



"Inspiring a Vibrant Community"

** FOR REFERENCE ONLY, DO NOT COMPLETE **

City of Cottonwood Residential Code Plan Review Check List

PLAN ATTACHMENT- CITY OF COTTONWOOD- STANDARD Residential REQUIREMENTS Items

indicated with an "X" are to be addressed and incorporated onto revised plans. A checkmark indicates O.K.

IMPORTANT: THIS CHECKLIST MUST ACCOMPANY THE REVISED/FINAL PLANS

ADDRESS

PARCEL NUMBER

DATE

Owner

PERMIT NUMBER

EFFECTIVE CODE: 2018 International Residential Code.

Special Inspection Required

- Geotechnical – Soil
- Structural – Masonry, Post Concrete A.B.

GENERAL

<input type="checkbox"/> Sheet #	In areas likely to have expansive, compressible, shifting or other unknown soils characteristics, the building official shall require a soil test to determine the soil's characteristics at a particular location. The test shall be made by an approved agency using an approved method.	IRC Section: R401.4
<input type="checkbox"/> Sheet #	Provide 2 sets of Site Plans and two sets of Construction Plans, max. size of 30" x 42". Structural calcs, and mfr's cut sheets may accompany plans. The building plans should be drawn to a scale of 1/4" = 1', however a scale of 3/16" = 1' may be accepted. Indicate the scale and the direction of North (site plan).	IRC Section: R106
<input type="checkbox"/> Sheet #	Indicate the location of any yard lines, including the water meter size or well location, water service supply size, sewer or septic system location with size of line and any gas lines.	IRC Sections: P2901, P3001, 02415
<input type="checkbox"/> Sheet#	Swimming pools, Spas are to be by separate permit.	COC Requirement
<input type="checkbox"/> Sheet#	Provide a square footage summary for each of the following: <i>livable, garage, covered patios and porches, accessory buildings, decks.</i>	IRC Section: 106.1
<input type="checkbox"/> Sheet#	Plans shall list the current adopted building codes in force as applicable to the project.	IRC Section: RI06.1.1
<input type="checkbox"/> Sheet#	Driveway shall meet the City of Cottonwood driveway standards	COC Requirement
<input type="checkbox"/> Sheet#	For properties on City water supply, is a fire hydrant located within 600 feet of the property?	2018 IFC Section: C102
<input type="checkbox"/> Sheet#	New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.	IRC Section #3901.9

FOUNDATION

<input type="checkbox"/> Sheet #	Footing details (interior and exterior) shall be located on the foundation sheet or the detail sheet and shall be cross-referenced to the foundation plans. Specify depth and size of all footings and pads. Show all reinforcing steel (vertical and horizontal).	IRC Section: R401
<input type="checkbox"/> Sheet #	Foundation plates and sills shall be bolted to the foundation with minimum 1/2-inch bolts at 6 feet or less o.c. and embedded a minimum 7 inches into the foundation. Note size and thickness of foundation plate washers.	IRC Section: R403. 1.6
<input type="checkbox"/> Sheet#	All plates (interior and exterior, load bearing and non-load bearing) shall be pressure treated or foundation grade redwood.	IRC Section: R403.1.6
<input type="checkbox"/> Sheet #	All wood columns shall be pressure treated unless supported on a 1" pedestal.	IRC Section: R317.1.4
<input type="checkbox"/> Sheet #	Footings shall be on undisturbed soil or approved fill.	IRC Section: R403
<input type="checkbox"/> Sheet #	Concrete and masonry foundation walls shall extend above the adjacent, finished grade a minimum of 6 inches.	IRC Section: R404.1.6
<input type="checkbox"/> Sheet #	Required hold downs, as specified on lateral design or as required for all alternate braced wall panels, shall be shown on the foundation plan.	IRC Section: R602.10
<input type="checkbox"/> Sheet #	The area of the garage or carport floor used for parking shall be sloped toward a drain or the main vehicle entry door.	IRC Section: R309.1 R309.2

