

Common Residential Plan Review Comments

- New Single Family
- Basement Finish
- Additions Remodels
- Decks

Application and submittals

- Plans unreadable.
- Provide completed Owner Occupant form (where owner/occupant is performing all or a portion of the work).
- Provide completed application.
- Provide electronic copy.
- Plans reduced too much. Provide minimum 1/8" scale.
- Provide name of licensed general contractor.
- Provide name of subcontractors.
- Provide project valuation.
- Provide Manual J HVAC load calculations.

Plot plans

- Provide plot plan showing dimension of the lot, distances from proposed structure to property lines *and any other structures on the lot*.
- Show distance from property line to deck.
- Show distance from addition to property line.

Floor Plans

- Provide elevations (New Single Family and Additions).
- Provide footing and foundation details.
- Provide construction information on Fire rating between garage and habitable space.
- Label all Rooms.
- Provide egress window in all sleeping rooms.
- Provide floor plan of entire basement.
- Mark braced wall panel type and location.
- Wall bracing method does not comply

Energy Provisions

- Provide construction plans demonstrating method of complying with energy provisions of the 2012 International Residential Code.
- Manual J outside design temperature exceeds 95 degrees.
- Provide HERS draft report.
- Manual J does not match HERS draft.
- Manual J does not match HERS draft for total sq. ft. of conditioned areas, ceiling and wall insulation values.
- Manual J does not match plans.
- The Manual J and HERS cannot be reused unless the exact conditions match including the building orientation.
- The U value for windows and doors does not match between Manual J and HERS draft.
- Show footing insulation
- HERS draft does not match plans.
- Provide a wall section showing footing, wall and ceiling foundation insulation values.

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Decks

- Provide footing and foundation details.
- Provide framing details (Decks)
 - Joist Spans
 - Joist spacing
 - Joist size
 - Rim beam construction details.
 - Post size and spacing
 - Footing width/diameter and depth
 - Beam sizes
 - Spacing between support posts exceeds allowable.
- Provide framing details for deck to include joist spans, spacing and size, rim beam construction details, post size and spacing, footing diameter and depth, beam size.