

# CITY OF EAGLE POINT 2011

## PERMIT NO. \_\_\_\_\_ RESIDENTIAL PLAN CHECK LIST

This list shall remain attached to and become a part of the reviewed plans. All items on this list are applicable code requirements. Plans are not to be changed without the approval of the building official.

Note: This list is based on the 2011 Oregon Residential Specialty Code. (ORSC) Code language shortened for the sake of brevity and readability. If exact code text is required, refer to the referenced code section. Approval of these plans is not an approval of omissions or oversights by this office.

### GENERAL

- \_\_\_ 1. Verify location of property lines
- \_\_\_ 2. Additional flood plain req. on plans R324
- \_\_\_ 3. Have approved plans on site R106.3.1
- \_\_\_ 4. Sleeping rooms exit: exterior door or window of 5.7 sq.ft. Clear opening width 20" height 24". Sill height 44" max. R310.1.1
- \_\_\_ 5. Interconnected Fire warning system R313
  
- \_\_\_ 6. Habitable room light/ventilation, or mechanical system. Min. 8% of floor area 4% openable. R303.1
- \_\_\_ 7. Bath room ventilation, or mechanical system. R303.3.1
- \_\_\_ 8. Clearance required at all bathroom fixtures. R307.2
- \_\_\_ 9. Impact resistant glazing is required. R308.4
- \_\_\_ 10. Moisture retarder required in floor, walls and ceiling. R313.4
- \_\_\_ 11. drywall separation between residence and garage. @ R309.2
- \_\_\_ 12. 1-3/8" solid core wood or 20 min rated door between residence and garage. R309.1
- \_\_\_ 13. Seismic anchorage for water heater. M1307.2
- \_\_\_ 14. Protect garage installed appliances from impact damage. M1307.3.1
- \_\_\_ 15. Dryer vent MAX LENGTH M150.1
- \_\_\_ 16. Stairway; max rise 8", min run 9", min headroom 6'-8", min. width 36". R311.5.2
- \_\_\_ 17. Porches and decks over 30" above grade require guardrails. R312.1
- \_\_\_ 18. Handrails are required 30" to 38" above nose of tread. R311.5.6.1
- \_\_\_ 19. Guardrails min 36" high with verts max. 4" apart. R312.1, R312.2
- \_\_\_ 20. Appliances generating glow, spark or flame in garage to be elevated 18". M1307.3
- \_\_\_ 21. Fire resistive wall and or opening protection required. R302.1
- \_\_\_ 22. 50 cu.ft. air required for combustion per 1000 BTU. M1701.1.1
- \_\_\_ 23. Min. one 36"x80" exit door required. R311.4.2
- \_\_\_ 24. Min. 3'x3' landing each side of exit door. max. 8" rise from landing to top of threshold. R311.4.3.2

### FOUNDATION

- \_\_\_ 25. Soils investigation indicate a need for additional reinforcing in foundation walls. R404.1.3
- \_\_\_ 26. All reinforcing is to be tied in place prior to inspection. R109.1.1
- \_\_\_ 27. Anchor bolt size and spacing. Fig. R403.1.8
- \_\_\_ 28. Indicate top of floor elevations on plans for structures located in the flood plain, provide elevation certificate at time of underfloor inspection. CPMC chapter 8.24

NA = Not applicable

### FOUNDATION (CONT'D)

- \_\_\_ 29. Footing and stemwall size and depth. R403.1.1
- \_\_\_ 30. Concrete or masonry wall detail required. Figure R403.1(1)
- \_\_\_ 31. No untreated wood within 6" of grade. R319.5
- \_\_\_ 32. Mudsills and sleepers of foundation grade material. R319.3
- \_\_\_ 33. Min. 12" clearance to girders and 18" to joists or sub floor. R319.1
- \_\_\_ 34. Min. 1/2" clearance at top, sides and ends of beams in concrete or masonry pockets. R319.4
- \_\_\_ 35. Underfloor ventilation: 1 sq.ft. Per 150 sq. ft. floor area and within 3' of corners. R408.2
- \_\_\_ 36. Min. 18"x24" underfloor access opening. R408.3
- \_\_\_ 37. Grade slope and drain underfloor areas. R408.5
- \_\_\_ 38. Vapor barrier 6 mil polyethylene or equivalent in crawl space. N1104.9.2
- \_\_\_ 39. Vapor barrier under slab. N1104.9.2
- \_\_\_ 40. Positive post connections required. R502.9
- \_\_\_ 41. Bottom of footing, pier and columns to be min. 12" below grade. R403.1.5
- \_\_\_ 42. Install grounding electrode. R403.1.7
- \_\_\_ 43. 3" X 3" X 1/4" flat washers required at brace wall lines. R602.11.1 (ORSC 1101.11.1)
- \_\_\_ 44. Hold down anchors to be tied in place at the time of inspection. R109.1

