

# INTERNATIONAL RESIDENTIAL DWELLING CODE PLAN REVIEW REQUIREMENTS

In order to perform a through One and Two Family Dwelling Code Plan Review, the following should be submitted:

Complete plans drawn to scale with sufficient clarity, details and dimensions to show the nature and extent of the work proposed.

A site plan including the following information:

1. Size and location of all new construction and all existing structures on the site.
2. Distances from lines.
3. Established street grades and proposed finished grades.
4. The location of a private sewage disposal system when a public sewage system is not available.

Building architectural/structural plans to include:

1. Local design load criteria, including frost depth.
  2. Room sizes.
  3. Percentage of openings in building envelope.
  4. Glazing materials including "U" factor, and net opening size of egress windows.
  5. Attached garage separation.
  6. Stair details.
  7. Emergency egress opening locations and details.
  8. Smoke detector locations and power supply.
  9. Interior finish material details.
  10. Dwelling unit separation (as applicable).
  11. Details of foundation and superstructure.
  12. Insulation materials and "R" factors.
  13. Roof covering materials.
  14. Attic/crawl space ventilation, including sizes and location.
  15. Chimney/fireplace details.
  16. Mechanical methods, materials, and installation details including rating of HVAC equipment
  17. Plumbing methods, materials, and installation details.
  18. Electrical methods, materials, and installation details (2006 IRC One and Two Family only).
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