



RESIDENTIAL CODE PLAN REVIEW CHECKLIST

TOWN OF PARADISE VALLEY - STANDARD RESIDENTIAL REQUIREMENTS

Items indicated with an “**X**” are to be addressed by incorporation into revised plans. A **check-mark** indicates O.K.

IMPORTANT: THIS CHECKLIST MUST ACCOMPANY THE REVISED PLANS

ADDRESS

PARCEL NUMBER

APPLICATION / PERMIT NUMBER

DATE

EFFECTIVE CODE: 2015 International Residential Code. (2015 IBC, 2015 IMC, 2015 IPC & 2014 NEC as necessary)

GENERAL

- | | | |
|----------------------|---|---|
| [] Sheet #
_____ | Provide one set of plans, maximum size of 36" x 42". Structural calcs and mfr's cut sheets may accompany plans. The building plans should be drawn to a scale of 1/4" = 1'; however a scale of 3/16" = 1' may be accepted. Indicate the scale and the direction of North (site plan). | 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 #
_____ | Guest Houses, Fences, Retaining walls, Swimming pools, Spas are to be by separate permit. Fire Marshal approval is required for any propane tank installations. | IRC R105
IFC Chap 61 |
| [] Sheet #
_____ | Provide a square footage summary for each of the following: livable, garage, covered patios and porches, accessory buildings, decks. | IRC Section:
R108.3 |
| [] Sheet #
_____ | Solar energy systems must be provided with access areas and pathways.
The building's thermal envelope must be depicted on the plans. | R324
N1101.5.1 |

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:
R401
R403.1.4 |
| [] 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. Anchor bolts must be placed in the middle one third of the plate. | 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.
All wood columns shall be pressure treated unless supported on a 1" pedestal. | IRC Section:
R317.1
R317.1.4 |
| [] Sheet #
_____ | Footings shall be on undisturbed soil or approved fill.
Concrete and masonry foundation walls shall extend above the adjacent, finished grade a minimum of 6 inches. | IRC Section:
R401.2
R404.1.6 |
| [] Sheet #
_____ | Required holdowns, as specified on lateral design or as required for all <u>alternate</u> braced wall panels, shall be shown on the foundation plan. | IRC Section:
R602.10.4
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:
R309.1
R309.2 |

FLOOR PLAN

[] Sheet # _____	Label and dimension all rooms and spaces. Reference ceiling height of all rooms and areas. 5/8" gypsum board or 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 7/4" lower than threshold if the door does not swing over the landing.	IRC Section: R311.3
[] Sheet # _____	Compliance with Chapter 11 of the 2012 IRC or Chapter 3 of the 2012 IECC is required (Zone 2). A permanent Energy Certificate will be required at time of final to be posted in the electrical distribution panel, near furnace or in utility . (R, U & SHGC values and equipment)	IRC Section: N1101.5 N1101.14
[] Sheet # _____	Prescriptive requirements include ceiling/attic R-Value of R-38 (min.), frame wall R-Value of R-13 (min.), masonry wall R-Value of R-4 (min.), Window U-Value of 0.40 (max.), Solar Heat Gain Coefficient of 0.25 (max.) and Supply & Return Air Duct insulation value of R-8 (min.).	IRC Section: N1102 N1103.2
[] Sheet # _____	An attic access, weather stripped and insulated, 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.	IECC R402.2.4 IRC Section: R807.1
[] Sheet # _____	Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8-inch thick, or shall be 20-minute fire-rated doors.	IRC Section: R302.5.1
[] Sheet # _____	The garage shall be separated from the residence by not less than 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 5/8" Type X gypsum board, including supporting walls.	IRC Table: R302.6
[] 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 and appliances that are listed as flammable vapor ignition resistant.	IRC Section: M1307.3
[] Sheet # _____	The installation of a permanent gas or electric log insert will be required in all fireplace; a gas or electrical stub out for future installation of a log will not be acceptable.	A.R.S. 9-500.16
[] 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 or a whole house ventilation system designed per M1507.3.	IRC Section: R303.1
[] Sheet # _____	Every sleeping room and basements shall have a least one window (min. 5.7 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 & bottom of each stair (except at the top of an interior stair if door does not swing over the stair). Width of each landing shall not be less than the stair served. Every landing shall have a min. dimension of 36" measured in the direction of travel.	IRC Section: R311.7.1 R311.7.6
[] Sheet # _____	The maximum riser height shall be 7 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: R311.7.5 & R311.7.2
[] 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 1/4 inches minimum to 2 inches maximum inch.	IRC Section: R311.7.8
[] Sheet # _____	The min 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" (4 3/8" at stairs) in	IRC Section: R312.1
[] Sheet # _____	The following shall be considered specific hazardous locations for the purpose of safety glazing:	IRC Section:
_____	◆ 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.	R308.4.5
_____	◆ Glazing adjacent to a door where the nearest vertical edge is w/in a 24-inch arc of the door in a closed position and whose bottom < 60" above the floor. Hinge side only if perpendicular.	R308.4.2 R308.4.3
_____	◆ 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.	R308.4.6
_____	◆ 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.	R308.4.6

Items that are new to this checklist, mostly items new to the 2015 IRC, are highlighted in yellow.

