



**IRC NEW CONSTRUCTION / ADDITION
 PLAN REVIEW CHECKLIST**

I. Administrative/Supplemental Documents

1. Design professional seal on 3 sets of construction documents (*1 wet/embossed*):

<input type="checkbox"/> Provided	<input type="checkbox"/> Required
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 - a. Submitted plans for manuf. (mobile) housing bear required federal approvals/certification:

<input type="checkbox"/> Provided	<input type="checkbox"/> Required	<input type="checkbox"/> N/A
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2. Licensed Contractor named:

<input type="checkbox"/> Provided	<input type="checkbox"/> Required	<input type="checkbox"/> N/A
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3. Approved Special Inspection Agency:

<input type="checkbox"/> Provided	<input type="checkbox"/> Required	<input type="checkbox"/> N/A
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 - a. Statement of Special Inspections Form:

<input type="checkbox"/> Provided	<input type="checkbox"/> Required	<input type="checkbox"/> N/A
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 - b. Duties and Responsibilities Agreement:

<input type="checkbox"/> Provided	<input type="checkbox"/> Required	<input type="checkbox"/> N/A
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4. Geotechnical Report with professional Engineer's seal (3 sets):

<input type="checkbox"/> Provided	<input type="checkbox"/> Required	<input type="checkbox"/> N/A
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5. Structural Design Criteria Form or shown on Plan:

<input type="checkbox"/> Provided	<input type="checkbox"/> Required
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6. Flood Plan Information Form:

<input type="checkbox"/> Provided	<input type="checkbox"/> Required	<input type="checkbox"/> N/A
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7. Estimated cost of work /area undergoing construction:

<input type="checkbox"/> Provided	<input type="checkbox"/> Required
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II. Pre-Requisite Approvals

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| <ol style="list-style-type: none"> 1. Zoning/Use Registration Permit: <table style="margin-left: 40px;"> <tr> <td><input type="checkbox"/> Provided</td> <td><input type="checkbox"/> Required</td> </tr> </table> 2. Streets Department approval: <table style="margin-left: 40px;"> <tr> <td><input type="checkbox"/> Provided</td> <td><input type="checkbox"/> Required</td> <td><input type="checkbox"/> N/A</td> </tr> </table> 3. City Planning Commission approval: <table style="margin-left: 40px;"> <tr> <td><input type="checkbox"/> Provided</td> <td><input type="checkbox"/> Required</td> <td><input type="checkbox"/> N/A</td> </tr> </table> 4. PWD water/sewer available stamp: <table style="margin-left: 40px;"> <tr> <td><input type="checkbox"/> Provided</td> <td><input type="checkbox"/> Required</td> <td><input type="checkbox"/> N/A</td> </tr> </table> | <input type="checkbox"/> Provided | <input type="checkbox"/> Required | <input type="checkbox"/> Provided | <input type="checkbox"/> Required | <input type="checkbox"/> N/A | <input type="checkbox"/> Provided | <input type="checkbox"/> Required | <input type="checkbox"/> N/A | <input type="checkbox"/> Provided | <input type="checkbox"/> Required | <input type="checkbox"/> N/A | <ol style="list-style-type: none"> 5. Historical Commission approval: <table style="margin-left: 40px;"> <tr> <td><input type="checkbox"/> Provided</td> <td><input type="checkbox"/> Required</td> <td><input type="checkbox"/> N/A</td> </tr> </table> 6. Fairmount Park Commission approval: <table style="margin-left: 40px;"> <tr> <td><input type="checkbox"/> Provided</td> <td><input type="checkbox"/> Required</td> <td><input type="checkbox"/> N/A</td> </tr> </table> 7. Art Commission approval (<i>city owned/funded</i>): <table style="margin-left: 40px;"> <tr> <td><input type="checkbox"/> Provided</td> <td><input type="checkbox"/> Required</td> <td><input type="checkbox"/> N/A</td> </tr> </table> 8. Certified third party agency (modular) stamp: <table style="margin-left: 40px;"> <tr> <td><input type="checkbox"/> Provided</td> <td><input type="checkbox"/> Required</td> <td><input type="checkbox"/> N/A</td> </tr> </table> | <input type="checkbox"/> Provided | <input type="checkbox"/> Required | <input type="checkbox"/> N/A | <input type="checkbox"/> Provided | <input type="checkbox"/> Required | <input type="checkbox"/> N/A | <input type="checkbox"/> Provided | <input type="checkbox"/> Required | <input type="checkbox"/> N/A | <input type="checkbox"/> Provided | <input type="checkbox"/> Required | <input type="checkbox"/> N/A |
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| <input type="checkbox"/> Provided | <input type="checkbox"/> Required | <input type="checkbox"/> N/A | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Provided | <input type="checkbox"/> Required | <input type="checkbox"/> N/A | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Provided | <input type="checkbox"/> Required | <input type="checkbox"/> N/A | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Provided | <input type="checkbox"/> Required | <input type="checkbox"/> N/A | | | | | | | | | | | | | | | | | | | | | | |

