

PROJECT ADDRESS \_\_\_\_\_,  Single Family Dwelling (SFD),  Villaminium,  Townhome,  Duplex

2005 Indiana Residential Building Code, based on the 2003 ICC IRC

FOOTING

- 403: Minimum depth of footing to be 36" below final grade. A minimum of 12" below undisturbed soil. Footing size to be based on Table R403.1 with allowable soil pressure of 2,000 pounds per square foot.
- 403.1.6: Anchor bolts shall be 1/2" diameter x 10" long, within 12" of corners and end of plates and be placed a maximum of 6' o.c. Bolts must be grouted 15" into masonry and 7" into poured concrete. Foundation anchor straps, spaced and installed as required to provide equivalent anchorage to 1/2" diameter anchor bolts.

Comments: \_\_\_\_\_

FOUNDATION:  Crawlspace (option#1, 2, 3, 4),  Basement,  Slab on Grade,  Thickened Slab,  Posthole

- 404.1.2: Concrete foundation walls shall be a minimum of 6" solid or as required in Tables R404.11 (1)(2)(3)(4)
- 405.1: Perimeter foundation drain requires 2" stone base covered by 6" minimum of stone
- 406.2: Exterior foundation walls that retain earth and enclose habitable or usable spaces located below grade shall be waterproofed with a membrane from footing to finished grade.
- 319: Pressure treated lumber plates required. Foundation walls and floor plates & furring below grade.
- 408.3: Minimum crawlspace access size 18" x 24" in floors or 16"h x 24"w when in walls.
- 408.4: Under floor space shall be cleaned of all vegetation, debris, etc.
- 408.6: Crawlspace are to be graded so as to direct any water to a central point where a drain or sump pit 18" diameter by 24" deep is to be provided.
- 703.7(5)(6): Masonry veneer support. Weep holes 33" max spacing and 3/16" minimum size 4" above finished grade, flashing directly above first course above grade. 1" air gap required between veneer and wall.
- 506: Site preparation for concrete slabs, minimum compressive strength 2500 psi, 6 mil vapor barrier, 4" base, 3.5" minimum slab thickness.
- Dwelling,  Garage,  Stoop & Porches,  Dwelling Basement Floor

Comments: \_\_\_\_\_

FRAMING & DESIGN:  Number of stories,  Basement,  Total Square Footage,  Number of bedrooms

- 310: Sleeping rooms are required to have at least one emergency egress opening of minimum net clear opening 5.7 sq. ft. Grade floor openings shall be a min. of 5.0 sq. ft. when the sill height is not more than 44" from grade level. Minimum net clear opening height of 22" and minimum width of 20".
- 602.8: Fireblocking shall be provided to cut off all concealed vertical and horizontal draft openings at 10' intervals in stud walls and around all openings at pipes, vents, ducts, wiring, at ceiling and floor level.
- 502.3: Allowable floor joist spans shall comply with Tables R502.3.1 (1) and R502.3.1 (2).
- 502.5: Allowable girder spans meet values in Tables R502.5 (1), (2) or beams to be engineered.
- 802(4),(5): Ceiling joist, rafter & purlin size to meet allowable span requirements from tables.
- 802.10: Truss design and bracing requirements. Truss shall not be cut, notched, drilled, spliced or altered. If so, certified, engineered, truss repair specifications will be required.
- 807: Attic access opening to areas that exceed 30 sq. ft. with a 30" height shall have a minimum opening of 22" x 30".
- 502.8.2: Manufactured floor systems are to be engineered and installed per manufacturer's instructions. Cuts, notches and holes are to be as per manufacturer's specifications.
- 502.2.1: Decks: shall be positively anchored according to Table R502.2.1
- 602.3.1: The size, height and spacing of studs shall be in accordance with Table R602.3 (5)
- Floor System:  I-Joist,  Dimensional Wood,  Wood Floor Truss,  Slab  
Spacing on Center: \_\_\_\_\_, Depth/Size: \_\_\_\_\_, Form 393 required:  Yes  No, Location:  1<sup>st</sup>,  2<sup>nd</sup>,  3<sup>rd</sup>
- Roof System:  I-Joist,  Rafters,  Trusses,  Steel Truss,  Aluminum Truss  
Spacing on Center: \_\_\_\_\_, Depth/Size: \_\_\_\_\_, Form 393 required:  Yes  No

Comments: \_\_\_\_\_

STAIRWAYS & LANDINGS:

- 311.4.3: The width of each landing shall be not less than the door or stairway it serves and 36" minimum in direction of travel  
Exception: non-required exterior doors of 2 or fewer risers may have a tread of 11 1/4".
- 311.5.6: All stairways of 4 or more risers must have one handrail having minimum and maximum heights of 34" and 38" measured from the tread nosing.
- 311.5.1: Stairway width 36" minimum.
- 311.5.2: Headroom clearance must be 6'-8" or more.
- 312.1: Open side of decks and balconies which are more than 30" above grade or floor must have guardrails at least 36" in

height. Guards must be constructed so no opening will allow a 4" sphere to pass thru opening.

311.2.2: Enclosed accessible space under stairs shall be protected by minimum of 1/2" gypsum board.

Comments: \_\_\_\_\_

**GARAGES:**

- 309.2: Garages attached or within 6' of residence shall be separated from the residence and its attic area by not less than 1/2" gypsum board. Bearing walls in garage shall be protected by 1/2" gypsum board, if there is a habitable room above.
- 309.1: Doors entering the residence from the garage shall be a solid wood or honeycomb steel door not less than 1 3/8" thick or 20 minute fire rated door.
- 309.1.1: Ducts in the garage & ducts penetrating the walls or ceilings separating the dwelling shall be 26 gage sheet steel or other approved material.
- 309.4: Garage floors shall be sloped toward the main vehicle entry doorway or to a central drain.
- 602.7: Garage door header requirement to be engineered or comply with Table 502.5(1).

