

**NEW SINGLE FAMILY DWELLING  
DETAILED PLAN REVIEW CHECKLIST**

**PLAN COVER PAGE**

\_\_\_\_\_ Name and contact information of person preparing plans \_\_\_\_\_ Street address of project

**Site Plan** \_\_\_\_\_ Show finish grade on elevation drawings

**GLAZING**

\_\_\_\_\_ Show all window sizes and identify Human impact/ hazardous locations

**GARAGES AND CARPORTS**

\_\_\_\_\_ No opening between garage and sleeping room \_\_\_\_\_ Garage to residence); 1<sup>3</sup>/<sub>8</sub>" S/C doors, 20-minute fire-rated s/c doors

\_\_\_\_\_ Garage-dwelling separation; 1/2" gypsum board on garage side, except 5/8" Type X required below habitable rooms

**EGRESS**

\_\_\_\_\_ Basement and sleeping room window for emergency escape: Indicate size and sill height

\_\_\_\_\_ Window wells provide dimensions \_\_\_\_\_ One exit from each dwelling unit \_\_\_\_\_ Exit door ≥ (3'0" × 6'8")

\_\_\_\_\_ Stairways; show width, rise, and run. Show handrail location and call out height above tread

\_\_\_\_\_ Guards; required for porches, balconies, open sides of stairs, or raised floor surfaces > 30" above floor 36" minimum guard height call out the guard opening limitation.

\_\_\_\_\_ Location and interconnection

**SMOKE AND CARBON MONOXIDE ALARMS**

**FOOTINGS**

**FOUNDATIONS**

All Footing width, edge thickness, and depth below grade (24" min.)

**FOUNDATION WALLS (R404 through**

\_\_\_\_\_ Anchor bolt spacing \_\_\_\_\_ Reinforcement size and spacing \_\_\_\_\_ Height above finished grade

\_\_\_\_\_ Drains required if useable spaces are below grade \_\_\_\_\_ Damp proofing if basements are below grade

**COLUMNS**

\_\_\_\_\_ Protection from decay or corrosion, and anchorage

**UNDER-FLOOR SPACE**

\_\_\_\_\_ Ventilation \_\_\_\_\_ Unvented crawl space \_\_\_\_\_ Access location

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**FLOORS**

**WOOD JOISTS AND GIRDERS**

\_\_\_\_\_ Type \_\_\_\_\_ Joists – series & dimensions \_\_\_\_\_ Girder and header spans for interior bearing walls

\_\_\_\_\_ Wood trusses and required draft stopping

**CONCRETE FLOORS (ON GROUND)**

\_\_\_\_\_ Thickness: 3½ " minimum; Concrete strength \_\_\_\_\_ Base course: 4" graded with 2" maximum aggregate

\_\_\_\_\_ Support: prepared subgrade; maximum earth fill = 8": maximum sand or gravel fill = 24"

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**WALL CONSTRUCTION**

\_\_\_\_\_ Stud spacing \_\_\_\_\_ Interior load-bearing walls

Headers [Tables  Cripple walls  
 Wall bracing type location nail pattern & length  Cripple walls

**WALL COVERING**

Water-resistive barrier  Type of exterior finish.

**ROOF-CEILING CONSTRUCTION**

**GENERAL (R801)**

Wood truss layout and reaction details  Roof tie-down  Sheathing Thickness

**ROOF VENTILATION**

Ventilation requirements

**ATTIC ACCESS**

Access location

**ROOF ASSEMBLIES**

Type of roofing

**DECKS**

Design Load  Seismic Bracing  Ledger Attachment

**ENERGY EFFICIENCY (WSEC)**

Type	R Value	Type	R Value
<input type="checkbox"/>	<input type="checkbox"/> Slab on grade: R design and R value	<input type="checkbox"/>	<input type="checkbox"/> Framed floor: type and R value
<input type="checkbox"/>	<input type="checkbox"/> Wall: type and R value	<input type="checkbox"/>	<input type="checkbox"/> Ceiling/roof: type and R value
<input type="checkbox"/> All fenestration have a .32 or better U factor. RATING			

**Square footage** \_\_\_\_\_ **Credits req,** \_\_\_\_\_

Options used	Option	Credits	Option	Credits	Option	Credits
		Total credits				

**MECHANICAL**

Exhaust systems, Kitchen, whole house, bathroom CFM's  Appliance access  
 Protection of appliances in garage

**PLUMBING**

Plumbing fixtures  Water heater location  Sumps and ejectors