

RESIDENTIAL PLAN REVIEW CHECKLIST

Owner: _____ Project Address: _____

Contractor: _____ Contractor's License #: _____

Date: _____ Building Permit #: _____ HECO#: _____

Applicable Design Criteria:

Seismic Design Category C; Wind Speed 90 mph; Ground Snow Load 20 lbs/sf; Frost Depth 24"

NEED	OK	N/A	CITY CODES AND PERMITS
			All applicable City codes are met (<i>see City Code checklist</i>)
			All applicable State permits have been obtained (Electrical, Plumbing, HVAC)
			Setbacks meet City Code for zoning district
NEED	OK	N/A	BUILDING PLANNING
			Manufactured Homes (<i>see Manufactured Home Installation Checklist</i>)
			Site drainage has been adequately addressed
			Buildings located less than 5' from property lines or other buildings have fire resistant rated construction on exterior walls: minimum 1 hour construction on both sides. Projections, openings, and penetrations within the 5' distance are in accordance with Table R302.1.
			Living room is 120 sf minimum, minimum 7' wide
			Dining room is 70 sf minimum, minimum 7' wide
			Bedrooms are minimum 70 sf
			All rooms are provided with minimum natural light equal to 8% of floor area and natural ventilation equal to 4% of floor area
			All bathrooms are provided with minimum 3 sf of natural light and 1.5 sf of natural ventilation; artificial light and mechanical ventilation is in accordance with Section R303.3
			All habitable rooms are provided with heat
			Safety glazing is provided in hazardous locations per Section R304.8
			No opening between garage and sleeping room
			Openings between garage and residence: 1-3/8" solid wood door, 20 minute fire rated door
			Ducts in the garage penetrating the walls are minimum 26 gauge sheet steel; no openings into the garage
			Garage is separated from dwelling by 1/2" gypsum board on garage side; 5/8" Type X below habitable rooms
			Garage floor surface is of noncombustible material and is sloped to drain towards the main door
			Carport is open on at least two sides, noncombustible floors, sloped to drain away from building.
			Basement and sleeping room window for emergency escape: opening 5.7 sf (grade floor 5 sf), 24" net clear height, 20" net clear width; maximum sill height 44"
			Window wells: Minimum horizontal area is 9 sf; minimum horizontal projection and width is 36". Escape opening is not restricted. Window well deeper than 44" are equipped with a permanently affixed ladder usable with the window in the open position. Rungs have a minimum width of 12", project a minimum of 3" from the wall and are spaced a maximum of 18" on center vertically for the full height of the window well.

NEED	OK	N/A	BUILDING PLANNING <i>continued</i>
			Exit balconies, exit stairways, and similar egress composts are positively anchored to the primary structure. Attachment methods subject to withdrawal are not allowed.
			All exit accesses and hallways are a minimum of 3' wide
			One exit from each dwelling unit
			Exit door is a minimum of 3' wide by 6'-8" tall
			Landings are provided at each exterior door; not lower than 1.5 below the top of the threshold; not more than 2% slope. Exceptions: stairway of two or fewer risers (other than the required exit door) provided the door does not swing over the stairway; exterior landing is a maximum of 7-3/4" below the threshold provided the door does not swing over the landing. Width of the landing is not less than the width of the door served and is a minimum of 36" in the direction of travel.
			Stairways: minimum width = 3'; maximum stair rise = 7-3/4"; minimum tread = 10" with 3/4"-1-1/4" nosing; minimum headroom = 6'-8".
			Stairways have landings with a minimum dimension of 36" in each direction.
			Handrail is provided on at least one side of each continuous run of treads or continuous run or flight with four or more risers; height 34" - 38"; type I or type II grip.
			Stairs are provided with illumination
			Ramps: maximum slope = 1:12 (8.3%), 1:8 (12.5%) where technically infeasible to meet 1:12; maximum 2% cross slope.
			Minimum 3' X 3' ramp landings top, bottom, and at all changes in direction.
			Ramp handrails required if slope is greater than 1:12
			Enclosed accessible space under stairs has 1/2" sheet rock
			Porches, balconies, ramps, open sides of stairs, or raised floor surfaces greater than 30" above floor or grade have guards per Section R312
			Smoke alarms are located in each sleeping room, outside each sleeping area in the immediate vicinity of the bedrooms, and on each additional story of the dwelling including basements.
			Smoke alarm devices are interconnected and receive their primary power from the building wiring with battery backup.
			Two family dwellings and townhouses meet the separation requirements of Section R317.
			A vapor retarder is installed on the warm-in-winter side of the insulation in framed walls, floors and roof/ceilings.
			Protection against decay is in accordance with Section R319
			Buildings planned in flood hazard areas are constructed in accordance with Section R324.
NEED	OK	N/A	FOUNDATIONS
			Concrete for basement walls, basement slabs, footings, and other concrete not exposed to the weather is minimum 2500 psi and is air entrained (5-7%)
			Concrete for basement walls, stem walls, exterior walls and other vertical concrete work exposed to the weather is minimum 3000 psi (5 bag) and is air entrained (5-7%)
			Concrete for porches, carport and garage slabs, and steps exposed to the weather is minimum 3500 psi (5-1/2 bag) and is air entrained (5-7%)
			Footings are minimum 12" wide for one story and 15" wide for two story structures.

NEED	OK	N/A	FOUNDATIONS <i>continued</i>
			Spread footings are at least 6" thick. Footing projection is 2" minimum but less than or equal to footing thickness.
			Footing depth is minimum 24"
			Stem walls have a pressure treated or redwood sill plate equal to or greater width than the framed walls. (2X4 minimum)
			½" anchor bolts within 12" (but not less than 7 bolt diameters) from each corner and spaced 72" on center maximum. Bolts have a minimum 7" embedment into concrete.
			Footings on or adjacent to slopes are in accordance with Section R403.1.7
			A positive connection is provided between the footing and the stem wall
			Stem walls over 5' high are in accordance with Table R404.1.1(5)
			Stem wall is at least 5.5" thick
			Stem wall extends to at least 6" above finished grade
			Foundation systems, where required, are in accordance with Section R405
			Dampproofing and/or waterproofing , where required, is in accordance with Section R406
			Wood columns are of decay resistant materials where in contact with, or within 1" of concrete or 6" of ground covered with impervious moisture barrier.
			Columns are restrained to prevent lateral displacement at the bottom end.
			Wood columns are 4" square minimum; Steel columns are 3" diameter standard weight
			Under floor space has ventilation openings within 3' of each corner. Minimum net area of ventilation openings is not less than 1 sf for every 150 sf of under floor space area.
			Unvented crawl spaces are in accordance with Section R408.3
			A minimum 18" X 24" access has been provided through the floor to the under floor space. Through wall access openings are minimum 16" X 24"
NEED	OK	N/A	FLOORS
			Floor joist species and spans for sleeping areas are in accordance with Table R502.3.1(1)
			Floor joist species and spans for living areas are in accordance with Table R502.3.1(2)
			Cantilevered joists are in accordance with Tables R502.3.3(1) and (2)
			Technical information has been submitted for review and approval for engineered floor systems
			Girder spans for exterior bearing walls are in accordance with Table R502.5(1)
			Girder spans for interior bearing walls are in accordance with Table R502.5(2)
			Joists under bearing partitions are in accordance with Section R502.4
			Floor joists are restrained laterally by blocking or attachment to a header, band, or rim joist to prevent rotation.
			Floor joists exceeding nominal 2X12 are supported by solid blocking, diagonal bridging, or a continuous 1X3 strip nailed across the bottom of the joists perpendicular to joists at intervals not exceeding 8'.
			Openings in floor framing are in accordance with Section R502.10
			Draftstopping, if required, is in accordance with Section R502.12

NEED	OK	N/A	FLOORS <i>continued</i>
			Lumber floor sheathing is in accordance with Table R503.1
			Wood structural panel subfloor sheathing is in accordance with Table R503.2.1(1)
			Steel floor framing is in accordance with Section R505
			Concrete floors are 3-1/2" thick minimum and meet the strength requirements of Table R402.2
			A 4" thick base course consisting of clean graded sand, gravel, crushed stone or crushed blast-furnace slag passing a 2" sieve is placed on the prepared subgrade.
			A 6 mil polyethylene vapor retarder is placed between the concrete floor slab and the base course for concrete floors in heated structures
NEED	OK	N/A	WALL CONSTRUCTION
			Size, height, and spacing of wood studs are in accordance with Table R602.3(5) and Table R602.3.1
			Wood walls are capped with a double top plate
			Headers are in accordance with Tables R502.5(1) and R502.5(2)
			All structural members are attached in accordance with Tables R602.3(1) and R602.3(2)
			Fireblocking is addressed in accordance with Section R602.8
			Foundation cripple walls are framed of studs not smaller than the studding above.
			Cripple walls over 4' in height are framed of studs having the size and spacing required for an additional story.
			Cripple walls with a stud height of less than 14" are sheathed on at least one side
			Wall bracing is in accordance with R602.10.1, R602.10.3, R602.10.4, and Table R602.10.1. Alternate braced wall panels are in accordance with Figure R602.10.6.2
			Steel framing is in accordance with R603
			Masonry construction is in accordance with Sections R606-R610
			Insulating concrete form walls are in accordance with R611
			Conventional concrete wall construction is in accordance with Section R612
			Openings of operable windows located more than 72" above grade or surface below have sills located a minimum of 24" above the finished floor.
NEED	OK	N/A	WALL COVERING
			5/8" gypsum board or 1/2" sag resistant gypsum board is specified for ceilings with support spacing greater than 16" on center.
			Water-resistant gypsum backing board is specified for ceilings where framing spacing does not exceed 12" on center for 1/2" thick or 16" on center for 5/8" thick gypsum board.
			Water-resistant gypsum board is not specified over a vapor retarder in a shower or tub compartment.
			Approved building wrap or no. 15 asphalt felt is applied over sheathing in all exterior walls.
			Siding is specified and attached in accordance with Table R703.4
			Stone and masonry veneer is in accordance with Section R703.7
			Flashing is installed in accordance with Section R703.8
NEED	OK	N/A	ROOF-CEILING CONSTRUCTION
			Roofs with slopes less than 3:12 are engineered

