NEW CASTLE COUNTY

DEPARTMENT OF LAND USE
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Plan Review Checklist
Manufactured & Modular Homes

REV. 1/1/2019

A/P _____ Plan Examiner_____

Reference: **2018** International Residential Code (IRC) as amended by NCC Chapter 6
2012 International Energy Conservation Code (IECC)

Third-Party or HUD Plan Approval
_____Manufactured component documents reflect HUD or 3rd party agency approval
_____Elements apart from pre-manufactured unit are all designed & documented for plan review (footings, foundations, columns**,** decks, garages, and other stick-built elements) – to be reviewed & approved by NCC plan examiner

Footing
_____2000 psf allowable soil bearing pressure (T401.4.1 **& soil class per Ch.6**) **???**
_____ Concrete footer to be 2500 psi minimum (T301.2(1) **per Ch.6** & T402.2)
_____ Footing sizes adequate for loads (**T401.1, 403.1.1, T403.1 per Ch. 6**)
_____ 8" minimum footing thickness (**T403.1** per Ch. 6)
_____ Min. 32" footing depth below grade (**T301.2(1) per Ch.6 & 403.1.4**)

Foundation – Crawl Space (if applicable)
_____ Masonry, concrete, retaining walls & p/c concrete construction (**404.1.2, 404.1.3, 404.4 & 404.5**)
_____ Concrete strength: 3000 psi minimum (**T301.2(1) per Ch.6 &** T402.2)
_____ Dampproofing for masonry, concrete, & p/c concrete walls (406.1 & 406.4)
_____ Backfill placement (404.1.7)
_____ Foundation anchorage – bolts or straps (403.1.6)
_____ Sill plate size, min. 2x4 nominal lumber, **anchored to foundation & pressure treated** (404.3, 403.1.6 & 317.1)
_____ 6" minimum height above grade or _____4" min. if masonry veneer installed (404.1.6)
_____ Foundation vents: 1 sq. ft. for each 150 sq. ft. (408.1)
_____ Foundation access: min. 18" x 24" opening (408.4)
_____ Perimeter foundation drain & sump (405.1 per Ch. 6**)**
_____ Surface drainage away from foundation (401.3)

Foundation – Basement (if applicable)
_____ Masonry, concrete, p/c concrete, & retaining wall construction (**404.1.2, 404.1.3, 404.4 & 404.5**)
_____ Concrete strength: 3000 psi min. (T402.2 **& T301.2(1) per Ch.6)**
_____ Dampproofing & waterproofing for masonry and concrete wall (406.1 **& 406.4**)
_____ Foundation anchorage – bolts or straps (403.1.6)
_____ Sill plate size, min. 2x4 nominal lumber, **anchored to foundation & pressure treated** (404.3, 403.1.6 & 317.1)
_____ 6" minimum height above grade or _____4" min. if masonry veneer installed (404.1.6)
_____ Perimeter foundation drain & sump (405.1 per Ch. 6)
_____ Surface drainage away from foundation (401.3)

Concrete Floor – On Ground
_____ Slab thickness: 3 ½" min. (506.1)
_____ Concrete strength: 2500 psi min. (T402.2)
_____ 6 mil polyethylene vapor **retarder** (506.2.3)
_____ Base course: min. 4" crushed stone or **other approved material wherever slab is below finished grade** (506.2.2)

Columns & Beams (if applicable)
_____ Protected from decay and corrosion (407.1 & 407.2)
_____ Prevent lateral displacement at top & bottom ends (407.3 per Ch.6) **except bottom of interior column <48" in ht.**
_____ Wood columns - min. 4" square; steel columns min. 3" dia. **Schedule 40 or approved equal** (407.3)
_____ Girder and header spans noted on plans (502.5 & 602.7)

