

# Checklist for Single Family Dwellings & Additions

Submit **two complete sets** of building plans for residential review with the following information:

## **Foundation/first-floor framing plan with:**

- Specific wall footing width and depth of pour.
- Detailed foundation wall size and construction type; show reinforcement if required.
- Concrete floors:
  1. Thickness (Min. 3-1/2")
  2. Strength (basement = 2,500 PSI min.; garage = 3,000 PSI min.)
  3. Base course (4" thick base course consisting of clean graded sand, gravel or crushed stone.)
  4. Vapor barrier (including attached garages).
- Pier and footing sizes with dimensions for their location and spacing.
- Girder sizes and locations, floor joist direction, bearing, size, spacing and species.
- Foundation Emergency escape and rescue opening locations from basement. IRC 310.1
- Anchor bolts are required at all foundations and must be shown on plan.
- Termite protection (e.g.: cap block and pressure treated plate.)
- Crawl space:**
  1. Vents required within 3 feet of each corner (exception: Ventilations openings are not required when the ground surface is covered with an approved vapor retarder material, the space is supplied with conditioned air and the perimeter walls are insulated).
  2. Access = 18" x 24"
  3. Minimum 18" clearance from finished grade to floor framing.
  4. Vapor Retarder on soil floor extend 6" up walls and scale.

**Floor plans with:**

- Location and size of walls, windows, doors and stairs.
- Beams and headers, with supports and attachments.
- Ceiling plan with ceiling joist directions, bearing, size, spacing and species.
- Attic access for any roof space >30" high (Minimum 22"x30").

**Roof framing showing:**

- Direction, bearing, size, spacing and species of rafters as well as special ridges or support for vaults, cathedral areas and valleys.
- Roof sheathing; composition, grade, thickness, blocking or "H" clips.
- Ice barrier/ice guard for roof extend a minimum of 24" vertically from the plane of the inside face of the wall beneath.
- Truss layouts can be submitted from Roof Truss Manufacturer.
- Rafter layout to be shown on drawings.
- All headers Composition; Location; Sizes.

 **Chimneys and fireplaces:**

1. Locations
2. Masonry or factory built
3. Footing size and thickness (if applicable).

**Plumbing:**

- Water closet, lavatory, tub or shower in compartment with privacy. Show clearances or dimensions between fixtures.
- Safety glazing in hazardous locations (e.g. fixed and sliding panels in sliding and bi-fold closet door assemblies; walls or tubs and showers; within 24" of doors; walls enclosing stairway landings or within 60" of the top and bottom of stairways, etc.)

**Electrical:**

- Show location of lighting and receptacles, exhaust fans, main and sub panels.
- Smoke detectors: Locations (one on each floor, one in each sleeping room and in the immediate vicinity of each sleeping room.); Interconnected with AC and DC power source.

### **Miscellaneous information:**

- Insulation values for floors, walls and ceilings for conditioned spaces utilizing the Energy requirements of the PA Alternative Energy Conservation Code or REScheck Version 4.2.0 or later shall be permitted to demonstrate compliance.
- Attic access, elevations, and calculated areas for finished floor spaces and garage.
- Vapor retarder on warm-in-winter side of exterior walls, floors and ceilings.
- Openings from garage directly into a room used for sleeping purposes shall not be permitted.**
- ½” gypsum separation between garage and dwelling. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8” Type X gypsum board. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than ½” gypsum board.
- 1-3/8” solid wood, or 20-minute fire-rated doors or equivalent between attached garage and residence.
- 1 – 3’0” x 6 x 8” exit door.
- Exit access or hallways greater than or equal to 3’.
- Landings (min. 3’x3’). Decks, porches, etc. See [Deck Plan Submittal](#).
- Stairway details: See [Stairway Geometry](#).