CITY OF ELOY

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING & ZONING ° BUILDING & SAFETY ° CODE ENFORCEMENT
1137 W. HOUSER RD., ELOY, AZ 85131
520-466-4939 • 520-464-1438 FAX

RESIDENTIAL PLAN REVIEW CHECKLIST

Applicant:_____

Project:_____

Permit Application #: _____

Date:_____

SITE PLAN:

☐ Provide a scaled drawing of your proposed project showing its relation to other lot features and lot lines.

☐ Site plans must be drawn on white paper no larger than 24" x 36" paper.

☐ Plans must be drawn to a standard engineering scale, preferably 1" = 10' or 20'.

☐ Note plan scale on the margin.

☐ Indicate the Assessor Property Tax Number. This is found in the property tax statement issued by the County Assessor.

☐ Show the entire property with lot line dimensions.

☐ Show the name and width of adjacent public roads. To obtain road widths, contact the City of Eloy Public Works office at phone number: 520-466-3082.

☐ Show location, dimensions, and distances to property lines, structures, utilities and driveways.

☐ Label pre-existing structures or lot improvements as "EXISTING", label all proposed development as "PROPOSED."

☐ Show and label proposed and existing septic tanks, wells, drainage, retention, and reserve areas with setbacks to property lines and structures.

GENERAL PLAN REQUIREMENTS:

☐ Provide one set of complete plans, a minimum plan size of 24" x 36". No loose sheets shall be attached, but structural calculations and manufacturers cut sheets may accompany plans. The plans should be drawn to a legible scale. IRC Section R106

☐ *Provide an accurate index to drawings on the first sheet of the set.*

☐ Details, data and information provided to the Building Safety Department shall not be included by reference or attachment only. The data must be delineated on the drawings by notes or graphics as part of the original tracings or masters.

☐ Provide a square footage summary for each of the following: livable, garage, covered patios and porches, accessory buildings, decks & bay windows. All options must be clearly identified. IRC Section R108.3.

FLOOR PLAN:

☐ Label all rooms and spaces, show all doors. Locate and identify heights of all ceilings. Include hallways, utility rooms, garages and walk-in closets. IRC Section R304.3.

☐ Dimension floor plan showing location and length of all walls and fixtures. One room must be a minimum of 120 square feet; all other rooms must be at least 70 square feet. IRC Section 304.

☐ 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 inch measured in the direction of travel. IRC Section R312.

☐ The minimum width of a hallway shall not be less than 3 feet. IRC Section R311.4.

☐ Note and specify that the shower area walls shall be finished with a nonabsorbent surface to a height of six feet above the floor. IRC Section 307.2.

☐ Note and specify that shower enclosures shall have a minimum finished interior of 30 inches each way per IRC Figure 307.2. All glass shower enclosures shall be tempered. IRC Section 308.4.

☐ Show that each water closet is located in a clear space not less than shown in IRC Figure 307.2.

☐ Designate the locations of water heaters. Indicate the location of the T and P relief line from the water heater to the exterior of the building. Note the T and P relief line to be full size steel pipe or hard drawn copper tubing extending to the exterior of the building and terminating in a downward position not more than 2 feet or less than 6 inches above grade. The temperature and relief line shall not terminate over walkways, patios, carports or other similar areas. IRC Section P2803.6.1.

☐ Locate skylights, specify materials and provide manufacturer's listing report number for those exceeding 2' x 4'. IRC Section 106.

☐ Provide a calculation to determine the percentage of glazing of the gross area of the exterior walls. Calculations to verify compliance with the 2000 International Energy Code will be

required when the glazing area exceeds 15 percent of the gross area of the exterior walls. IRC Section N1101.2.

☐ Provide the following note: A separate insulation inspection prior to drywall or an insulation certificate will be required at time of final. IRC Section N1101.3.1.

☐ An attic access opening shall be provided to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location. A 30 inch minimum unobstructed headroom in the attic space shall be provided at some point above the access opening. IRC Section R807.1. 30 inches unobstructed headroom in the attic space shall be provided above complete opening if there is mechanical equipment in the attic space. IRC M1305.1.3.

☐ Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8-inch thick, or shall be 20-minute fire-rated doors and shall be maintained self-closing and self-latching. Amendment to IRC Section R309.1.

☐ The garage shall be separated from the residence and its attic area by not less than 1/2-inch gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch gypsum board or equivalent. In buildings protected by an automatic fire sprinkler system, including the private garage, the separation shall be permitted to be limited to a minimum 1/2-inch gypsum board applied to the garage side. Amendment to IRC Section R309.2 and Table R702.3.4

☐ 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 be 4 percent of the floor area being ventilated. IRC Section R303.1.

