

Hampton Roads Regional 1 & 2 Family Residential Plan Submittal Guidelines

This document was taken from the 2012 VBCOA Region VIII Residential Plan Review document in its entirety and, except for the logo change, has not been altered.

Date _____ Application # _____ Model same as Name/No. _____ Contractor _____ Reviewed by _____ Reply Checked by _____

The plan review process can be a complex and lengthy procedure. However, a well researched, properly prepared set of plans submitted with sufficient details, sections, and information necessary to determine compliance with the Commonwealth of Virginia codes and County or local ordinances will move quickly through the process and have fewer reasons for rejection. The approved detailed plans are required on a job site during the inspection process to help reduce delays and the number of re-inspections.

To aid design professionals and contractors, the following list has been prepared as a guide only. Depending on the scope of work to be permitted, some items may not apply, or more specific information may be required. Using this form should greatly reduce the chances of submitting deficient plans. Plans found with insufficient information will be rejected, requiring revised plans to be resubmitted when all corrections are made. Sheets in plans should have all items that pertain to the headings in solid black background. Recommended sequencing of plans should be same order as black headings. **The following items must be included with all residential permit applications at the time of submittal. The application will not be reviewed if all items have not been included.**

Please see local jurisdiction cover sheet for any extra submittal guidelines.

With your response to our remarks, identify where your response is located on the plans. Partial responses will not be accepted. The corrections noted here are subject to change and/or be added to for code compliance as updates are made to plans.

Red indicates 2012 Virginia Residential Code (VRC) Section (CK=Checked; N/A=Not Applicable; REJ=Rejected/Needed; REC=Reply Received)

CK	N/A	REJ	REF #	ITEM	CODE REF	REC	REMARKS
100 ITEMS NEED CHECKED ON SUBMITTALS							
				Plans			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	101	Residential Plan Submittal Guidelines		<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	102	Statement of Residential Energy Code Compliance		<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	103	Code under which designed	103.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	104	Registered Design Professional seal (if required)	111.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	105	Plans in architectural scale (1/8" smallest and readable) (Reduction of original scale not acceptable)	109.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	106	All sheets numbered and bound sequentially	109.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	107	Designer's name, address, and occupation	111.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	108	Energy efficiency IECC 2012 (prescriptive or Res Check)	1101.1, 303.1	<input type="checkbox"/>	
				Site Plan			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	109	Approved site plan	109.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	110	Must match drawing layout	109.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	111	Drainage	401.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	112	Exterior wall location (fire separation distance)	302	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	113	Compaction certification (as required) Gravel > 24" Earth >8"	506.2.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	114	Flood Zone	322	<input type="checkbox"/>	
				Soils report (as required)			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	115	Include 2 borings	109.3, 401.4	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	116	Show locations	109.3	<input type="checkbox"/>	
				HVAC permit application			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	117	Manual D and J (as required)	109.1, 1401.3	<input type="checkbox"/>	