- [] Sheet # Where the opening of an operable window is located more than 72" above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 " above the finished floor of the room in which the window is located. IRC Section: R312.2

ELEVATIONS

- [] 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
- [] Sheet # Provide exterior wall covering including anchoring method and backing (ICC ES #, if applicable). Stucco systems may require a moisture barrier and a weep screed (The word "weep" implies that the moisture leaves through the bottom of the screed). IRC Section: R703.6.2
- [] Sheet # Provide attic ventilation calcs for all concealed attic spaces; include required and provided net free ventilation area. Also, indicate the type and location of attic ventilation. Unvented attics are allowed if the conditions of R806.5 are met. IRC Section: R806
- [] 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 R1003.9

STRUCTURAL

- [] Sheet # Specify type of design and construction of all walls and partitions. Wood stud walls shall comply w/ IRC Section R602, steel framing w/ IRC Section 603, masonry walls shall comply w/ IRC Section R606 - R609, concrete walls w/ R611 or shall be designed by an Arizona IRC Sections: R404, R602, R603 & R611
- [] 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
- [] Sheet # Provide truss specifications (Town of Paradise Valley administrative policy). Raised heel trusses may be required to allow for R-38 insulation over the exterior wall (R402.2.1). Specify lumber grade, species, and size of members (R502.1 & R802.1). IRC Section: R502.11 R802.10
- [] 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
- [] 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: R802.11.1 TableR602.3(1)
- [] 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 R606.10

PLUMBING

- [] Sheet # Specify if appliances and equipment are natural gas, electric, propane or other (specify). **Hot water circulating systems or heat trace system is required. (N1103.5 and P2905)** IRC Sections: G2401 E3401
- [] Sheet # Provide water fixture unit calculations to determine water meter and line size. (P2903.7)
- [] Sheet # If gas is indicated, provide a schematic indicating BTU rating for appliances, size, and length of main and all branch lines. Sediment traps are required downstream of the shutoff valve G2419.4. IRC Section: G2413 P2803
- [] Sheet # Indicate locations and size of roof drains and scuppers. Each hose bibb shall have a backflow preventer installed. See IRC P2902.3 IRC Section: R903.4.1 P2903.5
- [] Sheet # Water hammer arrestors are required at quick-closing valves. (Dishwashers & Clothes washers)
- [] 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. Mechanical equipment and appliances must be sized per ACCA Manual "S" and Manual "J". IRC Section: R106.1 M1401.3
- [] Sheet # Provide exhaust fans to the outside from bathrooms, water closet compartments, and similar rooms if not supplied with natural ventilation. See also M1507.4. IRC Section: R303.3 & M1506

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[] Sheet # _____	Provide combustion air for all gas-fired appliances including size, type, and location of openings.	IRC Section: G2407
[] 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 35 feet in length with reductions for bends. A label is required if the duct length is greater than 35 feet. (M1502.4.6 & G2439.7.5)	IRC Sections: M1502 Table R302.1
[] Sheet # _____	All materials used shall be installed in strict accordance with the standards under which the materials are accepted and approved. In the absence of such installation procedures, the manufacturer's instructions shall be followed. The minimum provisions shall be the code.	IRC Sections: M1301.3

ELECTRICAL

[] Sheet # _____	Provide a complete electrical plan. Indicate the size (rating) and location of the electric panel, including any sub panel(s). Provide Electrical Load Calculations to substantiate SES rating. (E3602.2)	IRC Sections: R106.1 E3401
[] Sheet # _____	Provide an approved grounding electrode system. Bond all interior water and gas piping. Provide a One Line Diagram (Town of Paradise Valley administrative policy).	IRC Sections: E3608 E3609
[] Sheet # _____	All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in family, dining, living, dens, bedrooms, closets and halls shall be protected by a combination type arc-fault circuit interrupter installed to provide protection of the entire branch circuit.	IRC Section: E3902.12
[] 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. 15- and 20-ampere receptacles must be listed as tamper-resistant. (E4002.14)	IRC Section: E3901.2.1 to E3901.2.4
[] 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: E3901.4.2 E3901.4.3
[] 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: E3901.4.1
[] 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 and within 6' of bathtubs and showers shall be GFCI protected.	IRC Sections: E3901.6 E3902.1
[] 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. All 125-volt, single-phase, 15- and 20-ampere receptacle outlets installed outdoor shall have GFCI protection for personnel.	IRC Sections: E3901.7 E3902.3
[] Sheet # _____	Provide a receptacle outlet in hallways 10 feet or more in length. All receptacles located in the laundry area must be GFCI and AFCI protected. The receptacles supplying the dishwasher must be GFCI protected.	IRC Section: E3901.10 E3902.9 & .10
[] Sheet # _____	Provide a convenience receptacle outlet for the servicing of appliances (HVAC) within 25 feet of the appliance.	IRC Section: E3901.12
[] 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 and AFCI protected.	IRC Section: E3902.6 E3902.7
[] Sheet # _____	All 125-volt, single-phase, 15-and 20-ampere receptacles installed in garages shall be GFCI protected. At least one receptacle per vehicle space is required in the garage. The garage must be on a separate circuit.	IRC Section: E3902.2 E3901.9
[] 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 E3903.3
[] Sheet # _____	Provide interconnected (or wireless) smoke alarms in each sleeping room, outside each sleeping room and on each story, in the hall or immediately adjacent room. Smoke alarms shall be hard wired with battery backup. Carbon Monoxide detectors if there is a fuel-fired appliance.	IRC Section: R314.3/314.4 R315

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