III. Plan Review

1. **Building Planning (Chapter 3)**
 - a) Exterior wall opening/fire-resistance rating requirements (**R302.1**):

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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 - b) Townhouses separation requirements (**R302.2**):

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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 - c) Wall assembly continuity (**R302.2.1**):

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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 - d) Parapets construction requirements for townhouses (**R302.2.2**):

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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 - e) Townhouse structural independence compliant (**R302.2.4**):

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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 - f) Dwelling unit floor/ceiling and wall assembly separation requirements (**R302.3**):

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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 - g) Bathrooms and toilet rooms compliant (**R303.3/PM403.2**):

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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 - h) Minimum space dimensions compliant (**R304.3 / PM404.4**):

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
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**IRC NEW CONSTRUCTION / ADDITION
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- i) Minimum ceiling heights compliant (R305.1 / PM404.5): Yes No N/A
- j) Toilet, Bath & Shower space fixture compliant (R307.1 / PM405.3) Yes No N/A
- k) Bathtub & shower space wall & floor surfaces compliant (R307.2 / PM405.1.3): Yes No N/A
- l) Glazing Requirement for Hazardous locations compliant (R308.4): Yes No N/A
- m) Skylight & sloped glazing permitted materials compliant (R308.6.2): Yes No N/A
- n) Skylight Curbs compliant (R308.6.8): Yes No N/A
- o) Emergency escape and rescue opening compliant (R310.1): Yes No N/A
- p) Basement window wells compliant (R310.2): Yes No N/A
- q) Emergency escape windows under decks and porches (R310.2.4): Yes No N/A
- r) Egress door compliant (R311.2): Yes No N/A
- s) Landings at exterior doors compliant (R311.3): Yes No N/A
- t) Hallway width compliant (R311.6): Yes No N/A
- u) Stairway width compliant (R311.7): Yes No N/A
- v) Stairway headroom compliant (R311.7.2): Yes No N/A
- w) Stair riser height and tread depth compliant (R311.7.5): Yes No N/A
- x) Handrails compliant (R311.7.8): Yes No N/A
- y) Ramp maximum slope compliant (R311.8.1): Yes No N/A
- z) Guard compliant (R312.1.1): Yes No N/A
- aa) Townhouse automatic fire sprinkler systems (R313.1/Bulletin 1001): Yes No N/A
- bb) Habitable space natural light compliant (PM 402.1/R303.1): Yes No N/A
- cc) Basement habitable spaces compliant (PM 402.1.2): Yes No N/A
- dd) Habitable space ventilation compliant (PM403.1/R303.1): Yes No N/A
- ee) Protection of Wood against decay compliant (R317.1): Yes No N/A
- ff) Ground Contact of wood based products compliant (R317.1.2): Yes No N/A

2) Foundations (Chapter 4)