FLOOR PLAN

<input type="checkbox"/> Sheet #	Label and dimension all rooms and spaces. Reference ceiling height of all rooms and areas. 5/8" gypsum board or 1/2" sag-resistant gypsum board is required on lids (ceilings" if support is 24" o.c. and water based treatment is used.	IRC Sections: R304 & 305 Table R702.3.5
<input type="checkbox"/> Sheet#	There shall be a floor or landing on each side of each exterior door. The width of the landing shall not be less than the door served with a minimum dimension of 36" measured in the direction of travel. May be 7-3/4" lower than threshold if the door does not swing over the landing.	IRC section: R311.3
<input type="checkbox"/> Sheet #	An attic access shall be provided to attic areas that exceed 30 sf and have a vertical height of 30" or greater. It shall not be less than 22" by 30" and 30" minimum unobstructed headroom in the attic space at the point above the access opening.	IRC Section: R807.1
<input type="checkbox"/> Sheet#	Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8-inch thick solid or honeycomb steel doors not less than 1 3/8" or shall be 20-minute fire-rated doors and shall be maintained self-closing and self-latching.	IRC Section: R302.51
<input type="checkbox"/> Sheet#	The garage shall be separated from the residence by not less than 1/2" gypsum board applied to the garage side. Garage beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type X gypsum board.	IRC Sections: R702.3 Table R302.6
<input type="checkbox"/> Sheet#	Appliances having an ignition source shall be elevated such that the source of ignition is not less than 18" above the floor in garages. Exception: Listed flammable Vapor ignition resistant appliances.	IRC Section: MI307.3
<input type="checkbox"/> Sheet#	A gas or liquid fuel fireplace shall have dampers that remain permanently open. The installation of a permanent gas or electric log insert will be required; a gas or electrical stub out for future installation of a log will not be acceptable.	A.R.S. 9-500.16 02432.2
<input type="checkbox"/> Sheet#	All habitable rooms shall be provided with aggregate glazing area of not less than 8 percent of the floor area of such rooms. The minimum openable area to the outdoors shall not be less than 4 percent of the floor area being ventilated.	IRC Section: R303.1

<input type="checkbox"/> Sheet#	Every grade floor sleeping room with habitable space shall have a least one window (min. 5 sf clear opening), min. opening width of 20", min. opening height of 24" and a sill height shall not be more than 44"; or provide exterior door for emergency egress. 2 nd floor and above require 5.7 sq. ft. and basement window wells require 9 sq. ft.	IRC Section: R310.1 R310.2
<input type="checkbox"/> Sheet#	There shall be a floor or landing at the top and bottom of each stairway. The width of each landing shall not be less than the stairway served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel.	IRC Section: R311.7.6
<input type="checkbox"/> Sheet#	The maximum riser height shall be 7 3/4 inches and minimum tread depth shall be 10 inches. The min. headroom shall be not be less than 6 feet 8 inches measured vertically from the slope plane adjoining the tread nosing or from the floor surface of the landing or platform.	IRC Sections: R311.7.2 R311.7.5
<input type="checkbox"/> Sheet#	Four or more stair risers shall have at least one handrail continuous the full length of the stairs and have min. and max. heights of 34" and 38", respectively. The handgrip portion shall have a circular cross section of 1- 1/4 inches minimum to 2-5/8 inches maximum inch.	IRC Section: R311.7.7.3
<input type="checkbox"/> Sheet#	The min height of guards located more than 30" above the floor shall be not less than 36" except at the sides of stairs where the min. height is 34". Openings in guards shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4-3/8" in diameter on open sides of stairs and 4" at all other locations.	IRC Section: R312
<input type="checkbox"/> Sheet#	The following shall be considered specific hazardous locations for the purpose of safety glazing: Glazing shall be suitable for hazardous locations.	IRC Section: R308.4