### FLOOR

- \_\_\_ 45. Girder or pony wall spacing. Tables R502.5(2), R502.5(3)
- \_\_\_ 46. Joist size and spacing. Table R502.3.2(1)
- \_\_\_ 47. Sheathing or decking size and span. Table R503.1, 503.2.1.1(1), 503.2.1.1(2)
- \_\_\_ 48. Justify bearing wall offset from supports and size for load carried. R502.3, R502.4
- \_\_\_ 49. Drilling and notching of studs and plates. R502.8, R502.8.1

### WALL FRAMING

- \_\_\_ 50. Stud size and spacing. Table R602.3(5)
- \_\_\_ 51. Header size. R602.7
- \_\_\_ 52. Wall bracing. R602.10
- \_\_\_ 53. Exterior covering, weather barrier. R703.1
- \_\_\_ 54. Drilling and notching of studs and plates. R602.6
- \_\_\_ 55. Seal around all openings in weather barrier. R.703.2

- \_\_\_ 56. Flashing required. R703.8
- \_\_\_ 57. Contractor to verify max. 19% moisture content prior to framing cover. R318.2

### ROOF/CEILING

- \_\_\_ 58. Submit framing plan/details. R802.3
- \_\_\_ 59. Trusses require engineer design. R802.10.1
- \_\_\_ 60. Ceiling joist span, size and spacing. R802.4
- \_\_\_ 61. Rafter size, span and spacing. R802.5
- \_\_\_ 62. Purlin location and brace to bearing wall. R802.5.1

### ROOF/CEILING (CONT'D)

- \_\_\_ 63. Attic access, min. 22" x 30". R807.1
- \_\_\_ 64. Attic ventilation 1 sq.ft. Per 150 sq.ft. R806.2
- \_\_\_ 65. Ventilation for each rafter space R 806.1
- \_\_\_ 66. Provide hurricane ties at each rafter or truss at exterior walls R804.4

### CHIMNEYS, FIREPLACES & WOOD HEATERS

- \_\_\_ 67. Provide combustion air, min. 6 sq.in. R1006.4
- \_\_\_ 68. Provide seismic anchorage. R1003.4.1
- \_\_\_ 69. Chimney ht. and roof clearances. R1003.9
- \_\_\_ 70. Foundation and hearth construction. R1003.2
- \_\_\_ 71. Install manufactured appliances and chimney to manufacturers specs. Chpt 10

### ENERGY CODE

- \_\_\_ 72. Table N1104.1(1)
- \_\_\_ 73. Slab on grade floors. N1104.7
- \_\_\_ 73. Seal around all openings in exterior surfaces. N1104.8.2

### CONCRETE Table R402.2

- \_\_\_ 75. Basement and foundations not exposed to weather \*2500 psi
- \_\_\_ 76. Basement and house slab not exposed to the weather. 2500 psi
- \_\_\_ 77. Basement walls, foundation walls exposed to weather. 3000 psi with 5% air
- \_\_\_ 78. Porches, steps, carports and garage slabs. 3000 psi with 5% air.

### STRUCTURAL

- \_\_\_ 79. Exterior/interior braced wall lines required. R602.10.11
- \_\_\_ 80. Alternate braced wall panels required. R602.10.6
- \_\_\_ 81. Portal framing required. IR 97-1
- \_\_\_ 82. Submit details for item(s) checked above. R602.10
- \_\_\_ 83. Structural design loads required to be on plans. R106.1.1
- \_\_\_ 84. Beam calculations required. R106.1.1

### OTHER SPECIFIC REQUIREMENTS

Section 703.1 Compliance: \_\_\_\_\_

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REVIEWED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

# OVER FOR 2011 ADDITIONAL REQUIREMENTS

## PLANS MUST ALSO INDICATE:

\_\_\_ 1. Compliance with revised single path “R” and “U” values from Chapter 11

\_\_\_ 2. Choice of Optional Energy Conservation Measure 1 of 9.

\_\_\_ 3. Compliance with 50% of fixed lighting fixtures with high efficient lamps

\_\_\_ 4. Methodology for compliance with bath fan controls.

\_\_\_ Carbon Monoxide Detector location

\_\_\_ “Length of dryer vent” plaque

\_\_\_ If site built roof framing system is proposed, plans must indicate location of purlin span bearing and point loading at interior foundation layout.