Wall Construction – Wood *(show location of all framing members, per 06.03.013 of Chapter 6)*
_____ Stud sizes and spacing depicted on plans (**602.1**, 602.2 & 602.3)
_____ Girder and header spans sized properly (502.5 & 602.7) _____ **Strucalc used to verify or Tables under 602.7**
_____ Exterior wall sheathing (**602.3**, 604 & 605) & ____Wall bracing methods & locations depicted on plans (602.10)
_____ Window/Door Installation **(flashed, caulked & operational) & Window Fall Protection – (703.4 & 312.2)**
_____ Wall covering/finish (703)

Roof-Ceiling Construction *(connecting to existing cantilevered rafters is prohibited without engineer approval)*
_____ Wood trusses specified on plans (if applicable)
_____ Truss design with tie-downs (802.10) & _____Truss drawing submittal (802.10.2 & 06.03.013 of Chapter 6)
_____ Rafters adequate for loads (**301.4**, T301.5, & **T802.4.1**)
_____ Structural members supporting rafters ≤ 3/12 pitch, designed as beams (802.3 & **802.4.4**)
_____ Ceiling joists adequate for loads, **limited attic storage, or living space** (**301.4**, T301.5, & 503.3.1 & **T802.5**)
_____ Collar ties in upper third of attic space - spaced at max. 48" o/c (**802.4.6**)
_____ Ridge beam depicted on plans, if applicable (802.3)
_____ Roof sheathing depicted on plans (T503.2.1.1(1); 803.1; 803.2)
_____ Roof ventilation noted on plans, screened to code, and with insulation baffle boards as necessary (806.1)
_____ Attic access depicted on plans, **if attic meets min. height & area requirements**: min. 22"x 30" (807.1)

Roof Assemblies
_____ Weather protection and covering, including underlayment & flashing (903,904, & 905)
_____ Double underlayment noted on roofs, **if pitch between 2:12 and 4:12 (905.2.2 & T905.1.1(2), where applicable)**

Fire Separation, Sprinklers, & Garage Door Openers
_____ No opening between garage & sleeping room (302.5.1) – or fire sprinkler protection
_____ ½" Gypsum separating living area and garage (302.6 & Table 302.6 per Ch.6) - or fire sprinkler protection
_____ Two (2) layers 5/8" Type X gypsum board or equivalent **on garage side of all** walls, posts, & floor-ceiling assembly, if habitable room above garage (Table 302.6 per Ch.6) or fire sprinkler protection
_____ Door from living area to garage – minimum 20-min. fire-rating (302.5.1) - or fire sprinkler protection
_____ Fire sprinklers (309.5 & 302.1(2) per Ch. 6)
_____Automatic garage door openers – listed & labeled per UL325 (309.4)
_____ Exterior wall separation **(T302.1(1) & T302.1(2) & _____Exception for detached garage (302.1(3) per Ch.6)**

Means of Egress
_____ Emergency egress shown for bedrooms, habitable attics, & finished basements (310.1)
_____ Stairway design: min. 36" wide (**311.7**)
_____ Risers 8" max. (311.7.5.1 per Ch.6); Treads 9" min., plus a 1" nosing (**311.7.5.2**)
_____ Headroom 6'-8" min. from nosing or floor to sloped plane (311.7.2)
_____ Handrail on one side @ 34" to 38" height (311.7.8)
_____ Guardrails on raised floor surfaces above 30" (**312**) _____ Guard not less than 36" in height (**312.1.1**)

Smoke or Fire Alarms & Carbon Monoxide Alarm
_____ Alarm locations shown on plans (314 per Ch.6); _____Battery operated, if applicable (314.2.2 per Ch. 6)
_____ Carbon monoxide alarm (**315 per Ch.6**); _____Battery operated, if applicable (315.2.2 per Ch.6)

Strucalc or Verification of Structural Members via ICC Table
_____ Wood floor joists (T502.3.1(1) & T502.3.1(2) _____ Girder, Beam and Header (T602.7.1, .2, & .3)
_____ Wood wall construction (T602.3(5) _____ Wood ceiling joists (**T802.5.1(1)** & (2)
_____ Wood rafters (**T802.4.1(1)** & (2)