- a) Concrete foundation minimum footing size compliant (R403.1.1): Yes No N/A
- b) Concrete foundation minimum footing depth compliant (R403.1.4): Yes No N/A
- c) Foundation anchorage compliant (R403.1.6): Yes No N/A
- d) Frost Protected concrete shallow foundations compliant (R403.3): Yes No N/A
- e) Masonry (plain/reinforced) foundation walls compliant (R404.1.2): Yes No N/A
- f) Concrete found. walls (min. cross sections) compliant (R404.1.3.1): Yes No N/A
- g) Concrete Foundation Wall Reinforcement compliant (R404.1.3.2): Yes No N/A
- h) Concrete foundation stem walls supporting:
 - a. above-grade concrete walls compliant (R404.1.3.2.1): Yes No N/A
 - b. light-frame above-grade walls compliant (R404.1.3.2.2): Yes No N/A
- i) Concrete wall opening reinforcing compliant (R404.1.3.3.7.3): Yes No N/A



- j) Masonry & concrete found. wall min. height above finished grade compliant (**R404.1.6**): Yes No N/A
- k) Concrete or masonry foundation drainage compliant (**R405.1(1)**): Yes No N/A
- l) Drainage system compliant (**R405.2.3(1)**): Yes No N/A
- m) Drainage system compliant (**R405.2.3(2)**): Yes No N/A
- n) Concrete and masonry foundation damp proofing compliant (**R406.1**): Yes No N/A
- o) Concrete and masonry foundation waterproofing compliant (**R406.2**): Yes No N/A
- p) Under-floor crawlspace ventilation compliant (**R408.1**): Yes No N/A

3) Floors (Chapter 5)

- a) Slab-on-ground minimum thickness compliant (**R506.1**): Yes No N/A
- b) Slab-on-ground base course compliant (**R506.2.2**): Yes No N/A
- c) Slab-on-ground vapor retarder compliant (**R506.2.3**): Yes No N/A
- d) General Wood floor joist floor opening framing compliant (**R502.10**): Yes No N/A
- e) AF&PA/NDS designed floor joist allowable joist spans compliant (**R502.3 (1)**): Yes No N/A
- f) AF&PA/NDS designed floor allowable girder spans compliant (**R502.5 (1)**): Yes No N/A
- g) IRC conventional floor framing:
 - i) Allowable joist spans compliant (**R502.3 (2)**): Yes No N/A
 - ii) Floor cantilevers compliant (**R502.3.3**): Yes No N/A
 - iii) Girder spans compliant (**R502.5 (2)**): Yes No N/A
- h) Exterior deck:
 - i) Support and anchorage compliant (**R507.1**): Yes No N/A
 - ii) Ledger connection to band joist compliant (**R507.2**): Yes No N/A
 - iii) Placement of deck ledger lag bolt compliant (**R507.2.2**): Yes No N/A
 - iv) Alternate ledger connection compliant (**R507.2.1**): Yes No N/A
 - v) Lateral load connection compliant (**R507.2.4**): Yes No N/A

4) Wall Construction (Chapter 6)

- a) IRC conventional wall framing:
 - i) Design and construction compliant (**R602.3(1)**): Yes No N/A
 - ii) Stud size, height, and spacing compliant (**R602.3.1**): Yes No N/A
 - iii) Top plate compliant (**R602.3.2**): Yes No N/A
 - iv) Allowable girder/header span compliant (**R602.7**): Yes No N/A
- b) IRC conventional wood structural panel (WSP) box header compliant (**R602.7.3**): Yes No N/A



c) IRC Prescriptive Wall bracing:

- i) Wall bracing gen. construction compliant (**R602.10 [IRC 06]**): Yes No N/A
- ii) 1x4 Let in Bracing compliant (**Table R602.10.4 (1)**): Yes No N/A
- iii) Diagonal 3/4" thick wood board compliant:
 (**Table R602.10.4 (2)**) Yes No N/A
- iv) Wood Structural Panel (WSP) sheathing:
 (**Table R602.10.4 (3)**) Yes No N/A
- v) WSP with stone or masonry veneer:
 (**Table R602.10.4 (4)**) Yes No N/A
- v) Structural fiberboard sheathing compliant:
 (**Table R602.10.4 (5)**) Yes No N/A
- vi) Gypsum board sheathing compliant:
 (**Table R602.10.4 (6)**) Yes No N/A
- vii) Particleboard wall sheathing compliant:
 (**Table R602.10.4 (7)**) Yes No N/A
- viii) Portland cement plaster BWP compliant:
 (**Table R602.10.4 (8)**) Yes No N/A
- ix) Hardboard Panel siding BWP compliant:
 (**Table R602.10.4 (9)**) Yes No N/A
- x) Alt. BWP construction compliant:
 (**Table R602.10.4 (10)**) Yes No N/A
- xii) Continuous WSP sheathing compliant:
 (**Table R602.10.4 (13-16)**) Yes No N/A