CK	N/A	REJ	REF #	ITEM	CODE REF	REC	REMARKS
				Water / Sewer disposal system			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	118	State on application	109.3	<input type="checkbox"/>	
				Other			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	119			<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	120			<input type="checkbox"/>	
200 FOUNDATION PLAN							
				Grading			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	201	Engineered fill	506.2.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	202	Unusual grade elevation issues / concrete slab on grade	403.1.7, 506.2.1	<input type="checkbox"/>	
				Footings			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	203	Exterior footings: locations, depth and width or per soil report	403.1.1, 401.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	204	Piers: size, height, and location	403.1.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	205	Rebar: number and size	Table 404.1(1)	<input type="checkbox"/>	
				Vented and conditioned crawl spaces			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	206	Flood vents, if required	322.2.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	207	Vents within 3' of corners	408.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	208	Vent calculations	408.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	209	Crawl access door 16" x 24"	408.4	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	210	Unvented conditioned crawl (air flow)	408.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	211	Unvented conditioned crawl (insulation) specify ICC/ES report	1102.2.10, Table 1102.1.1	<input type="checkbox"/>	
				Foundation Walls			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	212	Masonry or concrete foundation walls: thickness	404.1.1, 404.1.5	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	213	Pier and curtain walls	404.1.5.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	214	Point loads	401.2	<input type="checkbox"/>	
				Details			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	215	Grout type & reinforcement double wythe walls	609.1.1, 608.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	216	Vertical rebars	Table 404.1.1(2)-(4)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	217	Anchor bolts or other mfg'r's anchor type, size and spacing	403.1.6	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	218	P.T. plate, girder, joists <18" to inside crawl grade	317.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	219	Stem wall at garage: reqd if wall supports a BWP	602.10.9	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220	Retaining walls: >24" unbalanced backfill w/o lateral support at top = design reqd.	404.4, 108.2 (7)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	221	Wall design for flood areas: sealed RDP design if reqd.	322.1.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	222	Superior walls sealed RDP design reqd. ICC/ES report	112.3, 109.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	223	ICF foundation walls	611	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	224	Wall opening detail (CMU & concrete pour)	601.2, 611.8	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	225	Non continuous lintel bond beam	401.2	<input type="checkbox"/>	
				Other			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	226			<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	227			<input type="checkbox"/>	
300 BASEMENT PLAN							
				Room			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	301	Room names, minimum size, ceiling height	304.1, 305.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	302	Bedrooms in basement –emergency escape & rescue openings	310	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	303	Size of all doors and windows on plan view	109.1, 310, 311	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	304	Window wells	310.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	305	Interior load bearing walls identified	602.4	<input type="checkbox"/>	

CK	N/A	REJ	REF #	ITEM	CODE REF	REC	REMARKS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	306	Bathroom fixture clearance – height of ceiling	305.1, Figure 307.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	307	Code compliant stair: riser/tread, width, headroom, handrail	311.7	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	308	Garage in basement - separation to habitable space: 1/2" walls, 5/8" type X ceilings, 1/2" underside of stairs, rated door	302.5.1, 302.6, 302.7	<input type="checkbox"/>	
				Braced walls			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	309	Wall line numbers, min. length panels required	602.10	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	310	BWP: method(s), nailing schedule, actual length	Table 602.10.5	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	311	CS method: 24" end walls, 24" return walls or 800# hold downs	602.10.7	<input type="checkbox"/>	
400 BASEMENT and/or FIRST FLOOR FRAMING PLAN							
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	401	Basement: Min 3.5" slab, 6 mil vapor barrier	506.1-506.2.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	402	Basement: Thickened slab details supporting load bearing walls	Figure 403.1(1)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	403	Basement: Point loads	111.1, 501.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	404	Basement: Steel beams sized and located	111.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	405	Basement: Steel column sized and located	111.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	406	Dimensional lumber (size, grade, species, spacing, direction)	502.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	407	I-joist (manufacturer, series, depth, spacing, direction)	112.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	408	Open web floor trusses drawings / fireblocking	502.11.4, 502.13	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	409	Framing of openings	502.10	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	410	Double joists under bearing partitions	502.4	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	411	Steel beams and calc sheets	109.1, 109.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	412	Posts/columns (parallel strand lumber - gang posts / dimensional lumber - gang nailed posts)	109.1, 109.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	413	Engineered LVL beam location and calc sheets	109.3, 301.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	414	Point loads	501.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	415	Draft stopping 1000sf open truss: GB or plywood on floor trusses	502.12	<input type="checkbox"/>	
				Other			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	416			<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	417			<input type="checkbox"/>	
500 FIRST FLOOR PLAN							
				Room			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	501	Names, minimum size, ceiling height	304.1, 305.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	502	Interior load bearing walls identified	602.4	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	503	Bedrooms – emergency escape rescue openings	310	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	504	Size of all doors and windows on plan view	109.1, 310, 311	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505	Landing at exterior doors	311.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	506	Glazing (indicate tempered glass where required)	308.4	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507	Bathroom fixture clearance	305.1, Figure 307.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	508	Hall width: 36" min.	311.6	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	509	Code compliant stair: riser/tread, width, headroom, handrail	311.7	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	510	Required psi garage slab and slope direction	Table 402.2, 309.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	511	Garage - separation to habitable space	302.5.1, 302.6, 302.7	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	512	Fireplace type: requirements	Table 1001.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	513	Deck, porch, ramp details: attachment to house, guards, etc	507	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	514	Deck ledger to band joist attachment	507.2, Figure 507.2.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	515	DCA-6 decks / 2-story decks (No Carriage Bolts)	507	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	516	Point loads	507	<input type="checkbox"/>	
				Braced walls			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	517	Wall line numbers, min. length panels required	602.10	<input type="checkbox"/>	

