

TOWN OF WICKENBURG

RESIDENTIAL CODE PLAN REVIEW CHECK LIST

PLAN ATTACHMENT - TOWN OF WICKENBURG - STANDARD RESIDENTIAL REQUIREMENTS

Items indicated with an “**X**” are to be addressed and incorporated onto revised plans. Items indicated with a **circle** may be incorporated into the revised plans or may be made part of the plans by signature below. A **checkmark** indicates O.K.

IMPORTANT: THIS CHECKLIST MUST ACCOMPANY THE REVISED/FINAL PLANS

I am indicating by my signature that I have read the following Standard Residential Requirements and agree that the items indicated will be complied with during construction of the dwelling located at the address below.

ADDRESS	PARCEL NUMBER	DATE
SIGNATURE (May be required at issuance of permit)	DATE	PERMIT NUMBER

EFFECTIVE CODE: 2003 International Residential Code.

GENERAL

- Sheet # _____ In areas likely to have expansive, compressible, shifting or other unknown soils characteristics, the building official shall require a soil test to determine the soil’s characteristics at a particular location. The test shall be made by an approved agency using an approved method. IRC Section: R401.4
- Sheet # _____ Provide two sets of plans, max. size of 30" x 42". Structural calcs and mfr's cut sheets may accompany plans. The building plans should be drawn to a preferred scale of 1/4" = 1', however a scale of 3/16" = 1' may be accepted. Indicate the scale and the direction of North IRC Section: R106
- Sheet # _____ Indicate the location of any yard lines, including the water meter size or well location, water service supply size, sewer or septic system location with size of line and any gas lines. IRC Sections: P2901, P3001, G2415
- Sheet # _____ Fences, Retaining walls, Swimming pools, Spas are to be by separate permit. Approval is required for any propane tank installations.
- Sheet # _____ Provide a square footage summary for each of the following: livable, garage, covered patios and porches, accessory buildings, decks. IRC Section: R108.3

FOUNDATION

- Sheet # _____ Footing details (interior and exterior) shall be located on the foundation sheet or the detail sheet and shall be cross-referenced to the foundation plans. Specify depth and size of all footings and pads. Show all reinforcing steel (vertical and horizontal). IRC Section: R 401
- Sheet # _____ Foundation plates and sills shall be bolted to the foundation with minimum 1/2-inch bolts at 6 feet or less o.c. and embedded a minimum 7 inches into the foundation. IRC Section: R403.1.6
- Sheet # _____ All plates (interior and exterior, load bearing and non-load bearing) shall be pressure treated or foundation grade redwood. IRC Section: R403.1.6
All wood columns shall be pressure treated unless supported on a 1” pedestal. R319.1.4
- Sheet # _____ Footings shall be on undisturbed soil or approved fill. IRC Section: R403
Concrete and masonry foundation walls shall extend above the adjacent, finished grade a minimum of 6 inches. R404.1.6
- Sheet # _____ Required holdowns, as specified on lateral design or as required for all alternate braced wall panels, shall be shown on the foundation plan. IRC Section: R602.10.6

[] Sheet # _____	The area of the garage or carport floor used for parking shall be sloped toward a drain or the main vehicle entry door.	IRC Section: R309.3 R309.4
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FLOOR PLAN

