

Job #
Lot or address
Builder

- Plot plan showing existing and proposed buildings and distances to property lines
- Footer – size, strength of concrete, re-bar size and quantity
- Frost depth - minimum of 36” from bottom of footer to finished grade
- Foundation - wall thickness and strength including reinforcing per IRC for unsupported fill and soil type
- damp proofing – type to be used
- anchor bolts – ½” bolts to be within 12” of ends of all sill plates and spaced no more than 6’
- strap equivalent per mfg. Specifications equal to ½” bolts
- header – typical window and door design, especially bearing garage door headers
- girder design and span, lumber size, grade and species or LVL size or stamped design for steel
- Electrical
 - Arc fault protection required for all bedroom outlets
 - GFCI protection required for receptacles within 6’ of any sink, at all kitchen counters, outside locations and in unfinished basements and crawlspaces, bathroom receptacles within 6’ of tubs and showers in addition to sink locations
 - Smoke detectors to be located in each sleeping room, outside each sleeping area and one on each floor including basements, avoid false activation by not locating in kitchens and garages
 - panel location, amperage and circuit information
- Garage - man door to house 20-minute minimum rating with self closing action
- Garage ceiling requires 5/8” Type X fire protection if any habitable space above
- Garage floor sloped towards garage doors or to drains to daylight –NOT TO SEWER
- Stairs- rise and tread cuts, headroom in landings and above stair nosing line to be 6’ 8” minimum. Graspable handrail of approved design per IRC to be located 36” +/- 2” above stair nosing line. Guard walls and rails to be 36” minimum above floor for balconies, lofts and landings

greater than 30" above the floor or grade below. Balusters to be spaced that a sphere 4" or larger cannot pass through.

- Sills and any wood in contact with masonry to be pressure treated.
- Studs – size, species, grade and spacing
- Joists – size, species, grade and spacing
- Rafters – size, species, grade and spacing
- Trusses – stamped design
- All structural sheathing/ flooring size and rating
- Ceiling insulation
- Wall insulation
- Floor or basement wall insulation
- Heating /cooling design based on heat loss calculations
- Plumbing – material types and sizes
- Egress – include window schedule or manufacture's specifications showing clear opening sizes meet minimums
- Attic access size to be 22"x30" minimum, location of access, headroom to be 30"
- Utility entrances shown to avoid conflict esp. with electrical panel
- Wall to truss attachment to be 175 lb. Minimum
- Crawl space - vapor barrier over soil, vent and insulation combination (either no vent to outside with opening to basement and wall insulation or vent to outside with no opening to basement and floor insulation)
- attic ventilation method
- sump or drain to daylight