Use for one or two family residential homes, additions and alterations. Indiana Residential Code 2005 edition
02/22/2013 This checklist is not all inclusive. See code references listed in red.

Harrison County Plan Commission
Building Code - Plan Review Checklist

Standard Plans

☐ Provide site plan to zoning department showing location of structure(s) with setback dimensions from lot lines and right of way easements. Provide job site pins or stakes marking these lines and easements when they are within 50 feet of construction.

☐ Provide a foundation plan with a cross section detailing dimensions, materials, reinforcement placement, dampproofing details, anchor bolt placement, and vapor barrier specifications for this building. (Do not substitute with a typical cross section.)

☐ Provide a Floor Plan for each floor level listing room, door and window sizes. Include a cross section for each wall type detailing materials, insulation, wall sheathing type and stud height. (Do not substitute with a typical cross section.)

☐ Provide Roof framing plan detailing rafter and ceiling joist species, size, and spacing. Show any beams used to carry hips, valleys or ridge boards. Where trusses are used, provide truss drawings including hangers. (Truss drawings may be provided on job site)

☐ Provide energy conservation code information required for the path chosen to show compliance. Performance path users may provide a certificate from their HERS rater. Prescriptive path users may provide a ResCheck or prescriptive path checklist.

Additions / Alterations / Remodels / Fire Restorations

☐ Provide scope of work identifying existing, new and remodeled areas.

☐ Address smoke detectors throughout house with additions, alterations/ remodels and fire restorations.
Note: Building code applies to the construction, prefabrication, alteration, addition and remodel work. IRC R101

Code Checklist

☐ Foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 6". Lots shall be graded so as to drain water away with a minimum fall of 6" within 10'. (see exceptions) IRC R401.3 IRC R404.1.6

☐ Footings shall be sized and designed in accordance with IRC R403 and supported on undisturbed soil or engineered fill.

☐ Concrete basement walls shall be constructed in accordance with IRC Tables R401.1(1-4) or a design shall be provided. Provide a rebar schedule where you intend to install rebar.

☐ Basement walls supporting more than 4' of unbalanced fill that do not have permanent lateral support at the top and the bottom shall have a design in accordance with accepted engineering practice. (Step down basement walls) IRC R404.1.3

☐ Foundation anchor bolts shall be a minimum of ½" in diameter, extend a minimum of 7" into concrete, be spaced not more than 6' on center (4' on center on walls with 7' or more unbalanced fill), at least 2 bolts per sill and bolts no further than 12" at ends of sill plates R403.1.6

☐ Floor joists, beams, posts, and piers shall be sized to support all loads and transfer those loads to the foundation. IRC R301
See Floor joist Tables R502.3.1 Girder Tables R502.5 Posts and Piers R403.2 for addition details. I-Joists install per mfg.

☐ Confirm joist and girder size, spans for wood decks. Verify ledger board anchor type, size and spacing. IRC R502.2.1

☐ The height, size and spacing of wall studs shall be in accordance with IRC Tables R602.3(5) and R602.3.1 unless engineer design.

☐ Exterior walls lines shall be braced in accordance with IRC Section R602.10. Detail bracing method and materials on plans to confirm compliance.

☐ Provide at least one exterior 36" door with a landing no more than 8 1/4" below threshold and a path to grade. IRC R311.4.3.1

☐ Emergency escape and rescue openings are required for each bedroom. Maximum finished sill height is 44" above the floor, 5.7 square feet of open area or 5 square feet if within 44" of grade. Dimension all windows and provide description of type. IRC R310.

☐ Window well egress shall have a min. 9 sq. ft. area, 36" projection from the window and if deeper than 44" affix a ladder. R310.2

☐ Glazing in a hazardous location is required to be of the safety type listed in IRC R308. Locations include tub area less than 60" above drain, showers, within 24" of doors, glass over 9 sq. ft. and less than 18" to floor, adjacent to stairways, landings and ramps and within 60" horizontally of the bottom tread of a stairway in any direction when glass is less than 60" above the nose of the tread.
Show on plans every location using safety glass

☐ Ceiling joists shall be sized from table IRC R802.4 (1-2) Rafters shall be sized from table IRC R802.5.1 (1-8)

☐ Where ceiling joists or rafter ties are not provided at the top plate, the ridge formed by these rafters shall also be supported by a girder designed in accordance with accepted engineering practice. IRC R802.3.1.

☐ Rafter span adjustment factors shall apply when common rafters do not have a rafter tie located near the plate or have the ridge supported by a girder designed in accordance with accepted engineering practice. IRC R802.5.1 (1-8) footnote (a).

☐ Plumbing fixture clearance 24” in front of shower, 30” width for the water closet, 21” in front of cabinets and water closet. R307

☐ Energy efficiency for the design shall be demonstrated by meeting the prescriptive code requirements or an alternative total UA calculation by use of an approved computer software tool such as ResCheck, or by Performance based calculations. IRC N1101.2

Permit # _____ Total Sq. Ft._____ Garage_____ Basement_____ Deck/Porch_____ Fee _____

Notes: _____