[] Sheet # _____	Label and dimension all rooms and spaces. Reference ceiling height of all rooms and areas. $\frac{5}{8}$ " gypsum board or $\frac{1}{2}$ " sag-resistant gypsum board is required on lids (ceilings) if support is 24" o.c. and water based treatment is used.	IRC Sections: R304 & R305 Table R702.3.5
[] Sheet # _____	There shall be a floor or landing on each side of each exterior door. The width of the landing shall not be less than the door served with a minimum dimension of 36" measured in the direction of travel. May be $7\frac{3}{4}$ inches lower than threshold if the door does not swing over the	IRC Section: R311.4.3
[] Sheet # _____	Provide a calculation to determine the percentage of glazing of the gross area of the exterior walls. Calculations to verify compliance with the 2000 International Energy Code will be required when the glazing area exceeds 15 percent of the gross area of the exterior walls.	IRC Section: N1101.2
[] Sheet # _____	Energy certificate will be required at time of final if glazing percentage is 15 or less. If IECC is used, proof of compliance in the form of a letter from the contractor stating the conditions were met will be required. Prescriptive requirements include low-E glass ($SHGC \leq .4$) & R-5 ducts.	IRC Section: N1101.3.1 N1102.2
[] Sheet # _____	An attic access shall be provided to attic areas that exceed 30 sf and have a vertical height of 30" or greater. It shall not be less than 22" by 30" with 30" minimum unobstructed headroom in the attic space at some point above the access opening.	IRC Section: R807.1
[] Sheet # _____	Openings between the garage and residence shall be equipped with solid wood doors not less than 1 $\frac{3}{8}$ -inch thick, or shall be 20-minute fire-rated doors and shall be maintained self-closing and self-latching.	IRC Section: R309.1
[] Sheet # _____	The garage shall be separated from the residence by not less than $\frac{1}{2}$ " gypsum board applied to the garage side. Garage beneath habitable rooms shall be separated from all habitable rooms above by not less than $\frac{5}{8}$ " Type X gypsum board.	IRC Sections: R309.2
[] Sheet # _____	Appliances having an ignition source shall be elevated such that the source of ignition is not less than 18" above the floor in garages. Exception: clothes dryers.	IRC Section: M1307.3
[] Sheet # _____	A gas or liquid fuel fireplace shall have dampers that remain permanently open. The installation of a permanent gas or electric log insert will be required; a gas or electrical stub out for future installation of a log will not be acceptable.	A.R.S. 9-500.16 G2427.13
[] Sheet # _____	All habitable rooms shall be provided with aggregate glazing area of not less than 8 percent of the floor area of such rooms. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.	IRC Section: R303.1
[] Sheet # _____	Every sleeping room and basements with habitable space shall have a least one window (min. 5 sf clear opening), min. opening width of 20", min. opening height of 24" and a sill height shall not be more than 44"; or provide exterior door for emergency egress.	IRC Section: R310.1
[] Sheet # _____	There shall be a floor or landing at the top and bottom of each stairway. The width of each landing shall not be less than the stairway served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel.	IRC Section: R311.5.4
[] Sheet # _____	The maximum riser height shall be $7\frac{3}{4}$ inches and minimum tread depth shall be 10 inches. The min. headroom shall be not be less than 6 feet 8 inches measured vertically from the slope plane adjoining the tread nosing or from the floor surface of the landing or platform.	IRC Sections: R311.5.3 & R311.5.2
[] Sheet # _____	Four or more stair risers shall have at least one handrail continuous the full length of the stairs and have min. and max. heights of 34" and 38", respectively. The handgrip portion shall have a circular cross section of 1 $\frac{1}{4}$ inches minimum to 2 $\frac{5}{8}$ inches maximum inch.	IRC Section: R311.5.6
[] Sheet # _____	The minimum height of guards located more than 30" above the floor shall be not less than 36" except at the sides of stairs where the min. height is 34". Openings in guards shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 $\frac{3}{8}$ " in	IRC Section: R312
[] Sheet # _____	The following shall be considered specific hazardous locations for the purpose of safety glazing:	IRC Section: R308.4
	◆ Glazing in a wall enclosing a tub/shower/sauna compartment where the bottom edge of the glazing is less than 60" measured vertically above any standing walking surface.	Item 5
	◆ Glazing adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60" above the floor.	Item 6
	◆ Glazing when all of the following exist; area of a pane is greater than 9 sf, bottom edge is less than 18" above the floor and top edge is greater than 36" above the floor.	Item 7
	◆ Glazing in walls enclosing stairway landings or within 60" of the bottom and top of stairways where the bottom edge of the glass is less than 60" above a walking surface.	Item 10

ELEVATIONS

- [] Sheet # Provide height dimensions for roofline, headers, top plate and finished floor. IRC Section: R106
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- [] Sheet # Surface drainage shall be diverted so as to not cause a hazard. Lots shall be graded so as to drain surface water away from foundation walls a minimum of 6" within the first 10'. IRC Section: R401.3
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- [] Sheet # Provide exterior wall covering including anchoring method and backing (ICBO #, if applicable). Stucco systems may require a moisture barrier and a weep screed. IRC Section: R703
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- [] Sheet # Provide attic ventilation calculations for all concealed attic spaces; include required and provided net free ventilation area. Also, indicate the type and location of attic ventilation. The under-floor space between the joists and the earth shall be ventilated and one vent shall be w/in R806 R408.1
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- [] Sheet # The chimney shall extend at least 2 feet higher (minimum 3 feet at roofline) than any portion of the roof within 10 feet'. IRC Table R1003.1

STRUCTURAL

- [] Sheet # Specify type of design and construction of all walls and partitions. Wood stud walls shall comply with IRC Section R602, masonry and concrete basement walls shall comply with IRC Section R606 or shall be designed by an Arizona Registrant. IRC Sections: R404, R602, R603 & R611
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- [] Sheet # Indicate all braced wall panel locations. Specify the method of bracing to be used. A sealed lateral analysis, prepared by an Arizona Registrant, will be required if the bracing does not comply with the conventional provisions. IRC Section: R602.10
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- [] Sheet # Provide truss specifications. Specify lumber grade, species, and size of members. IRC Section: R602
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- [] Sheet # Provide complete floor (if applicable) and roof framing plans. Specify size and spacing of all framing members. Indicate all post locations and sizes. IRC Section: R106
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- [] Sheet # Specify all hangers used to hang trusses from girder trusses, walls, or other locations. Trusses and rafters need be connected to top plates to prevent uplift. IRC Section: R802
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- [] Sheet # Indicate the size and span of headers and lintels in all bearing and non-bearing walls. Provide manufacturer's span charts for pre-manufactured steel lintels. IRC Sections: R602.7 R606.9

