

RESIDENCE PLAN CORRECTION LIST (Rev. 9/18)

Based on the 2015 Edition of the International Residential Code
Jurisdiction of the Town of Silt

Owner: _____ Permit No.: _____ Valuation: _____

Job Address: _____

Occupancy: Single Family _____ Duplex w/ property line @ party wall _____ Town Home _____ Garage _____

Type of Construction: _____ Foundation: Concrete ___ CMU ___ Wood ___ Walls: Wood ___ Metal ___ Conc. ___ CMU ___

Floor Area: _____ Sq Ft COMMENTS OR ASSUMPTIONS: _____

Corrections checked below are to be made on plans before permit is issued. The approval of plans and specifications does not permit the violation of any section of the Building Code or other City ordinance or State law.

GENERAL

	1.	Valuation should be \$ _____
	2.	Show job address on plans.
	3.	Give name of person responsible for plans.
	4.	Submit fully dimensional plot plan.
	5.	Show all utility and utility meter locations.

LIGHT, VENTILATION AND ROOM DIMENSIONS

	6.	Provide exterior glazed openings for natural light (openable exterior openings for natural ventilation) in the following rooms as specified in Section R303.
	7.	Where mechanical ventilation is used in rooms containing a shower or tub, and in laundry rooms, provide five air changes per hour directly to the outside, as recirculating fan are allowed only for rooms with a lavatory or water closet. Sec. R303.3.
	8.	Provide a 7'0" (see exceptions) minimum ceiling height in the following habitable rooms. Section R305. _____
	9.	Minimum room sizes: 70 sq ft with 7-foot minimum width; one 120 sq ft room required. Section R304.
	10.	Provide stairway illumination with switches at the top and bottom of the stairs per Sec. R303.6.
	11.	Provide dwelling unit separations per Sec. R302 and the Silt Municipal Code. Location on property and eave projections shall comply with Sec. R302 for single family dwellings, Sec. R302.2 and the Silt Municipal Code for Duplexes and Townhomes.

FOUNDATIONS

	12.	Specify concrete strength on plans. Sec., R402.2.
	13.	Provide footings with a minimum depth below finish/natural grade of 36 inches. Section R403.1.4.1. Sec. R403.3 for frost protected shallow foundations.
	14.	Provide stepped footings per Sec. R403.1.5.
	15.	Specify foundation grade redwood, foundation grade cedar or approved pressure-treated foundation plates and sills. Section R317.

	16.	Bolt Foundation plates and sills to the foundation with 1/2" bolts spaced not more than 6' apart. Embed bolts at least 7" in concrete or masonry. Section R403.1.6.
	17.	Specify garage foundations to meet requirements as for a one-story building. Provide cross section on plans. Section R401, R403.1.1, Table R403.1.
	18.	Provide under-floor ventilation equal to 1 sq ft of net opening for each 150 sq ft of under-floor area. One ventilation opening shall be located within 3 feet of each corner of the building. Section R408.
	19.	Specify at least 3 1/2" thickness for concrete floor slabs on grade. A 4" base course and vapor retarder shall be provided under the slab. Section R506.2.3.
	20.	Specify pier sizes and provide foundation sections. Sec. R401, 403, R404.1.5, R606.6
	21.	Provide 18"x24" under-floor access opening. Sec. R408.4, M1305.1.4
	22.	Provide under-floor clearance as specified in Sec. R317

FRAMING

	23.	Specify wood species and lumber grade for horizontal and vertical framing lumber. Section 106.3.1, R502.1, R602.1, R802.1.
	24.	Specify panel span rating for plywood subfloor and roof sheathing. Plywood roof sheathing shall be bonded by intermediate or exterior glue unless the sheathing is exposed on the underside, in which case it shall be bonded with exterior glue. Section R503, R803
	25.	Specify the grade and thickness of particleboard and/or OSB roof and subfloor sheathing. Sec. R503, R803
	26.	Provide braced wall lines in accordance with Sec. R602.10
	27.	Provide approved fire blocking in walls as specified in Section R302.11, 602.8, R1001.16 R 1003.13.
	28.	Provide approved draftstops in the concealed space between the ceiling and floor above as specified in Sec. R302.12.
	29.	Show double top plates at top of stud walls. Sec. R602.3.2.
	30.	Specify size of headers for openings over 40" wide. Table R502.5(1) & R502.5(2)