CK	N/A	REJ	REF #	ITEM	CODE REF	REC	REMARKS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	518	Bracing connections to roof frame	602.10.8.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	519	BWP: method(s), nailing schedule, actual length	Table 602.10.5	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	520	CS method: 24" end walls, 24" return walls or 800# hold downs	602.10.7	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	521	Portal framing details, stem walls	602.10.9, 602.10.6 & (6.2, 6.3, 6.4), Figure 602.10.6.4	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	522	Blocking along BWPs	602.10.8, Figure 602.10.8.2(1)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	523	Blocking of joists at support wall or beam (lateral restraint at joist end)	602.10.9	<input type="checkbox"/>	
				Other			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	524			<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	525			<input type="checkbox"/>	
600 SECOND FLOOR PLAN							
				Framing Plan			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	601	Dimensional lumber floor (size, grade, species, spacing, direction)	502.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	602	I-joist layout (mfg, series, depth, spacing, direction)	112.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	603	Open web floor truss layout: sealed RDP incl. detail sheets	502.11.4, 502.13	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	604	Framing of openings	502.10	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	605	Double joists under bearing partitions	502.4	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	606	Steel beams and calc sheets	109.1, 109.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	607	Posts / columns – restraint	109.1, 407.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	608	Point loads	501.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	609	Engineered LVL beam location and calc sheets	109.3, 301.1	<input type="checkbox"/>	
				Rooms			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	610	Room names, minimum size, ceiling height	304.1, 305.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	611	Interior load bearing walls identified	602.4	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	612	Bedrooms - emergency escape rescue openings	310	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	613	Size of all doors and windows on plan view	109.1, 310, 311	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	614	Glazing (indicate tempered glass where required)	308.4	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	615	Bathroom fixture clearance	305.1, Figure 307.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	616	Hall width: 36" min.	311.6	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	617	Attic access: hatch, pull down stair or code compliant stair must be located in hallway or accessible area. (22x30)	807.1; 311.7 (Stairs)	<input type="checkbox"/>	
				Braced walls			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	618	Wall line numbers, min. length panels required	602.10	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	619	BWP: method(s), nailing schedule, actual length	Table 602.10.5	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	620	Bracing connections to roof framing	602.10.8.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	621	CS method: 24" end walls, 24" return walls or 800# hold downs	602.10.7	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	622	Portal framing details, stem walls	602.10.9, 602.10.6 & (6.2, 6.3, 6.4), Figure 602.10.6.4	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	623	Blocking along BWPs	602.10.8, Figure 602.10.8.2(1)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	624	Blocking of joists at support at wall or beam	602.10.9	<input type="checkbox"/>	
				Other			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	625			<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	626			<input type="checkbox"/>	

CK	N/A	REJ	REF #	ITEM	CODE REF	REC	REMARKS
700 ATTIC FLOOR FRAMING PLAN							
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	701	Dimensional lumber ceiling joists (size, grade, species, spacing, direction)	802.4	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	702	Dimensional lumber floor joists (size, grade, species, spacing, direction)	502.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	703	I-joist layout (mfr, series, depth, spacing, direction)	112.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	704	Framing of openings	502.10	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	705	Steel beams and calc sheets	109.1, 109.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	706	Posts / columns	109.1, 407.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	707	Engineered LVL beam location and calc sheets	109.3, 301.1	<input type="checkbox"/>	
				Other			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	708			<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	709			<input type="checkbox"/>	
800 HABITABLE / STORAGE ATTIC FLOOR PLAN (whenever there is a fixed stairway)							
				Rooms			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	801	Room names, minimum size, ceiling height, habitable attic	304.1, 305.1, Chapter 2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	802	Bedroom(s) emergency escape and rescue openings	310	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	803	Size of all doors and windows on plan view	109.1, 310, 311	<input type="checkbox"/>	
				Other			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	804			<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	805			<input type="checkbox"/>	
900 ROOF PLANS							
				Show each individual / rafters, hip/valley members, ridge & supports			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	901	Rafters (size, grade, species, spacing, direction)	802.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	902	Valley framing details - post required	802.3, 109.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	903	Ridge beams / Post (required when there is not a ceiling joist to resist thrust)	802.3	<input type="checkbox"/>	
				Truss			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	904	Truss layout & engineers detail sheets	802.10	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	905	Girder truss loads and appropriate posts / columns	801.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	906	RDP seal	802.10.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	907	Individual truss loads and uplift	802.10.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	908	Gable end details and bracing requirements	802.11.1, 802.10.3	<input type="checkbox"/>	
				Details			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	909	Rafter ties, collar ties	802.3.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	910	Complex roof - specify all members	801.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	911	Ceiling/roof diaphragm & blocking (if required)	109.3, 602.10.8.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	912	Uplift (hurricane ties)	802.11.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	913	Masonry veneers & chimney support by wood framing: design by RDP if required	109.3, 703.7.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	914	Hurricane tie schedule - size with nail count per mfg specs	802.11.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	915	Vent calcs. to net free flow for roof: 1sqft per150sqft or 300 sqft	806.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	916	Details- unvented roof	806.5	<input type="checkbox"/>	
				Exposure			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	917	Uplift connectors / load path to foundation: when uplift \geq 20psf	Table 802.11, Table 602.3(1) , 802.11.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	918	Roof sheathing and nailing schedule	Table 602.3.(1)	<input type="checkbox"/>	

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				Other			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	919			<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	920			<input type="checkbox"/>	
1000 ELEVATIONS							
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1001	Finished floor to finished floor heights (ceiling heights)	109.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1002	Front, side and rear elevations (incl. door and windows locations)	109.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1003	Grade changes of basements- number of stories	109.1	<input type="checkbox"/>	
				Other			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1004			<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1005			<input type="checkbox"/>	
1100 SECTIONS - show load path							
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1101	Full cross sections showing areas-at load path and critical construction, (reference cross section -show location on plan)	109.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1102	Partial - exterior wall construction: stud size and spacing anchorage	602.3.1, Table 602.3(5)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1103	All material used	109.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1104	Roof pitch /roof covering	109.3, 905.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1105	Change in thickness CMU	606.2.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1106	Crawl space grade > fin. grade or drainage system	408.6	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1107	Interior bearing wall details: stud size and spacing-anchorage	602.4, 602.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1108	Tall wall details: sealed design (elevation view)	Table 602.3 (5)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1109	Connector chart (type and load path)	109.3, 301.1, 802.11.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1110	Insulation @ basement walls: R10 (continuous) or R13 (w/studs)	Table 1102.1.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1111	@ crawl space under floor: R19	Table 1102.1.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1112	@condition crawl R10 - slab on grade R10, 2ft ICC-ES report	1102.1, 1102.2.9, 112.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1113	@ stud walls: R15 or R13 + R1 (continuous)	Table 1102.1.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1114	@ roof: R38 or R30 if covered top plate – (attic access)	1102.2.1, 1102.2.4, Table 1102.1.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1115	Roofing: type of roof covering - shingles, tile, metal, etc	902.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1116	Termite barrier	318, 408.3.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1117	Wood frame is limited to 3 stories maximum - story height	101.2, 301.3, Table 602.3.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1118	Steel frame is limited to 3 stories maximum	603.1.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1119	ICF walls is limited to 2 stories maximum – S. P.s	611.2, Sect. 613	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1120	Column restraint & attachment to beam	407.3, 802.11.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1121	Slab on grade: 6 mil vapor barrier under concrete slabs (not reqd at garage)	506.2.3	<input type="checkbox"/>	
				Other			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1122			<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1123			<input type="checkbox"/>	
1200 MISCELLANEOUS DETAILS							
				Walls			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1201	Weather resistant barrier (complying with ASTM D 226)	703.2, Table 703.4	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1202	Brick anchorage	703.7.4	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1203	Brick ledge detail	301.1, 401.2, F 703.7	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1204	Brick flashing	703.7.5, 703.8	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1205	Weepholes	703.7.6	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1206	Bay window detail	109.3, 301.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1207	Dormer framing detail	109.3	<input type="checkbox"/>	

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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1208	Glass block installation details	610	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1209	Bearing frame wall to block wall detail (cripple walls)	602.9	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1210	Chimney framing details	109.3	<input type="checkbox"/>	
				Openings			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1211	Header/opening details 5' or greater	109.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1212	Doors and window details for masonry openings	401.2, 606.10	<input type="checkbox"/>	
				Veneer supports			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1213	Veneer support: specify if by walls or by roof rafters; lintel size and details (nailing, bolting, stops)	703.7.2.1, 703.7.2.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1214	Design required	401.2	<input type="checkbox"/>	
				Stairs			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1215	Stairways - width, treads and risers, landings, winders, spiral	311.7	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1216	Handrails (4 or more risers)	311.7.8	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1217	Guards	Section 312	<input type="checkbox"/>	
				Other			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1218			<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1219			<input type="checkbox"/>	
1300 GENERAL NOTES							
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1301	Window sill heights: 18" min when > 72" above grade or surface below	312.2.1, 612.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1302	Exterior wall locations: fire separation distance w.r.t property lines	302.1, Table 302.1(2)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1303	Specify code edition: 2012 IRC	103.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1304	Square footage per floor, decks, porches, and garage	109.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1305	Complete Table R301.2(1) + exposure category. (see jurisdictional design criteria)	Table 301.2(1), 301.2	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1306	Design load criteria	301.2, Table 301.5	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1307	Soil bearing capacity: <input type="checkbox"/> tested, <input type="checkbox"/> assumed, <input type="checkbox"/> per code	401.4, 401.4.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1308	Approved fireblocking material on plans: manufacturer's literature on site	602.8, 302.11	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1309	Garage doors wind rating: Jamb attachment mfg's literature	301.2.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1310	Roof water discharge (if shrink swell soil)	801.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1311	Termite method: manufacturer's product name or literature	318, 408.3.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1312	Flashing windows /doors: mfg's requirements on site for inspect	703.8, 109.3	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1313	Carbon Monoxide Alarms	315.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1314	Fire Extinguishers	328.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1315	Smoke Detectors	314.1	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1316	Air Leakage	N1102.4	<input type="checkbox"/>	
				Other			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1317			<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1318			<input type="checkbox"/>	
1400 SPECIAL CONSTRUCTION DETAILS DETERMINED BY SPECIFIC PLANS							
				Flood resistant construction			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1401	Structural systems	322	<input type="checkbox"/>	
				Sound Transmission			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1402	Airport noise (see jurisdictional ordinance)	327.2	<input type="checkbox"/>	
				Townhouses			

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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1403	Firewall detail and ratings	112.3 (ICC/ES)	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1404	Structural independent	302.2.4	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1405	Through wall penetrations	302.4	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1406	Parapets	302.2.2, 302.2.3	<input type="checkbox"/>	
				Sunrooms			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1407	Define sunroom	201	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1408	Min. R values	1102.2.12	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1409	Glazing - U factor .50 skylite .75 (if glazing less than 40%, treat as room)	1102.3.5, 1102.4.1, Chapter 2	<input type="checkbox"/>	
				Other			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1410			<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1411			<input type="checkbox"/>	