PLUMBING

- [] Sheet # Specify if appliances and equipment are natural gas, electric, propane or other (specify). Reference location of appliances and equipment. IRC Sections: G2401 E3301
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- [] Sheet # If gas is indicated, provide a schematic indicating BTU rating for each appliance, size, and length of main and all branch lines. Water heaters shall be equipped with a temperature and pressure relief valve. Terminate 6" P2803
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- [] Sheet # Indicate locations and size of roof drains and scuppers. Each hose bibb shall have a backflow preventer installed on the discharge side of a hose threaded outlet. (See also Section P2701.1) IRC Section: R903.4.1 R2902.3.3
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- [] Sheet # Appliances located in a garage or carport shall be protected from impact by automobiles by a curb 4" high and 3' deep, a minimum 3" steel pipe bollard installed a minimum of 18" below and a minimum of 44" above the finished floor in front of the equipment or a wall. IRC Section: M1307.3.1 & M.A.G. Interp.

MECHANICAL

- [] Sheet # Provide a complete mechanical plan showing the locations of all HVAC equipment. IRC Section: R106.1
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- [] Sheet # Provide exhaust fans to the outside from bathrooms, water closet compartments, and similar rooms if not supplied with natural ventilation. IRC Section: R303.3

[] Sheet # _____	Provide combustion air for all liquid and solid fuel-burning appliances including size, type, and location of openings.	IRC Section: Chapter 17
[] Sheet # _____	Attics containing appliances shall be provided with an opening and passageway large enough to remove the largest appliance and not more than 20' in length. A level service space at least 30" deep and 30" wide shall be present along the access sides of the appliance.	IRC Section: M1305.1.3
[] Sheet # _____	The clothes dryer exhaust duct shall be at least the diameter of the appliance outlet and shall terminate on the outside of the building. It shall not exceed 25 feet in length with reductions for bends. The duct shall terminate not less than 3 feet from a property line.	IRC Sections: M1501 R302.2

ELECTRICAL

[] Sheet # _____	Provide a complete electrical plan. Indicate the size (rating) and location of the electric panel, including any sub panel(s).	IRC Sections: R106.1 E3301
[] Sheet # _____	Provide an approved grounding electrode system. Bond all interior water and gas piping.	IRC Sections: E3508 E3509
[] Sheet # _____	Outlets for ranges and clothes dryers shall be a 3-pole with ground type. Four-wire, grounding-type flexible cords are required for ranges and clothes dryers. The bonding jumper shall not be connected between the neutral terminal and the frame of the appliance.	IRC Section: E3808
[] Sheet # _____	All branch circuits that supply 125-volt, single-phase, 15- and 20-ampere receptacle outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter(s).	IRC Section: E3802.11
[] Sheet # _____	Receptacles shall be installed so that no point along the floor line in any wall space is more than 6 feet, measured horizontally, from an outlet in that space, including any wall space 2 feet or more in width.	IRC Section: E3801.2.1
[] Sheet # _____	In kitchen and dining rooms, at least one receptacle outlet shall be installed at each island or peninsular counter space with a long dimension of 24 inches or greater and a short dimension of 12 inches.	IRC Sections: E3801.4.2 E3801.4.3
[] Sheet # _____	In kitchen and dining rooms, a receptacle outlet shall be installed at each wall counter space 12 inches or wider so that no point along the wall is more than 24 inches from a receptacle outlet.	IRC Section: E3801.4.1
[] Sheet # _____	Provide at least one receptacle outlet on the wall within 36 inches of the outside edge of each lavatory basin in bathrooms. All receptacles located in bathrooms shall be GFCI protected.	IRC Sections: E3801.6 E3802.1
[] Sheet # _____	Provide at least one weatherproof receptacle outlet, not more than 6 feet 6 inches above grade and GFCI protected, at the front and back of each dwelling.	IRC Sections: E3801.7 E3802.3
[] Sheet # _____	Provide a receptacle outlet in hallways 10 feet or more in length.	IRC Section: E3801.10
[] Sheet # _____	Provide a convenience receptacle outlet for the servicing of appliances (HVAC) within 25 feet of the appliance.	IRC Section: 3801.11
[] Sheet # _____	All 125-volt, single-phase, 15-and 20-ampere receptacles that serve countertop surfaces in kitchens or are located within 6 feet of the outside edge of a bar sink shall be GFCI protected.	IRC Section: E3802.6 E3802.7
[] Sheet # _____	All 125-volt, single-phase, 15-and 20-ampere receptacles installed in garages shall be GFCI protected. At least one receptacle is required in the garage.	IRC Section: E3802.2 E3801.9
[] Sheet # _____	Provide a lighting outlet on the exterior side of all exits/entrances. Provide a lighting outlet in all stairways, switched at each floor level.	IRC Section E3803.3
[] Sheet # _____	Provide interconnected smoke alarms in each sleeping room, outside each sleeping room, on each story, in the hall or adjacent room where the ceiling height of a room open to the hall exceeds the hall by 24". Smoke alarms shall be hard wired with battery backup.	IRC Section: R313.1 R313.2