ELEVATIONS

<input type="checkbox"/> Sheet #	Provide height dimensions for roofline, headers, top plate and finished floor.	IRC Section: RI06
<input type="checkbox"/> Sheet #	Surface drainage shall be diverted so as to not cause a hazard. Lots shall be graded so as to drain surface water away from foundation walls a minimum of 6" within the first 10'.	IRC Section: R401.3
<input type="checkbox"/> Sheet #	Provide exterior wall covering including anchoring method and water resistant barrier (ICC-ES report, if applicable). Stucco systems may require a moisture barrier and a weep screed. (The word "weep" implies that the moisture leaves through the bottom of the screed.)	IRC Section: R703
<input type="checkbox"/> Sheet #	Provide attic ventilation calcs for all concealed attic spaces; include required and provided net free ventilation area. Also, indicate the type and location of attic ventilation. The under-floor space between the joists and the earth shall be ventilated and one vent shall be w/in 3' of each corner. <i>Unvented attic assemblies</i> shall be permitted when the attic space is completely within the thermal envelope.	IRC Section: R806 R408.1
<input type="checkbox"/> Sheet #	A masonry chimney shall extend at least 2 feet higher (minimum 3 feet at roofline) than any portion of the roof within 10 feet'. Factory built chimneys shall be listed and labeled and installed per manufacturer's installation instructions.	IRC Table RI005

STRUCTURAL

<input type="checkbox"/> Sheet #	Specify type of design and construction of all walls and partitions. Wood stud walls shall comply with IRC Section R602, masonry and concrete basement walls shall comply with IRC Section R606 or shall be designed by an Arizona Registrant.	IRC Sections: R404, R602, R606
<input type="checkbox"/> Sheet #	Indicate all braced wall Lines. Show all required braced wall panels. Specify the method of bracing to be used. A <i>sealed lateral analysis, prepared by an Arizona Registrant, will be required if the bracing does not comply with the conventional provisions.</i>	IRC Section: R602.10

<input type="checkbox"/> Sheet #	Provide truss specifications. Specify lumber grade, species, and size of members.	IRC Section: R602
<input type="checkbox"/> Sheet #	Provide complete floor (if applicable) and roof framing plans. Specify size and spacing of all framing members. Indicate all post locations and sizes. Structural logs shall bear a grade stamp or have a certificate of grade.	IRC Section: R106, R802
<input type="checkbox"/> Sheet #	Specify all hangers used to hang trusses from girder trusses, walls, or other locations. Trusses and rafters need be connected to top plates to prevent uplift.	IRC Section: R802 Table R602.3(1)
<input type="checkbox"/> Sheet #	Indicate the size and span of headers and lintels in all bearing and non-bearing walls. Provide manufacturer's span charts for pre-manufactured steel lintels.	IRC Sections: R602.7 R606.10, Tables R602.7(1)(2)(3)

PLUMBING

<input type="checkbox"/> Sheet #	Provide a fixture unit calculation for the sizing of the water service line, water meter or equivalent well service based on the current adopted code.	IRC Section: P2903 Appendix P
<input type="checkbox"/> Sheet #	Specify if appliances and equipment are natural gas, electric, propane or other (specify). Reference location of appliances and equipment.	IRC Sections: G2401, G2431 E3401
<input type="checkbox"/> Sheet #	If gas is indicated, provide a schematic indicating BTU rating for each appliance, size, and length of main and all branch lines.	IRC Section: 02413
<input type="checkbox"/> Sheet #	Water heaters shall be equipped with a temperature and pressure relief valve. Terminate per P2804.6.1	IRC Sections: P2804 MI305
<input type="checkbox"/> Sheet #	Indicate locations and size of roof drains and scuppers.	IRC Section: R903.4.1
<input type="checkbox"/> Sheet #	Each hose bibb shall have a backflow preventer installed on the discharge side of a hose threaded outlet. (See also Section P2701.1)	IRC Section: R2902.2
<input type="checkbox"/> Sheet #	Appliances located in a garage or carport shall be protected from impact by automobiles by a curb 4" high and 3' deep, a minimum 3" steel pipe bollard installed a minimum of 18" below and a minimum of 44" above the finished floor in front of the equipment or a wall.	IRC Section: MI 307.3.1 & M.A.G. Interp.

MECHANICAL

<input type="checkbox"/> Sheet #	Provide a <u>complete</u> mechanical plan showing the locations of all HVAC equipment.	IRC Section: R106
<input type="checkbox"/> Sheet #	Provide exhaust fans to the outside from bathrooms, water closet compartments, and similar rooms if not supplied with natural ventilation.	IRC Section: R303.3
<input type="checkbox"/> Sheet #	Provide combustion air for all liquid and solid fuel-burning appliances including size, type, and location of openings.	IRC Section: Chapter 17
<input type="checkbox"/> Sheet #	Attics containing appliances shall be provided with an opening and unobstructed 22" wide passageway large enough to remove the largest appliance, not more than 20' in length. A level service space at least 30" deep and 30" wide shall be present along the access sides of the appliance.	IRC Section: M1305.1.3
<input type="checkbox"/> Sheet #	The clothes dryer exhaust duct shall be at least the diameter of the appliance outlet and shall terminate on the outside of the building. It shall not exceed 35 feet in length (35' for gas dryers) with reductions for bends. The duct shall terminate not less than 3 feet from a property line.	IRC Sections: M1502
<input type="checkbox"/> Sheet #	Exhaust hood system capable of exhausting in excess of 400CFM shall be provided with make-up air rate approx. equal to the exhausting rate.	IRC Section: M1503.6

ELECTRICAL

<input type="checkbox"/> Sheet #	Provide a complete electrical plan. Include layout of all equipment, outlets and lighting.	IRC Sections: R106.1
<input type="checkbox"/> Sheet #	Indicate the size (rating) and location of the electric panel, including any subpanel(s).	IRC Sections: E3401
<input type="checkbox"/> Sheet #	Provide an approved grounding electrode system. Bond all interior water and gas piping.	IRC Sections: E3607 E3609
<input type="checkbox"/> Sheet #	All branch circuits that supply 125-volt, single-phase, 15- and 20-ampere receptacle outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by an arc-fault circuit interrupter(s).	IRC Section: E3902.16 NEC:210-12b
<input type="checkbox"/> Sheet #	Receptacles shall be installed so that no point along the floor line in any wall space is more than 6 feet, measured horizontally, from an outlet in that space, including any wall space 2 feet or more in width.	IRC Section: E3901
<input type="checkbox"/> Sheet #	In kitchen and dining rooms, at least one receptacle outlet shall be installed at each island or peninsular counter space with a long dimension of 24 inches or greater and a short dimension of 12 inches.	IRC Sections: E3901.4
<input type="checkbox"/> Sheet #	In kitchen and dining rooms, a receptacle outlet shall be installed at each wall counter space 12 inches or wider so that no point along the wall is more than 24 inches from a receptacle outlet.	IRC Section: E3901.4
<input type="checkbox"/> Sheet #	Provide at least one receptacle outlet on the wall within 36 inches of the outside edge of each lavatory basin in bathrooms. All receptacles located in bathrooms shall be GFCI protected.	IRC Sections: E3901.6 E3902.1
<input type="checkbox"/> Sheet #	Provide at least one weatherproof receptacle outlet, not more than 6 feet 6 inches above grade and GFCI protected, at the front and back of each dwelling having direct access to grade. All 125-volt, single-phase, 15- and 20-ampere receptacle outlets installed outdoors shall be GFCI protected for personnel.	IRC Sections: E3901.7 E3902.3
<input type="checkbox"/> Sheet #	Balconies, decks and porches, that are accessible from the inside shall have 1 outlet installed within its perimeter.	IRC Sections: E3901.7
<input type="checkbox"/> Sheet #	Provide a receptacle outlet in hallways 10 feet or more in length.	IRC Section: E3901.10
<input type="checkbox"/> Sheet #	All 125-volt, single-phase, 15- and 20-ampere outlets shall be listed tamper-resistant. All 125-volt, single-phase, 15- and 20-ampere outlets in a damp location shall be listed weather-resistant tape.	IRC Section: E4002.14
<input type="checkbox"/> Sheet #	Provide a convenience receptacle outlet for the servicing of appliances (HVAC) within 25 feet of the appliance.	IRC Section: 3901.12
<input type="checkbox"/> Sheet #	All 125-volt, single-phase, 15 and 20-ampere receptacles that serve countertop surfaces in kitchens or are located within 6 feet of the outside edge of a bar sink shall be GFCI protected.	IRC Section: E3902.6 E3902.7
<input type="checkbox"/> Sheet #	All 125-volt, single-phase 15 and 20-ampere receptacles installed in garages and grade level portions of unfinished accessory buildings used for storage or work areas shall be GFCI protected. At least one receptacle is required in the garage and basement, in addition to any required for equipment	IRC Section: E3902.2 E3901.9
<input type="checkbox"/> Sheet #	At least one wall switched lighting outlet shall be in each habitable room, kitchen and bathroom, hallways, stairways, attached garages and detached garages with electric power.	IRC Section E3903.3 E3903.2
<input type="checkbox"/> Sheet #	Provide a lighting outlet in all stairways, switched at each floor level, and in storage and equipment spaces.	IRC Section E3903.3 E3903.2 E3903.4
<input type="checkbox"/> Sheet #	Provide a wall switch controlled lighting outlet in every habitable room. In other than bathrooms and kitchens a switched wall receptacle may be used.	IRC Section: E3903.2

