\_\_ 71. HOSE CONNECTION BACKFLOW PREVENTER
- \_\_\_\_\_ 72. 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
- \_\_\_\_\_ 73. RECEPTACLE OUTLETS IN WALLS, COUNTERS, ISLANDS, FLOORS, BATHROOM, OUTDOORS, LAUNDRY, BASEMENT, GARAGE, HALLWAYS, AND MECHANICAL ROOM
- \_\_\_\_\_ 74. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION IN BEDROOMS
- \_\_\_\_\_ 75. GFCI PROTECTION IN BATHROOM and jetted tub motors, GARAGE, OUTDOOR, CRAWLSPACE, UNFINISHED BASEMENT, KITCHEN COUNTERS, ISLANDS, AND BAR SINKS
- \_\_\_\_\_ 76. LIGHTING WITH WALL SWITCHES IN BEDROOMS. BATHROOMS, HALLWAYS, STAIRWAYS OF 6 STEPS OR MORE, ATTACHED GARAGE, STORAGE ROOM, AND OUTSIDE EACH EXIT DOOR
- \_\_\_\_\_ 77. RECEPTACLES AND LIGHTING IN DAMP AND WET LOCATIONS: weatherproof covers for outlets, lighting to be listed for wet or damp locations
- \_\_\_\_\_ 78. LIGHT FIXTURES IN CLOSETS: incandescent fixtures 12 inch min. to storage, fluorescent fixtures 6 inch min. to storage
- \_\_\_\_\_ 79. SUPPORT OF CEILING FANS