☐ Every sleeping room and basement with habitable space shall have a least one window minimum net clear opening 5.7 square feet (minimum 5 square feet net clear opening at grade floor), minimum opening width of 20 inches, minimum opening height of 24 inches and the finished sill height shall not be more than 44 inches above the floor; or provide exterior door for emergency egress. IRC Section R310.1

☐ Appliances located in a garage or carport shall be protected from impact by automobiles. Protection shall be provided by either a floor elevation change with a curb 4 inches high and 3 feet deep, located out of the travel path, or a minimum 3 inch steel pipe bollard installed a minimum of 18 inches below and a minimum of 44 inches above the finished floor in front of the equipment. IRC Section M1307.3.1.

☐ Appliances having an ignition source shall be elevated such that the source of ignition is not less than 18 inches above the floor in garages. For the purpose of this section, rooms or spaces that are not part of the living space of a dwelling unit and that communicate with a private garage through openings shall be considered to be part of the garage. IRC Section M1307.3.

☐ Attics containing appliances requiring access shall be provided with an opening and passageway large enough to remove the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet in length. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required. IRC Section M1305.1.3.

☐ Glass in hazardous areas shall be safety glass. Specify on applicable floor plans and elevations. IRC Section 308.

STAIR REQUIREMENTS:

☐ Provide details showing stair construction, connection details and stringer sizes.

☐ Show the stair handrail. Note that it is to be 1 1/4 inches and 2 5/8 inches in diameter and between 34 inches and 38 inches above the nosing of the tread. IRC Section R315.

☐ 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 R312.

☐ The maximum riser height shall be 7 3/4 inches and minimum tread depth shall be 10 inches. IRC Section R314.2.

☐ The minimum headroom in all parts of the stairway shall be not 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 Section R314.3.

☐ Two or more stair risers shall have at least one handrail. Handrails shall be provided on at least one side of the stairs, be continuous the full length of the stairs, and have minimum and maximum heights of 34 inches and 36 inches, respectively, measured vertically from the nosing of the treads. The handgrip portion of handrails shall have a circular cross section of 1 1/4 inches minimum to 2 5/8 inches maximum; edges shall have a minimum radius of 1/8 inch. IRC Section R315.

☐ The minimum height of guards shall be not less than 36 inches. Openings in guards shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches in diameter. IRC Section R315.2.

FIREPLACE REQUIREMENTS:

☐ Factory built fireplaces (zero-clearance) shall be listed by an approved listing agency. Specify make and model number and provide the approval number of the testing agency.

☐ For masonry and zero-clearance fireplaces, indicate fireplace location, hearth size and materials.

☐ Note and dimension that the fireplace chimney must terminate a minimum of two feet above any point of a roof within ten feet measured horizontally. IRC Section R1001.6.

☐ Detail masonry fireplaces by dimensioned and noted sections and firebox plan. Refer to IRC Section R1003. State flue size, dimension hearth width and reinforcing. Note and detail anchorage tie straps fastened to four joists with 2 1/2 inch bolts, embedded into masonry and engaging the outer reinforcing bars with a six inch hooked extension.

ELEVATIONS:

☐ Provide complete drawings of all elevations. Include patio covers, decks, fireplaces and bay windows. IRC Section 106.

☐ Indicate all materials used - stucco, concrete block, glass block, roofing systems, siding, veneers, etc. IRC Section R703.

☐ Provide height dimensions for roofline, headers, top plate and finished floor. IRC Section R106.

☐ Provide exterior wall covering anchoring method and backing (ICBO Evaluation Report number if applicable). IRC Section R703.7.2.

☐ The chimney shall extend at least 2 feet higher (minimum 3 feet at roofline) than any portion of the roof within 10 feet. IRC Table R1003.1.

☐ Glass in hazardous areas shall be safety glass. Specify on applicable floor plans and elevations. IRC Section 308.

☐ For thin coat stucco systems over foam board, note and specify the ICBO Evaluation Report number, system name and manufacturer. Note and specify the vapor barrier used.

BUILDING CROSS SECTION:

☐ Cross-sections shall be cross-referenced to the floor plan and structural plans.

☐ Provide dimensions or otherwise indicate floor to floor height and height to top plate of 2nd floor. IRC Section R106.

☐ Indicate by drawing and/or notes, how insulation meets the requirements of IRC Section N1101.2.

ROOF PLAN:

☐ Note and specify a complete roofing system: specify roofing type, grade of materials, valley flashing material, underlayment required and method of installation, attachments of roofing materials as required by IRC Chapter 9.

☐ Note weights of all plies and coating of all built-up roofing. IRC Section R905.9.

☐ Provide ICBO Evaluation Report number and manufacturer of all concrete or clay-type tile roofing.

☐ Note and specify all roof slopes. IRC Chapter 9.

☐ Detail, note and size all roof drains/scuppers. IRC Section R903.4.

☐ Provide attic ventilation calculations for all concealed attic spaces; include required and provided net free ventilation area. Also, indicate the type and location of attic ventilation. Provide the following note, if applicable: "Where eave or cornice vents are installed insulation shall not block the free flow of air. A minimum of 1 inch space shall be provided between the insulation and roof sheathing at the location of the vent". IRC Section R806.

