

City of Taylorsville
Building Department
2600 West Taylorsville Boulevard
Taylorsville, Utah 84129 (801) 963-5400
www.taylorsvilleut.gov

RESIDENTIAL PLAN REVIEW

CORRECTION LIST



ADDRESS: _____ PERMIT #: _____

APPLICANT: _____ DATE: ____/____/____

PROJECT NAME: _____ PLANS EXAMINER: _____

The following List represents information not received and/or missing from the proposed plans and further correction action is necessary. An additional plan review will be required when the information is provided. **The Designer, architect and/or engineer of record shall respond in writing to the items written on last page or checked on this list:**

General submittal:

Show the names of the owner and designer and the legal address on the plans.

Completely fill out the contractor licensing information on the permit application.

Provide a Valuation document such as a bid, proposal, or estimate. The document must be signed by both customer and contractor. Valuation documents need to include the entire cost of the job, including materials and labor.

Give a site plan showing final soil elevations, gradation lines at 2 foot intervals, property lines, retaining walls adjacent structures, show drainage to street, not to neighboring properties. Show all easements for utilities, roads etc.

Note on plans that footing/foundations will be inspected and approved in writing by a licensed geotech engineer prior to the placement of the concrete forms. The report shall be on site for the city's inspection of footing forms or reinforcement.

UFA fire impact fees have been assessed. An Invoice has been included, please provide receipt of payment.

Zoning / planning department to approve site plan.

Engineering Department to approve site plan.

All rooms and spaces on plans must be fully dimensioned and drawn to scale.

Label the use of all rooms, including the future use of basement spaces.

Show finished ceiling height in all rooms.

This plan does not meet conventional construction and must be engineered.

Foundation:

Show all footing and foundation dimensions. Specify frost depth is 30" below grade. Foundations over 9' must be engineered. All reinforcement to meet State amendments.

This location has been identified as having a potential for liquefaction. A Geo-technical, professional, or Structural engineer must address this in the design of the structure.

Show the anchor bolts to be spaced no more than 32" oc. Show the bolts to be ½" x 10" with at least 7" embedment. At least 2 bolts per plate are required. Specify that 3" x 3" washers will be used.

Show a perimeter drain installed around the footing. Provide details for the drain systems construction.

Framing:

Show all sill plates to be pressure treated or decay resistant wood as identified by the ICC. This includes any wood in contact with concrete or within 8" of grade.

Show the type, size, spacing, direction, of the floor joists and roof rafters. Floor joists parallel to exterior walls must be solid blocked for the first 2 spaces @48" O.C.

Show the sizes of all beams, headers or girders on plans.

Show the size for all posts, king/trimmer studs for the beams/headers. Detail how a positive connection will be made from post to beam. Note that the "point load" must be continuous to the foundation or spot footing even through floors.

Label all shear-walls, fastening schedules, hold-downs, and sheathing type's. Note to block all panel edges. If the garage walls are less than 32" wide show the garage header to be continuous from corner to corner.

Specify size, height, and O.C. spacing of framing members for all walls. Identify bearing walls. Detail attachment to rafters, joists, trusses, etc.

Show roof framing for rafters or trusses including materials, sheathing type, thickness and fastening schedule.

Show blocking between trusses or rafters over bearing walls.

Show uplift connections on each end of trusses/rafters.

Show hangers, V.P.A. connectors or a seat cut for roof rafters. Have engineered truss information on site for the 4-way inspection.

Show a 22" x 30" attic access, and/or, an 18" x 24" crawlspace access.

Provide calculations for attic and/or crawlspace venting. Show the size, number and locations of "turtle", gable, soffit, and crawlspace vents.

Give a cross section showing exterior covering and its distance to grade, required flashings, drip legs, weather barrier, insulation, roofing materials, and ice dam protection. An air gap of 1" at exterior perimeter for insulation.

Show garage to have ½" sheetrock firewall separation, and 5/8" type x sheetrock on the ceiling nailed 6" OC if there is living space above the garage.

Show walls within 5' of the property line to have a fire wall, protecting both interior and exterior sides of the wall. Show the soffit and eaves protected as well.

A minimum glazing of 8% of the floor area is required for habitable rooms.

Show bedrooms to have a sill height of no more than 44 and an open able window area of at least 5.7 square feet. If a basement bedroom window well is taller than 44" a permanent ladder must be installed in accordance with IRC 310.2.1

show a stairway cross section illustrating the following:

- a) Handrail height between 34 to 38 inches measured from the tangent line.
- b) A continuous, uninterrupted, graspable handrail $1\frac{1}{4}" - 2\frac{5}{8}"$ on all stairs over 3 risers.
- c) A guardrail at least 36" tall with no openings 4" or more for any change in elevation 30" or more.
- d) Uniform stair treads no more than 8" tall and at least 9" deep with no more than $\frac{3}{8}"$ difference in measurements.
- E) A space no larger than 4" between risers.
- F) Headroom in stairway to be 6'-8" measured form the tangent of the stair treads.

Show a 3' x 3' landing at the exterior side of exit doors and the top and bottom of stairs. The landing can be 8" below the threshold.

