



IRC RESIDENTIAL SFR PLAN REVIEW CHECKLIST

NOTE: This list was prepared to assist designers and contractors and while it is a comprehensive plan review list of items we check for on a typical house plan; this is NOT an all-encompassing list.

- FBC 105.3 Permit application is incomplete.
- FBC 105 & 107 Address and information on Application, Survey, Plans, all match
- Job Valuation has been adjusted using ICC Valuation Table
- FBC107 Septic or Sewer? Health depts.# _____

SITE

- FBCR404 Retaining Walls, Site Wall location and construction details.
- FBCR312.1 Walking surfaces that are 30" above adjacent grade need guards.
- DEP permit
- De-mucking certification

ENERGY (Forms 2014-R & 2017-R) FBCR0103.2

- Door/Window U-Factor & SHGC
- Number of bedrooms Window/Door area Floor Insulation Wall/Ceiling Insulation Overhang AHU & duct locations
- Each separate building Needs: Energy Code Manual-J 8th Edition Manual-D
- Calculation and Display Card must be signed by owner or agent

ARCHITECTURAL

- FBC107 The product approval affidavit must be prepared by, signed and sealed by the architect/engineer of record.
- FBC105.3 Verify applicable FBC based on permit application date
- FBC107 Provide a Building Code Analysis on plans by design professional
- FBC107 Provide the building volume (cubic ft. / ft3) and square feet (ft2) data on plans.
- FBC [A]107.1 the Construction Documents shall be prepared by a registered design professional.
- FBCR301.1 - Provide wind design data on plans in accordance with 1603.1.4 of the FBC
 1. Ultimate design wind speed
 2. Nominal design wind speed
 3. Risk category
 4. Wind exposure
 5. The applicable enclosure classification (enclosed 0.18)
 6. Component & cladding info (walls and roof)
- FBC 107 Sections on floor plan must match section details and/or page numbers
- FBC table301.2(2) Provide wind pressures on each opening either on floor plan or elevations or a chart which correlates to window numbers or letters. The general chart provided is open to interpretation and difficult to decipher on job site.
- FBCR310 Provide Emergency Escape windows in sleeping rooms. Identify them on the plans or in the window schedule.
- FBCR320.1.1 Must provide access to a bathroom that complies with this section
- FBCR311.6 Hall width
- FBCR302 Garage separation
- FBCR Table-302.6 HABITABLE/BONUS ROOM over garage (5/8" type-X for garage ceiling)
- FBC107 Room designation
- FBC107 Room Dimensions
- FBCR806 Attic ventilation
- FBC107.2 Spray Foam Insulation Specs/Details & ICC Legacy Report
- FBCR806.5 & R316.5.3 soffit type
- FBCR308 Landings
- FBCR311.2. Provide a compliant Egress door. Cannot swing over 2 risers.
- FBCR311.1 Second Floor egress stairs cannot egress through a garage
- FBCR807 Attic access (20-minute rating if in garage)

FOUNDATION / CONCRETE / MASONRY

- FBCR401.4 Soil Investigation Report
- FBCR401.4.1 What soil bearing capacity was the foundation designed for? _____PSF?
- FBCR401.4 Reported soil bearing capacity _____PSF per Soil Investigation Report
- FBC107 the density/compaction percentage required by engineer? _____ (95-98%)
- FBC107.2 Footing Details
- FBCR506.1 Slab depth

- FBCR506.2.3 Vapor Barrier
- Crawl space access/ventilation R408
- FBC107 WWM or fiber mesh
- FBCR609.1.1 Concrete Specs (2500 psi min) for slabs, beams, and columns.
- FBCR609.1.1 Grout specs (2500 psi min) – Cast-Crete lintels require 3,000 psi min grout.
- FBC107 Reinforcing steel specs and lap ACI 332
- FBCR606.5 CMU specs (1900 psi min)
- FBCR317 & R318 Termite and decay protection
- FBCR311.7 Stairs foundation and construction details
- FBCR1001.2 Chimney foundation details
- FBCR802.10 Verify truss plan gravity loads against foundation plans – Truss Package

CCCL CONSTRUCTION

- FBC3109.3.3 Provide “Breaking Wave Crest Analysis
- FBCR301.2.5 & R322.1.11 show CCCL on Site Plan / Survey
- FBCR322.3.3 & 3109.3.2 Pile Foundation Plan is Required
- FBC3109.1.2 DEP Permit Required

FLOOD PLAIN ITEMS

- FBC107 Garage below minimum flood plain elevation must:
 1. FBCR322.2.2 Provide engineered flood vents for the garage on plans – size & calculation
 2. FBCR322.1.8 Materials below BFE must be Flood-Resistant Construction – provide notes.

FIRE PROTECTION

- FBCR Table FBCR302.1(1) Provide on plans - fire protection notes & details in accordance with for walls and overhangs
- FBC 107.3.4, 107.3.5 Design Professional to provide specifications on all fire protection items

MULTI-FAMILY

- FBCR302.2 Townhomes separation wall must be per ASTM E119 or UL-263
- FBCR302.2.4 each townhouse must be structurally independent
- FBCR302.2.2 Parapet Wall - 30” min height
- FBCR302.2.3 No combustibles on parapet wall
- FBCR302.1 Exterior wall location
- FBCR302 Fire protection
- FBCR502.1.2 Draft stopping
- FBCR302.3 Duplex separation

BEAM

- FBCR301.1, R606.10, R608.8.2 Provide a Beam plan with Lintel chart
- FBCR301.1 Column placement plan
- FBCR608.5.4.1-FBCR608.5.4.3 Reinforcing steel minimum grade, lap, etc.

