



## **Residential Plan Review Check Sheet**

- Plan set complete?** - ( Application\_\_\_\_\_, RES Check\_\_\_\_\_, Prescriptive\_\_\_\_\_, Foundation\_\_\_\_\_, Site plan\_\_\_\_\_, Floor plan\_\_\_\_\_, Elevations\_\_\_\_\_, MEP's\_\_\_\_\_, & Typical wall and bracing details\_\_\_\_\_ )
- Lot and Block match address?**
- Set-Backs compliant with zoning district? Easements?**
- Foundation design meet PI?** PI \_\_\_\_\_
- Property located within a floodplain?** Yes \_\_\_\_ No \_\_\_\_
- Residence being served with gas or propane?**  
Where is water heater located? \_\_\_\_\_
- R302.5: Dwelling/garage opening/penetration protection**
  1. No openings into rooms for sleeping.
  2. Opening protection: 1 3/8 solid wood door or 20 min. rated door.
  3. Separation required: 1/2" gypsum between garage and residence/attic.
  4. Floor surface: Shall be of approved non-combustible material. Shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.
  5. If a habitable room is located above garage, 5/8 inch type-X gypsum is required on the ceiling.
- R303 Light, Ventilation and Heating:**
  - a. Habitable rooms shall have aggregate glazing of not less than 8% of floor area. One half of the required glazing shall be openable.
  - b. Alcove rooms: 1/2 of the common wall open between rooms.
  - c. Bathrooms: area of glazing not less than 3 sq. feet, 1/2 openable or mechanical ventilation
  - d. Stairway illumination: stairways need to be illuminated.
  - e. Required heating: every dwelling shall be provided with heating.
- R310: Exits: Emergency escape and rescue openings shall open directly into a public way.**
  1. Not less than one 36" wide and 6 feet 8 inches high door/exit required from dwelling unit.
  2. Each sleeping room needs one operable window/door for egress/rescue.
  3. Sill height not more than 44 inches above floor.
  4. 5 Sq. feet of net open area for grade level, 5.7 sq. feet for above grade level.
  5. Minimum net open width is 20" and height is 24".

6. Bars shall be releasable from the inside without use of a key or tool.
7. Egress door shall be openable from the inside without use of a key or special knowledge.

**R308: Glazing:**

- a. Label & Identification required.
- b. Hazardous locations:
  1. In ingress and egress doors.
  2. In fixed and sliding panels.
  3. In storm doors.
  4. In all unframed swinging doors.
  5. In shower, bathtub doors, enclosures, and windows less than 60 inches above tub.
  6. In a panel within a 24" arc of closed door.
  7. In panels 9 sq. ft. or more, less than 18" above walking surface.

**R314 & 315: Smoke and Carbon Monoxide Detectors: NFPA72**

- a. Smoke detectors shall be installed in each sleeping room & outside each sleeping area.
- b. All smoke detectors shall be interconnected and powered by 110v with battery backup.
- c. Carbon Monoxide alarms installed outside sleeping areas of buildings with fuel-fired equip or garage

**R317: Protection against Decay:**

Depending on location to exposed ground or masonry, wood may be required to be pressure preservative treated, or decay resistance.

**R318: Protection against Termites:**

- a. Chemical soil treatment, pressure-treated or naturally resistant wood.
- b. Field cuts shall be retreated in the field according to AWPA M4.

**R322: Flood-Resistant Construction:**

Comply with the flood ordinance of City of Abilene. Shall be elevated/protected from flooding.

**Attic Access?** – Min. 22" x 30" opening

- **This is meant as a guide only, Other code/ordinances may be required**

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

Date: \_\_\_\_\_

Address: \_\_\_\_\_

Zoning: \_\_\_\_\_

Plasticity Level: \_\_\_\_\_