5) Wall Covering (Chapter 7)

- a) Water-resistive barrier for exterior coverings compliant (**R703.2**): Yes No N/A
- b) Wood shakes and Shingles application and attachment compliant (**R703.6**): Yes No N/A
- c) Exterior plaster (stucco) support and attachment compliant (**R703.7**): Yes No N/A
- d) Water-resistive barriers at Exterior plaster compliant (**R703.7.3**): Yes No N/A
- e) Stone and masonry veneer, general compliant (**R703.8**): Yes No N/A
- f) Masonry veneer flashing and drainage compliant (**R703.8.2.2**): Yes No N/A
- g) Lintels supporting masonry veneer compliant (**R703.8.3**): Yes No N/A



6) Roof – Ceiling Construction (Chapter 8)

- a) Roof drainage away from foundation (**R801.3**): Yes No N/A
- b) AFPA/NDS designed systems allow. ceiling joist span compliant (**R802.4**): Yes No N/A
- c) AFPA/NDS designed systems allow. rafter span compliant (**R802.5**): Yes No N/A
- d) IRC conventional ceiling/roof framing:
 - i) Details compliant (min. 3:12 roof slope) (**R802.2**): Yes No N/A
 - ii) Allowable ceiling joist span compliant (**R802.4**): Yes No N/A
 - iii) Allowable rafter span compliant (**R802.5**): Yes No N/A
 - iv) Roof & Ceiling Opening framing details compliant (**R802.9**): Yes No N/A
- e) Roof rafter tie-down minimum uplift resistance compliant (**R802.11**): Yes No N/A
- f) Roof Ventilation requirements (**R806.2**): Yes No N/A

7) Roof Assemblies (Chapter 9)

- a) Roofing covering materials compliant (**R902.1**): Yes No N/A
- b) Crickets and saddles, where required (**R903.2.2**): Yes No N/A
- c) Roof drainage to grade (**R903.4**): Yes No N/A
- d) Overflow drains and scuppers (**R903.4.1**): Yes No N/A
- e) Asphalt Shingle roof covering compliant (**R905.2**): Yes No N/A
- f) Clay and concrete tile roof covering compliant (**R905.3**): Yes No N/A
- g) Metal roof shingle roof covering compliant (**R905.4**): Yes No N/A
- h) Mineral-surfaced roll roof covering compliant (**R905.5**): Yes No N/A
- i) Slate and slate type shingle roof covering compliant (**R905.6**): Yes No N/A
- j) Wood shingle roof covering compliant (**R905.7**): Yes No N/A
- k) Wood shake roof covering compliant (**R905.8**): Yes No N/A
- l) Built-up roof application compliant (**R905.9**): Yes No N/A
- m) Metal panel roof covering compliant (**R905.10**): Yes No N/A
- n) Modified bitumen roofing compliant (**R905.11**): Yes No N/A
- o) Thermo SET single-ply roofing compliant (**R905.12**): Yes No N/A
- p) Thermo PLASTIC single-ply roofing compliant (**R905.13**): Yes No N/A
- q) Sprayed polyurethane foam roofing compliant (**R905.14**): Yes No N/A
- r) Roof covering reflectance compliant (**R905.16**): Yes No N/A
- s) Above deck thermal insulation compliant (**R906.1**): Yes No N/A



8) Chimneys and Fireplaces (Chapter 10)