Show windows by a stairway, within 24" of a door or in a door, less than 5' above tubs and showers, or less than 18" above finished floor to be tempered.

Exterior:

Show what weather barrier will be used for the exterior, provide an ICC E.S. report for all types other than 15# felt paper.

Show a flashing extending $\frac{1}{2}$ " past the foundation for all brick and rock products. A flashing is also required at the intersection of stucco products to any other exterior covering.

Provide an ICC E.S. report for any stucco or cultured stone product.

If brick is used show a 1" gap between brick and the structure, weep-holes @33" on center, 22 gauge ties for every 2 square feet of brick, and 9-gauge wire joint reinforcement.

Show a lintel schedule for all masonry loads above any opening. This includes brick veneer

Mechanical:

Show dryer vent size and venting to the exterior. Show 35' overall length reduced by 2.5' for 45-degree bends and 5' for 90-degree bends. Provide dryer specs for anything longer than what is specified above. Note make up air if needed.

Show all bathrooms and toilet rooms to have a window with a 1.5 square foot opening or an exhaust fan moving 50 CFH vented directly outside (soffit and roof vents are not permitted).

Complete and return mechanical sizing form. Detail the exhaust flue length, size, offset, and connector sizes for all gas appliances.

Show the locations of all water heaters, furnaces, boilers, etc. show where condensation pans will be required.

Show the size and location of combustion air for gas appliances.

Give a detailed gas schematic. Show pipe materials, sizes, C.F.H. per appliances, and total for system, longest run, and system pressure at meter. Gas service lines are required to be 1" min.

Show the locations of all regulators, show test tees. Detail sediment traps downstream from equipment shutoffs.

Note that a platform, catwalks, a switched light, a G.F.C.I. protected receptacle, and condensation pans and drains are required for attic appliances'. Show that insulation will be kept away from attic appliances.

Energy:

Show insulation values for entire house.

Show windows and doors to have a U-factor of .32 or lower.

Provide an accurate and passing RES-check (choose 2012 Utah Energy code) RES-check based on the 2012 IRC must pass by at least 3%.

Show basement and mass walls (concrete or C.M.U.) to have a R-15 continuous insulation or R-19 installed in a wall cavity.

Show insulation in wall cavities to be R-20 or better. R-13 cavity insulation plus R-5 continuous insulation is acceptable.

Show attic insulation to be R-49 or better.

Show insulation in floor cavities to be R-30 (or the floor cavity completely filled to an R-19 value).

Show ductwork in unconditioned spaces will have R-8 value insulation.

Note on plans that an air leakage test will be required for air handlers with 65% of the ductwork outside the buildings thermal envelope.

Note that heating and cooling system was designed to ACCA manual J, and S based on load, or other approved calculations of ACCA manual J or approved methodology.

Show rooms containing outside combustion air to be insulated as per basement exterior walls. In addition, show such rooms to have a sealed, gasketed door, and all water lines insulated to an R-4 and ductwork insulated to an R-8.

Show on plans that 75% of the permanently installed light fixtures will contain high efficacy lamps (CFL, LED, or T-8)

Add note to plans that recess cans will be IC rated and gasketed or caulked.

Show on plans air intakes to have an automatic or gravity damper to close the vents when not in use.

Show a certificate will be posted in the furnace room or by electrical panel showing insulation R values, window u-factors, and efficiencies of the mechanical systems components

Plumbing:

Show backwater valves protecting fixtures that are lower than the nearest upstream manhole cover. Show the backwater valve to be accessible for future maintenance. This will require that basement waste systems will be plumbed independently.

Show backflow preventers or vacuum breakers for protection of potable water on hose bibs, irrigation or sprinkler systems, boilers, and heat exchangers.

Note that hot water heaters must have an expansion tank, 2 seismic straps, and a T&P valve. A pan is required if a leak will damage property.

Note jetted tubs must have an access door 12"x12"

Show showers and tubs with tile or wall panels must have a fiber cement backer board.

Note on plans shower pans must have an approved liner extending 1" past the threshold, and solid blocking is required behind the liner. Note that the slope must be built up under the liner.

Electrical:

Show the location and size of the service panel and sub-panels.

Complete and return a one-line diagram for electrical service and feeders.

Note a Ufer ground to be installed, and water service pipe to be used for a ground if present. Provide access for all connections.

Show outlet spacing as per IRC chapter 38 or NEC 210.52.

Note on plans that all 120 volt, 15 or 20 amp receptacles will be tamper-resistant.

Note garage, attic and crawlspace, unfinished rooms, kitchen countertop, bathroom, exterior, and receptacles within 6' of a sink will be G.F.C.I. protected.

Note "in use" covers will be used for receptacles outdoors.

Show an outlet within 25' of H.V.A.C. equipment.

Show a switched light installed in rooms, hallways, stairways, attached garages, basements, and on the exterior side of egress doors.

Show that all bedroom receptacles, outlets, and lights will be arc-fault protected.

Please note on plans that smoke and carbon monoxide detectors will be upgraded to meet present code.

Show the locations of all smoke detectors. (in bedrooms, hallways or rooms serving bedrooms, unfinished basements).

Note a carbon monoxide detector is required on each level of the house.

See following page for additional comments:

Additional Comments :