<input type="checkbox"/> Sheet #	Provide interconnected smoke alarms in each sleeping room, outside each sleeping room, on each story, in the hall or adjacent room where the ceiling height of a room open to the hall exceeds the hall by 24". Smoke alarms shall be hard wired with battery backup.	IRC Section: R314.3 R314.4
<input type="checkbox"/> Sheet #	Provide Carbon Monoxide alarms outside each separate sleeping area/bedroom when there is an attached garage or any fuel fired appliances in the dwelling and be interconnected.	IRC Section: R315
<input type="checkbox"/> Sheet #	Water heater unit to have a disconnect per NEC 440.14 with working clearance per 620.5 & II 0.26(A) and overcurrent protection per 440.21 and article 240 NEC	NEC Sections: 620.5, 1 10.26(A), 440.21 Article 240
<input type="checkbox"/> Sheet #	Main bonding jumper shall not be installed in the subpanels	NEC Sections: 250-122
<input type="checkbox"/> Sheet #	In each attached garage, and in each detached garage with electric power, at least one receptacle outlet shall be installed in each vehicle bay, not more than 5.5 ft. and not less than 1.5 ft. above the floor.	IRC Section E3901.0

ENERGY CODE Per 2018 IECC

<input type="checkbox"/> Sheet #	Plans shall include: <ul style="list-style-type: none"> ○ R value and type of insulation (min R-38 Ceiling & R-13 Walls) ○ Fenestration U-factor (minimum of 0.40) ○ SHGC calculation (Solar Heat Gain Coefficient, Minimum of 0.25) ○ Air Duct insulation R-value ○ Types and efficiencies of heating, cooling and water heating equipment. 	IECC Section: 103.2 401
<input type="checkbox"/> Sheet #	Circulating hot water systems shall be insulated to a minimum value of R-3	IECC Section: 403.4
<input type="checkbox"/> Sheet #	Heating and cooling systems are properly sized. Provide Manual J and Manual S calculations to determine the size of equipment. Place equipment size on plans.	IECC Section: 403.6
<input type="checkbox"/> Sheet #	Show on Cross Sections where the insulation occurs and that the Building Thermal Envelope must be durably sealed to limit infiltration or leakage	IECC Section: 402.4
<input type="checkbox"/> Sheet #	Place a notation on the plans that a pressure test of all ducts, air handlers, and filter boxes must be completed by a 3'd party inspector <i>unless the air handler and the entire duct system is located within the conditioned space.</i> Building framing cavities shall not be used as supply ducts	IECC Section: 403.3.2 403.3.3 403.3.4
<input type="checkbox"/> Sheet #	At least 1 thermostat shall be provided for each separate heating and cooling system	IECC Section: 403.4.1
<input type="checkbox"/> Sheet #	Outdoor intake and exhaust shall have either gravity or automatic dampers that close when the system is not running	IECC Section: 403.6
<input type="checkbox"/> Sheet #	Provide full RESCheck Report per 2018 IECC signed by the applicant	