- a) Masonry fireplace footings and foundations compliant (R1001.2): Yes No N/A
- b) Firebox wall construction compliant (R1001.5): Yes No N/A
- c) Firebox dimensions and opening support compliant (R1001.6): Yes No N/A
- d) Fireplace opening lintel compliant (R1001.7): Yes No N/A
- e) Smoke chamber dimensions and construction compliant (R1001.8.1): Yes No N/A
- f) Hearth and hearth extensions compliant (R1001.9): Yes No N/A
- g) Fireplace clearance to combustibles compliant (R1001.11): Yes No N/A
- h) Masonry Chimney footing and foundation compliant (R1003.2): Yes No N/A
- i) Masonry chimney wall construction compliant (R1003.10): Yes No N/A
- j) Chimney termination compliant (R1003.9): Yes No N/A
- k) Flue areas and multiple flues compliant (R1003.13): Yes No N/A
- l) Masonry chimney crickets compliant (R1003.20): Yes No N/A
- m) Masonry chimney exterior air intake compliant (R1006.2): Yes No N/A

9) Energy Efficiency (Chapter 11)

- a) IRC R-Value computation method thermal envelope requirements (R-N1102.1.3/ EC-402.1.1) Yes No N/A
- b) IRC U-factor assembly alternative thermal envelope requirements (R-N1102.1.4/EC-402.1.3 (1)) Yes No N/A
- c) IRC Total UA Alternative UA computation requirements (R-N1102.1.5/EC-402.1.4) Yes No N/A
- d) IRC R-Value computation ceiling with attic spaces requirements (R-N1102.2.1/EC-402.2.1) Yes No N/A
- e) IRC R-Value computation ceiling without attic spaces requirements (R-N1102.2.2/EC-402.2.2) Yes No N/A
- f) Access hatches and doors (R-N1102.2.4/EC-402.2.3) Yes No N/A
- g) Basement Wall insulation (R-N1102.2.9/EC-402.2.7) Yes No N/A
- h) Slab-on-grade floors (R-N1102.2.10/EC-402.2.8) Yes No N/A
- i) Crawl space wall insulation (R-N1102.2.11/EC-402.2.9) Yes No N/A
- j) Thermally Isolated sunroom insulation and fenestration (R-N1102.2.13/EC-402.2.11) Yes No N/A
- k) Fireplace doors (R-N1102.4.2/EC-402.4.3) Yes No N/A
- l) Maximum fenestration U-factor (EC-402.5) Yes No N/A
- l) Duct insulation (R-N1103.3.1/EC-403.2.1) Yes No N/A
- m) Building framing cavities (R-N1103.3.5/EC-403.2.3) Yes No N/A
- n) Mandatory requirements for the Performance approach (EC-405.2) Yes No N/A
- o) IECC Simulated Performance alternative computation requirements (EC-405.3) Yes No N/A



10) Fire Safety & Protection Requirements

- a) Dwelling/garage opening/penetration protection reqmts (**R-R302.5**) Yes No N/A
- b) Infill construction party-wall/0'-0" exterior wall extension reqmts (**Bulletin No. 0702**)
 Yes No N/A
- c) Under-stair protection (**R-R302.7**) Yes No N/A
- d) Fire protection of floor requirements (**UCC 35 P.S. 7210.901(h)**) Yes No N/A
- e) Smoke detector Location and requirement (**R-R314.1/F-907.2.11.2**) Yes No N/A
- g) Carbon monoxide alarms (**R-R315.1/F-908.7**) Yes No N/A

11) Safeguards During construction (Code Bulletin B0503-R2)

- a) Construction documents provided with detailed plan for protecting footings/foundations (Underpinning) or Statement of no special precautions/measures (**CB**): Yes No N/A
- b) Soils Report provides information for sheeting/shoring for ROW, alleys and yards of adjacent properties (Excavation 12' or less) (**CB**): Yes No N/A
- c) Engineered designed sheeting/shoring plans provided (excavation greater than 12' and horizontally closer to edge of adj property than a distance of 1.25 X depth of excavation) (**CB**): Yes No N/A
- d) Other methods of protection of footways/ROW (tie-backs/soil nailing) is approved by Streets Department (**CB**): Yes No N/A