31.	Provide 22"x30" (30"x30") minimum access to attic. Sec. R807.1, For mechanical equipment in attic see Sec. M1305..
32.	Specify floor joist spans to conform with Sec. R502.3, Tables R502.3(1), R502.3.1(2) & for cantilevers Sec R502.3.3 & Table R502.3.3(1).
33.	Specify ceiling joist spans to comply with Table R802.4(1), R802.4(2), Sec. R802.4
34.	Specify roof rafter spans to comply with the applicable table. Tables R802.5.1(1) thru R802.5.1(8). Section R802.5.
35.	Floor joists shall be supported laterally at the ends and at each support by solid blocking. Sec. R502.7. Bridging shall be provided per Sec. R502.7.1.
36.	Roof trusses shall be connected to wall plates by the use of approved connectors per Sec. R802.10.5, R802.11 and where required uplift forces shall be provided with a continuous load path to transfer uplift forces from the rafters or truss ties to the foundation
37.	Purlins and struts shall be supported by bearing walls. Sec. R802.5.1, Fig. R802.5.1
38.	Provide rafter ties where ceiling joists and rafters are not parallel. Ties shall comply with Sec. R802.3.1.
39.	Provide double joists under parallel bearing partitions. Sec. R502.4.
40.	Provide a structural section which shows typical framing conditions for this project. Sec. R106.1,

GARAGE

41.	Openings are not allowed from garages into rooms used for sleeping purposes. Section R302.5.1.
42.	Garages shall be separated from residences per Sec. 302.6. Duct penetrations shall comply with Sec. R302.5.2.
43.	Specify self-closing, tight-fitting 1-3/8" solid wood or 1 3/8" solid or honeycomb steel door, or 20-minute-rated door for opening between garage and residence. Sec. R302.5.1
44.	Show garage framing. Section R106.1.
45.	Show size of header over garage door opening. Sec.106.1, Table R502.5(1) & R502.5(2), Fig. R602.3(2)
46.	

EXITS AND SMOKE DETECTORS

47.	Doors: Exterior doors must have landings not more than 7 3/4" lower than floor level and the door may not swing over landing. Sec. R311.3.1
48.	Stairways: Maximum rise 7 3/4", minimum run 10", minimum headroom 6'8", minimum width 36". Sec. R311.5. tread profile shall comply w/ Sec. R311.7.4.1
49.	Provide a graspable handrail for stairways on at least one side. Return ends of handrails or terminate in a newel post. Handrails shall not be less than 34", nor more than 38" above the nosing of treads. Sec. R311.7.7.
50.	Provide at least one operable window or exterior door approved for emergency escape or rescue from basements and from every room used for sleeping purposes. Sec. R310.1
51.	Show location for smoke detectors. Every dwelling shall be provided with approved smoke detectors equipped with a battery

		backup located in accordance with Section R314.
	52.	Install a smoke detector in the basement. Section R314.3.
	53.	Provide 36" guardrails on balconies, porches and landings more than 30" above grade, with railing such that a 4" sphere cannot pass through. Section R312.1 See sec. R312.2 for openings at stair treads on open stairs. Section R312.3.

WEATHER PROTECTION

	54.	Provide an approved weather-protective barrier under wood siding. Sec. R703.2.
	55.	Specify an approved flashing for exterior openings, masonry construction, and other penetrations in the wall envelope. Sec. R703.7.5, R703.8.
	56.	Moisture vapor retarders shall be installed on the warm-in-winter side of the insulation. Sec. R601.3.
	57.	Dampproof foundation walls enclosing a basement below finished grade by an approved method. Sec. R406.
	58.	Roof covering shall be classified per Sec. R902 and materials shall comply with Sec. R904.
	59.	Specify method of anchorage for roof tile. Concrete or clay tile should comply with Sec. R905.3
	60.	Shingle and tile fasteners shall be corrosion resistant and of the size and spacing as found in Sec. R905.2.5, R905.2.6 for asphalt shingles, Sec. R905.3.6, R905.3.7, Table R905.3.7. for concrete and clay tile, Sec. 905.7.5 for wood shingles per Sec. R905.10.4 for metal roofs.
	61.	Specify a minimum roof slope of ___ " in 12". Sec. R106.1
	62.	Install masonry veneer to comply with Sec. R703.7.
	63.	Specify fuel sources for fireplaces. Provide complete details for construction of fireplace and chimney. Sec. R1001.
	64.	Post approved numbers or address on the dwelling. Address shall be plainly visible and legible from the street or road fronting the dwelling. Section R319.
	65.	Provide every dwelling with approved heating facilities. Sec. R303.8. Provide insulation per Sec. N1101, N1102, and the Silt Municipal Code.
	66.	Show water heater and furnace/boiler location. Water heaters shall be provided with approved drainage pans where required. Sec. P2801, Sec. M1305
	67.	Show how water heater and furnace/boiler will be provided with combustion air. Plans should specify 18" raised platforms for garage installations. Sec. P2801, Sec. M1307.3, Sec. M1701, Sec. M2001
	68.	The glazing in the following locations must be safety glazing in accordance with Section R308.4 _____
	69.	Water-resistant gyp board shall not be used as a backing board for tile or wall panels in the following locations: a)over a vapor retarder, b)in areas with high humidity or c)on ceilings. Sec. R702.3.8.

NOTES: