

RESIDENTIAL PLAN REVIEW CHECK LIST

O.K.
 NEED MORE
INFORMATION

THE FOLLOWING MUST BE ON BOTH SETS OF BLUE
PRINTS (PLANS)

ADMINISTRATION

- There is no signature on the permit application
- Builder's license or registration number is not indicated
- Worker's compensation Insurance carrier or reason for exemption is not indicated
- MESC employer number or reason for exemption is not Indicated
- Federal employer ID number or reason for exemption is Not indicated
- No zoning approval indicated
- Plans and specifications were not submitted with the Application.
- The plans submitted require an architect's or engineers Seal and original signature

LOCATION ON LOT

- One hour rating for exterior walls located less than 5' feet From property line R302.1
- Exterior wall openings R302.2

ATTACHED GARAGES

- Garage dwelling separation: ½ gypsum board or equivalent On the garage side. R309.2
- Door: 1-3/8" minimum solid or 20 minute fire rated doors R309.1
- Floor shall slope to main vehicle entry doorway or a drain. R309.3

INTERIOR ENVIRONMENT REQUIREMENTS

- Light required: minimum 8% of floor area R303.1
- Ventilation required: minimum 4% of floor area R303.1
- Habitable room: minimum ceiling height 7'-0" R305.1
- Sloped ceiling R305.1 Exception 3
- Roof space ventilation R806
- Crawl space ventilation R408.1 and R408.2
- Crawl space access 18" x 24" R408.3

MICHIGAN ENERGY CODE

- Roof/Ceiling
- Floors
- Slabs
- Crawl Spaces
- Basement Walls
- Exterior Opaque Walls

GUARDRAILS

- Required for balconies, open sides of stairs or raised Floor surfaces more than 30" above floor R316.1
- Guardrail height: 36: minimum R316.1
- Opening limitations: Such that a 4" sphere cannot Penetrate it. Required guards shall not be constructed With horizontal rails that result in a ladder effect. R316.2

HANDRAILS

- 34" minimum height, 38" maximum height R315.1
- Handrails required for stairs with 4 or more risers R311.5.6

MEANS OF EGRESS

- Basements with habitable space and every sleeping room Shall have one openable emergency escape window Opening 5.7 square feet. (grade floor 5 square feet). 24" Net clear height.. 20" net clear width. Maximum sill Height = 44" R310.1.1, R310.1.2, R310.1.3
- Exit door (minimum size 3'-0" x 6' x 8" R311.1, R311.3
- Locks and latches R311.2
- Passageways: Minimum clear width with = 36" R311.4

STAIRWAYS

- Minimum width = 3' R314.1
- Minimum landing = 3' x 3' R312.1, R312.2
- Stair rise = 8-1/4" maximum R314.2
- Tread width = 9" minimum R314.2
- A nosing shall be provided on stairways with solid risers (minimum 3/4", maximum 1-1/4") R313.2.1
- Headroom = 6'-8" minimum R314.3
- Winders 6" minimum at narrowest point of tread. 10" Minimum at a point 12" from the narrowest point of tread R314.4
- Spiral stairways R314.5

FLOORS

- Floor framing R502
- Allowing spans R502.3 table R502.3.1(1)(2)
- joists under bearing partitions R502.4
- Allowable girder spans R502.5 table R502.3.1(1)(2)
- Bearing R502.6
- Floor sheathing R503.1 Tables R503.1, R503.2.1.1 (1) R503.2.1.1(2)
- Lateral support and bridging R502.7 table R502.7.1
- Floor cantilevers R502.3.3

ROOFS

- [] Roof snow load R301.2(5)
- [] Ceiling joist spans R802.4, tables R802.4(1)(2)
- [] Rafter spans R802.5, Table R802.5.1(1)(8)
- [] Trusses R 802.10
- [] Roof sheathing R803.1
- [] Asphalt shingles. Underlayment (felt) is Required R905.2.7
- [] Ice shields are required R905.2.7.1
- [] Flashing required: Wall and roof intersections Chimneys, vents, change of roof slope or Direction etc R703.8, R903.2, R905.2.8
- [] Re-roofing: Remove existing roof covering When the existing roof has two or more Applications R907.3

FIRE RESISTIVE CONSTRUCTION

- [] Fire stopping required R602.8, R602.8.1
- [] Concealed wall spaces
- [] Connections between horizontal and vertical Spaces (soffits, dropped ceilings etc.)
- [] Stairways
- [] Ceiling and floor opening (vents, pipes, ducts, Chimneys, fireplaces etc.)
- [] Access to attic: Minimum size 22" x 30" R807.1

SAFETY GLAZING

- [] Safety glazing is required in the following locations: R308.4
- [] Glazing in doors
- [] Glazing adjacent to doors within the same wall plane.
- [] Glazing in walls enclosing bathtubs, showers, Whirlpools, etc
- [] Glazing in fixed panels in excess of 9 square feet With the lowest edge less than 18" to the floor.
- [] Skylights, roofs, and sloped glazing R308.6

SMOKE DETECTORS

- Smoke detectors shall be wired interconnected, and Provided with battery backup when appropriate, in The following locations R317
- [] In the immediate vicinity of the bedrooms
 - [] In all bedrooms
 - [] In each story within the dwelling unit including Basements.

PRESSURE TREATED WOOD

- [] Pressure treated wood required R323
- [] Floor joists closer than 18" to the ground R323.1
- [] Wood girders closer than 12" to the ground R323.1
- [] Wood framing, siding and sheathing on exterior Walls closer than 6" from the exposed earth R323.1
- [] Sleepers and sills on concrete or masonry R323.1
- [] Wood siding closer than 6" to the earth R323.1

FOUNDATIONS

- [] Design criteria R301.2
- [] Wood foundations: Designed in accordance with AP & PA Report No. 7 and Chapter 4
- [] Footing size R403.1 Table R403.1
- [] Foundation wall size R404, Table R404.1.1(1)(4)
- [] Waterproofing required R406.2
- [] Damp proofing required R406.1
- [] Foundation drain required R405.1
- [] Site grading: slope 6" with first 10' from house R401.3
- [] Foundation anchorage ½" diameter bolts at 6' o.c. and Within 12" from corner, 7" embedment in concrete and Masonry. Anchor straps shall be spaced and installed In compliance with manufacturers specifications R403.1.6
- [] Column and post connection required R407.3
- [] Beam and girder bearing R502.6
- [] Mobile home tie downs required Appendix E 604.1
- [] Vapor barrier of 6 mil plastic is required under the Basement floor R506.2.3

WALLS

- [] Identification R602.1
- [] Stud spacing R602.3.1 Table R602.3.1
- [] Top plate R602.3.2
- [] Drilling and notching studs R602.6
- [] Bracing, corner bracing and every 25' of wall TR602.10.3
- [] Headers R602.7 Table R502.5 (1)(2)
- [] Framing around chimneys: 2" clearance required R1001.15
- [] Masonry veneers shall be provided with a sheathing Paper, flashed and provided with weepholes. R73.2, R703.7.5, R703.7.6 and 703.8