ROOFING

- FBCR301.2.1 Provide a roof wind zone plan with corresponding wind pressures
- FBCR802.10.1-R802.10.2 The Truss Design Criteria Does not match the Engineer’s details
- FBCR301.1 Provide Ledger construction details
- FBCR802.11.1. Truss layout showing all major uplift points and the required anchoring points.
- FBCR806.5 Wood Shake/Shingle in a house with unvented attic must comply with the air space requirements – Provide details/specs
- FBCR905.7 & FBCR905.8 Wood Shingle / Shakes Fasteners must be stainless per
- FBCR405.5.2 energy code Roof type on plans must match roof type on energy calculations -
- FBCR308.6, 301.2.1.2 Skylight specs, NOA, details
- FBCR301.4 Verify roof dead load against truss design
- FBCR301.5 Verify Bottom chord live load

DOORS / WINDOWS

- FBCR703.4 Window flashing & liquid-applied water-resistive barrier to comply with AAMA 714
- FBC107.2 Provide door & window sizes in a schedule or on the floor plan
- FBCR301.2.1.2(a) Provide door and window anchoring details by design professional
- FBCR301.1 Arched/radius window framing details & Stucco, Lath details.
- FBCR301.2.1.2 Glazed openings must have shutters or be impact-resistant
- FBCR301.1 Provide bay window framing details
- FBCR301.1 Garage door buck anchoring details
- FBCR302.5.1 Garage door to house must be solid (rated)
- FBCR308.4.5 Glass in hazardous locations
- FBCR312.2 where grade is 6ft below the bottom of the window opening – provide fall Protection for window opening height ≤ 24 ” above finished floor
- FBC107.1 Provide Door/Window NOAs/Product approvals

FRAMING

- FBCR301.1 Interior load bearing and non-load bearing wall framing details, headers, jacks, bearing points, strapping, anchors

- FBCR301.1 Lumber grade/species,
- FBC107.2 & Figure FBCR1001.1 Masonry Chimney / Fireplace Construction Details / Cricket
- FBC107.2 Chimney Framing Construction Details / Cricket
- FBC107.2 & Figure FBCR1001.1 Chimney clearance from roof
- FBC107.2 Hand framing-check rafter and joist against span tables-ridge board-tie rafters- strapping details
- FBC107.2 Two story framing details--- show a continuous tie to foundation.
- FBC107.2 Hardie Plan Installation Details - including Battens and Vapor barrier as applicable
- FBC107.2 Provide wall section with construction details: footing, wall, beam/lintel, steel, insulation, overhang, soffit, attic ventilation, roof covering, siding type & installation specs, vapor barrier, stucco specs, 6" clearance for termite inspection, roof & wall sheathing specs/ nailing.
- FBC107.2 Provide knee wall framing details.
- FBC107.2 Provide floor to wall connection details
- FBC107.2 Provide floor joist connection details
- FBCR502.1.2 FBC107.2 Provide draft stopping in floor/ceiling combination
- FBC107.2 Provide balcony framing details
- FBC107.2 Provide gable end strapping details
- FBC107.2 Truss over valley strapping
- FBC107.2 Bolts for straps must be specified by design professional

STAIRS / HANDRAILS / GUARDS

- FBCR311.7.3 Verify #risers x riser height (147 inches maximum vertical rise between landings)
- FBCR311.7.1 Stair Width not less than 36"
- FBCR311.7.5 Treads / Risers
- FBCR311.7.5.1 Open risers
- FBCR311.7.5 Stair landings
- FBCR302.7 Under stair protection
- FBCR312.1 Guards'
- FBCR311.7.8 Handrails
- FBCR311.7.5.2. 1Winder treads
- FBCR311.7. Headroom 2

MEPs

- FBC107 Provide MEP plans

ELECTRICAL

- FBC105.3 & 107 Not designed per the currently adopted electrical code
- FBC105.3.1.2, F.S. 471.003(2)(h) Riser Diagram plus 600+ AMP service requires P.E.
- NEC 230.70(a) Panel location
- NEC 250.52(a)(3) Electrical ground to foundation
- NEC 2008 T-310.15(b) (6) Feeder wire sizes
- FBCR314 Smoke detectors locations
- FBCR315 Carbon monoxide detectors
- NEC 210.12 Arc fault
- NEC 210.52 Receptacle spacing
- NEC 210.8 GFCI/Tamper protection; kitchen, baths, outdoors, garage
- NEC 210.70 show lighting where required

PLUMBING

- FBCR307 Plumbing fixture clearance
- FBCR306 & 307 Required fixtures, Kitchen, Laundry connections,
- FBCG2406 Gas-- equipment location

MECHANICAL

- FBCM1401 Location of HVAC equipment
- FBCM1503.4 – provide make-up air for kitchen hood if greater than 400 CFM where gravity vented appliances are located within the conditioned living space.
- FBCM1305 Attic equip access. (within 6 ft of AHU)
- FRBM1602.3Balanced Returns
- FBCR303.3 Bath exhaust
- FBCM1502Dryer vent,
- FBCR1006 Fireplace make-up air / flue size

GAS

- FBCG2406.2 Gas appliances shall not be located in sleeping rooms or other prohibited spaces
- FBCG2407 Check for Confined Space.
- FBCG2407.4 Gas dryer in confined space with other gas appliance. Provide more make up air
- FBCG2708.2 Gas water heater in garages 18" above floor unless otherwise listed.
- FBC107.2 Gas Riser diagram