Comments: \_\_\_\_\_

**SMOKE DETECTORS:**

- 317.1: Detectors shall be installed in each sleeping room, in the general living area and on each additional story of a building. Smoke detectors shall be hard wired, equipped with battery back-up power and shall be interconnected so as to operate simultaneously. Shall not be located within 3' of a grille that moves air. Additions or alterations to existing buildings may require smoke detector protection for the entire structure. Minimum number required for this structure: \_\_\_\_\_

**INSULATION:** \_\_\_\_\_ IECC 2009 Performance; Organization; \_\_\_\_\_

As per Indiana Energy Conservation Code;

\_\_\_\_\_ R-38 Ceiling, \_\_\_\_\_ R-19 Walls, \_\_\_\_\_ R-10 Basement Walls interior exterior, \_\_\_\_\_ R-7.5 Perimeter Foundation Insulation at basement walkouts, \_\_\_\_\_ R-10 Crawlspace Wall, \_\_\_\_\_ R-20 floor above

**ELECTRICAL:**

- 3501.6.2: Service disconnecting means to be located at readily accessible location either outside of building or structure, or inside nearest the point of entrance of the service conductors.
- 3305.2: Overcurrent device (Service Panel) shall not be located in clothes closets or bathrooms and shall have proper working clearances of 36" x 30" x 6'-8".
- 3802: Ground Fault Circuit Interrupter (GFCI) protection must be provided in all bathrooms, garages, unfinished basements, exterior outlets, all counter top outlets in kitchens and outlets within 6 feet of wet bars.
- 3801: Dwelling unit outlets shall be placed so that no point on continuous wall space (2' or wider) is more than 6' from an outlet. Counter top outlets in kitchens and dining areas are required to be located so that no place along the wall is more than 24" from an outlet. Island and peninsular countertops with short dimension (12" or greater) and long dimension (24" or greater) need an outlet. Bathrooms require GFCI protected outlets adjacent to each basin installed.
- 3903.11: Clothes closet light fixtures must be closed-bulb type or fluorescent with required horizontal clearance from shelving.
- 3805.9: Ceiling fan outlet boxes must be listed and identified for fan support.
- 3902 (8), (9): Fixtures in wet or damp locations to be marked suitable for such locations.
- 3904.9: Recessed fixtures (can lights) must be IC rated.
- 3805.11: Boxed, conduit bodies, and fittings in damp or wet locations shall be placed or equipped so as to prevent moisture from entering or accumulating from within.

Comments: \_\_\_\_\_

**PLUMBING – HEATING, VENTILATION & AIR CONDITIONING:**

- 2803.6.1: Water heater discharge pipe/pressure relief valve max temp 210 degrees to be approved material and terminate not more than 6" above the floor into an air gap into an indirect waste receptor
- 2005.2: Gas water heater shall not be installed in closets used for storage.
- 2406.2: Fuel fired appliances shall not be located in or obtain combustion air from sleeping rooms, bathrooms, toilet rooms or storage closets.
- 1307.3: Heat-producing appliances shall be installed with burners, burner ignition devices or heating elements and switches at least 18" above the garage floor level.
- 2419: Condensation drip leg required in gas piping.
- 2420: Accessible shutoff valves shall be within 6 feet of appliance and in same room or space.
- 1801.1: Fuel burning appliances shall be vented to the outside in accordance with listed instructions.
- 1403.2: Supports and foundations for outdoor unit of heat pump shall be raised 3" above ground.
- 2603.5: Soil or waste pipe to be sleeved passing through foundation wall or under footing.

- \_\_\_ 2439.5.1: Maximum length of clothes dryer exhaust duct not to exceed 35 foot.
- \_\_\_ 2603.2: Drilling & notching of floor joist, not in middle 1/3 or closer than 2" from top or bottom or exceed 1/6 the depth.

Comments: \_\_\_\_\_

**BATHROOMS:**

- \_\_\_ 303.3: Light and ventilation requires 3 sq. ft. of glazing or mechanical ventilations of at least 50 cfm, vented to the outside.
- \_\_\_ 308.4: Glazed areas within 60" of tub/shower drain level to be tempered glass.
- \_\_\_ 307.2: Bathtubs and showers shall have nonabsorbent surface 6' above floor.
- \_\_\_ 2705.1: Centerline of water closets not less than 15" from wall/partitions with 21" clearance in front.
- \_\_\_ 2720.1: Whirlpool tubs shall have access to motor-pump assembly and be on a GFCI circuit.

Comments: \_\_\_\_\_

**FIREPLACES:**

- \_\_\_ 1001.16: Fire-blocking requirements for chimney chases.
- \_\_\_ 1003.1: Masonry chimney construction requirements: footings of 12" thick minimum, ash dump cleanout, firebox walls, etc.
- \_\_\_ 1003.9: Hearth extension requirements: 16" in front and 8" on sides.
- \_\_\_ 1004.1: Factory built fireplace installation requirements. With proper clearance to combustibles.
- \_\_\_ 1001.6: Chimneys shall extend at least 2 feet higher than any portion of the building within 10 feet, but shall not be less than 3 feet above the point where the chimney passes through the roof.
- \_\_\_ 2420.5: Gas supplied log lighter and gas lots are to have a listed shut off outside the fire box within 6' of the box and in the same room as the fireplace.

Comments: \_\_\_\_\_

**Summary:**

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Plan Reviewer: \_\_\_\_\_ Date: \_\_\_\_\_