

## IRC ALTERATION PLAN REVIEW CHECKLIST

I. Administrative/Supplemental Documents	Provided				N/A	
1. Design professional seal on construction documents:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
a. Submitted plans for manufacturer housing bears required federal approval / certification (Mobile):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
2. Licensed Contractor named:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
3. Waste Hauler Form:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
4. Approved Special Inspection Agency:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
a. Statement of Special Inspections Form:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
b. Duties and Responsibilities Agreement:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
5. Structural Design Criteria Form or shown on plan:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
6. Flood Plan Information Form:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
7. Estimated cost of work /area undergoing construction:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
II. Pre-Requisite Approvals						
1. Zoning/Use Registration Permit:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
2. Streets Department approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
3. City Planning Commission approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
4. Historical Commission (PHC) approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
5. Parks & Recreation (PPR) approval:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
6. Art Commission approval ( <i>city owned/funded</i> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
III. Plan Review						
A. Building Planning (Chapter 3)						
1. Exterior wall opening/fire-resistance rating requirements ( <b>R302.1</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
2. Townhouses separation requirements ( <b>R302.2</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
i. Wall assembly continuity ( <b>R302.2.3</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
ii. Parapets construction requirements for townhouses ( <b>R302.2.4</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
ii. Townhouse structural independence compliant ( <b>R302.2.6</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A

3. Two-family dwelling:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
i. Dwelling unit separation requirements (R302.3):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
4. Dwelling/garage opening/penetration protection requirements (R302.5):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
5. Under-stair protection (R-R302.7):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
6. Habitable space natural light compliant (R303.1/PM 402.1):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
7. Habitable space ventilation compliant (R303.1/PM403.1):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
8. Bathrooms and toilet rooms compliant (R303.3/PM403.2):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
9. Min. space dimensions compliant (R304.3 / PM404.4):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
10. Min. ceiling heights compliant (R305.1 / PM404.5):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
11. Glazing Requirement for Hazardous locations compliant (R308.4):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
12. Skylight & sloped glazing compliant (R308.6):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
13. Means of egress (R311):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
i. Egress door compliant (R311.2):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
ii. Landings at exterior doors compliant (R311.3):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
iii. Hallway compliant (R311.6):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
iv. Stairways (R311.7):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
v. Ramps compliant (R311.8):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
14. Guards and window fall protection compliant (R312):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
15. Smoke detector Location and requirement (R-R314.1/F-907.2.11.2):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
16. Carbon monoxide alarms (R-R315.1/F-908.7):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
17. Basement habitable spaces compliant (PM 402.1.2):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
18. Protection of Wood against decay compliant (R317.1):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
19. Ground Contact of wood-based products compliant (R317.1.2):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
<b>B. Floors (Chapter 5)</b>						
1. General Wood floor joist floor opening framing compliant (R502.10):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
2. IRC conventional floor framing:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A

i) Allowable joist spans compliant ( <b>R502.3</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
ii) Floor cantilevers compliant ( <b>R502.3.3</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
iii) Girder and header spans compliant ( <b>R502.5</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
<b>C. Wall Construction (Chapter 6)</b>						
1. IRC conventional wall framing:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
i) Design and construction compliant ( <b>R602.3(1)</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
ii) Stud size, height, and spacing compliant ( <b>R602.3.1</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
iii) Top plate compliant ( <b>R602.3.2</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
iv) Allowable girder/header span compliant ( <b>R602.7</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
2. IRC conventional wood structural panel (WSP) box header compliant ( <b>R602.7.3</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
3. IRC prescriptive wall bracing construction compliant ( <b>R602.10</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
<b>D. Wall Covering (Chapter 7)</b>						
1. Water-resistive barrier for exterior coverings compliant ( <b>R703.2</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
2. Wood shakes and Shingles application and attachment compliant ( <b>R703.6</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
3. Exterior plaster (stucco) support and attachment compliant ( <b>R703.7</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
4. Water-resistive barriers at Exterior plaster compliant ( <b>IRC 2021, R703.7.3</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
5. Stone and masonry veneer, general compliant ( <b>R703.8</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
6. Masonry veneer flashing and drainage compliant ( <b>R703.8.2.2</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
7. Lintels supporting masonry veneer compliant ( <b>R703.8.3</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
<b>E. Roof – Ceiling Construction (Chapter 8)</b>						
1. Roof drainage away from foundation ( <b>R801.3</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
2. Allowable ceiling joist span compliant ( <b>R802.5</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
3. Allowable rafter span compliant ( <b>R802.4</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
4. IRC conventional ceiling/roof framing:	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
i) Details compliant (min. 3:12 roof slope) ( <b>R802.4.4</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A

ii) Allowable ceiling joist span compliant ( <b>R802.5</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
iii) Allowable rafter span compliant ( <b>R802.4</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
iv) Roof & Ceiling Opening framing details compliant ( <b>R802.9</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
5. Roof rafter tie-down minimum uplift resistance compliant ( <b>R802.11</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
6. Roof ventilation requirements ( <b>R806.2</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
7. Unvented Attic & Unvented enclosed rafter assemblies--Insulation ( <b>R806.5</b> )	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
<b>F. Chimneys and Fireplaces (Chapter 10)</b>						
1. Masonry fireplace compliant ( <b>R1001</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
2. Masonry chimney compliant ( <b>R1003.2</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
3. Masonry chimney exterior air intake compliant ( <b>R1006.2</b> ):	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A
<b>G. Energy Efficiency (Chapter 11)</b>						
1. Refer to the IECC Residential Energy – Existing Building Plan Review Checklist	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A