NEW CASTLE COUNTY

DEPARTMENT OF LAND USE
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Plan Review Checklist
Residential Addition

REV. 4/2007

A/P _____ Plan Examiner_____

Reference: 2003 International Residential Code as Amended by NCC

Footing
_____ 2000 psf allowable soil bearing pressure (T401.4.1)
_____ Concrete footer to be 2500 psi minimum (T402.2)
_____ Footing sizes adequate for loads (301.1 & T403.1 amended)
_____ 8" minimum footing thickness (403.1.1)
_____ Min. 32" footing depth below grade (R301.2(1) amended)

Foundation – Crawl Space (if applicable)
_____ Masonry & concrete wall construction (404.1.1 & 404.1.2)
_____ Concrete strength: 3000 psi. minimum (T402.2)
_____ Dampproofing for masonry and concrete wall (406.1)
_____ Foundation anchorage – bolts or straps (403.1.6)
_____ Sill plate size and anchored to foundation (404.3)
_____ 6" minimum height above grade (404.1.6)
_____ 4" minimum if masonry veneer is used
_____ Foundation vents: 1 sq.ft. for 150 sq.ft. (408.1)
_____ Foundation access: min. 18" x 24" opening (408.3)
_____ Surface drainage away from foundation (401.3)

Foundation – Basement (if applicable)
_____ Masonry & concrete wall construction (404.1.1 & 404.1.2)
_____ Concrete strength: 3000 psi. minimum (T402.2)
_____ Dampproofing for masonry and concrete wall (406.1)
_____ Foundation anchorage – bolts or straps (R403.1.6 amended)
_____ Sill plate size and anchored to foundation (404.3)
_____ 6" minimum height above grade (404.1.6)
_____ 4" minimum if masonry veneer is used
_____ Foundation access: min. 18" x 24" opn'g. (408.3)
_____ Perimeter foundation drain & sump (R405.1 amended)
_____ Surface drainage away from foundation (401.3)

Concrete Floor – On Ground
_____ Slab thickness: 3 ½" minimum (506.1)
_____ Concrete strength: 2500 psi. minimum (T402.2)
_____ 6 mil polyethylene vapor barrier (506.2.3)
_____ Base course: 4" crushed stone minimum (506.2.2)

Column (if applicable)
_____ Protected from decay and corrosion (407.1 & 407.2)
_____ Prevent lateral displacement at top & bottom end (R407.3 amended)
_____ Wood columns (minimum 4" square) steel columns (minimum 3" dia.)(R407.3 amended)

Wood Floor
_____ Joists size and spacing noted on plans (502.2)
_____ Joists adequate for loads (T301.5, T502.3.1, T502.3.2)
_____ Girder and header spans noted on plans (502.5)

Wall Construction - Wood

_____ Stud sizes and spacing depicted on plans (602.3)
_____ Exterior wall sheathing depicted on plans (604 & 605)
_____ Wall bracing depicted on plans (602.10)
_____ Girder and header spans sized properly (502.5)

Wall Covering – Exterior Veneer (if applicable)

_____ Water-resistant sheathing paper (703.2)
_____ Stone and Masonry veneer design (703.7 & Fig. 703.7)
  _____ Steel lintels sized adequately for openings (703.7.3)
  _____ Veneer ties: Min. 24" o/c horz.: 3 ¼" sq.ft. per tie (703.7.4.1)
  _____ Flashing noted accordingly (703.7.5)
  _____ Weepholes: Max. 33" o/c: Min. 3/16" Dia. (703.7.6)
_____ Exterior Plaster design (703.6.1; 703.6.2)
  _____ Weep screed installed at foundation plate (703.6.2.1)

Roof-Ceiling Construction

_____ Wood trusses specified on plans (if applicable)
  _____ Truss design per Section 802.10
_____ Ceiling joists adequate for loads (T301.4)
_____ Rafters adequate for loads (T301.5)
_____ Structural members supporting rafters ≤ 3/12 pitch, designed as beams (802.3)
_____ Rafter ties spacing 48" o/c max (802.3.1)
_____ Ridge beam depicted on plans (802.3)
_____ Roof sheathing depicted on plans (T503.2.1.1(1); 803.1; 803.2)
_____ Roof ventilation noted on plans (806.1)
_____ Attic access depicted on plans: Min. 22" x 30" (807.1)

Fire Separation

_____ No opening between garage & sleeping room (309.1)
_____ ½" Gypsum separating living area and garage (309.2)
_____ 1 hr. rated separating for floor-ceiling assembly (309.2)
_____ Door from living area to garage – min. 20-min. fire-rating (309.1)

Roof Assemblies

_____ Weather protection and covering noted (903 & 905)
_____ Underlayment noted on roofs ≤4:12 pitch (905.2.7) (if applicable)

Means of Egress

_____ Egress exit noted for bedrooms & finished basements (311.1)
_____ Stairway design: Min. 36" wide (311.5.1)
  _____ Treads 10" min.; Risers 8" min. (311.5.3)
  _____ Headroom 6'-8" min. from nosing or floor to sloped plane (311.5.2)
  _____ Handrail on one side @ 34" to 38" height (311.5.6)
_____ Guardrails on raised floor surfaces above 30" (312.1)
  _____ Guard not less than 36" in height (312.1)

Smoke & Fire Alarms

_____ Alarm locations noted on plans (313.1)
_____ Alarms noted as hard-wired w/ battery backup (if applicable) (R313.1.1 amended)

Strucalc or Verification of Structural Members via ICC Table

_____ Wood floor joists (T502.3.1 (1) & (2))
_____ Wood wall construction (T502.5 (1))
_____ Wood rafters (T802.5.1 1(1) & (2))
_____ Girder, Beam and Header (T502.5(1) & (2))
_____ Wood ceiling joists (T802.5.1(1) & (2))