FOUNDATION PLAN:

☐ Note and specify termite protection. IRC Section R324.

☐ Note and specify surface drainage. IRC Section R401.3.

☐ Note on the drawings the allowable soil bearing pressure used in the design of the footings.

☐ Provide note: Footings shall be on undisturbed soil or approved fill. IRC Section R403.

☐ The area of floor used for parking of automobiles or other vehicles shall be sloped toward the main vehicle entry doorway. IRC Sec. R309.3.

☐ Dimension the stem wall thickness, footing width thickness and depth into undisturbed soil for each footing type and condition. IRC Table 403.1.

☐ All slabs and pads, including landings at all doors, shall be shown and their thickness specified. Indicate the slopes for exterior slabs.

☐ 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. IRC Section R401.

☐ Foundation plates and sills shall be bolted to the foundation with minimum 1/2 inch bolts at 6 feet or less on center and embedded a minimum 7 inches into the foundation. IRC Section R403.1.6.

☐ Provide note: All plates (interior and exterior, load bearing and non-load bearing) shall be pressure treated or foundation grade redwood. IRC Section R403.1.6. All slabs and pads, including landings at all doors, shall be shown and their thickness specified. Indicate the slopes for exterior slabs.

☐ Locate and specify all anchor bolt spacing and post anchors on the foundation plan.

☐ Show location of underground return air ductwork on the foundation plan.

FRAMING PLAN:

☐ Show layout and identify structural support system including girders, joists, rafters, posts, beams, blocking and decking.

☐ Indicate that all sills and sleepers that rest on concrete are to be of an approved species and grade of lumber, pressure preservative treated per IRC Section R323.

☐ Note on the plan all lumber shall bear an approved grading stamp.

☐ Specify type of design and construction of all walls and partitions. Wood stud walls shall comply with prescriptive requirements of IRC Section R602 or shall be designed by an Arizona Registrant. Masonry and concrete basement walls shall comply with prescriptive requirements of IRC Section R404 or shall be designed by an Arizona Registrant. IRC Sections: R404, R601 & R602.

☐ Indicate all braced wall panel locations. Specify the method of bracing to be used. A sealed lateral analysis, prepared by an Arizona Registrant, will be required if the bracing does not comply with the conventional provisions. IRC Section R602.

☐ Rafters must be within the span limitations of IRC Table R802.5.1 (1) through (8). Floor joists must be within the span limitations of IRC Table R502.3.1 (1) and (2). Girders and beams must be within the span limitations of IRC Table R502.5.1 (1) and (2).

☐ Specify lumber grade, species and size of members. IRC Section R602.

☐ Specify design criteria: floor and roof live and dead loads. IRC Section R301.

☐ Provide complete floor (if applicable) and roof framing plans. Specify size and spacing of all framing members. Indicate all post sizes. IRC Section R106.

☐ 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 & R606.9.

☐ Show required hold-downs, as specified on lateral design or as required for all alternate braced wall panels, on the foundation plan.

☐ Detail and specify anchorage for trusses.

☐ Show required blocking. IRC Section R602.8.

TRUSS SYSTEMS: Trusses can be submitted as a "Deferred Submittal" for custom homes only. However, they must be submitted and approved prior to their fabrication.

☐ Provide complete truss calculations and truss layout plan. Truss designs submitted must include all types and be designed for the loading conditions, span, slope, and spacing designated on the framing plan.

☐ Truss calculations must be signed, dated and sealed by an Engineer who is registered in the State of Arizona.

☐ The seal on the truss calculations shall be dated within the latest adopted IRC.

☐ All truss calculations shall be cross-referenced to the truss layout or the roof and floor framing plans.

☐ Specify all hangers used to hang trusses from girder trusses, walls, or other locations. IRC Section R802 & ANSI-TPI 1995.

☐ Show how trusses are to carry roof mounted or attic mounted HVAC units. Are trusses designed for 10 p.s.f. non-current live load and 10 p.s.f. dead load on bottom chord?

☐ The architect and engineer of record must review truss calculations (when applicable). Truss calculations must bear a shop drawing stamp showing this review has been done.

MECHANICAL:

☐ Provide a complete mechanical plan. Designate the locations, capacity and fuel type (electric or gas) of the heating and air conditioning equipment. Designate the locations, dimensions, and CFM of each supply register, return air grill and all ductwork. IRC Section R106.1.

☐ The dwelling unit shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees at a point three feet above the floor and 2 feet from exterior walls in all habitable rooms. IRC Section R 303.6.

☐ Specify HVAC equipment. IRC Section M1301.3.

☐ Show that ducts meet the minimum requirements of IRC Section M1602 for return air and M1603 for supply air.

☐ Show evaporative cooler installation methods. IRC Section M1413.

☐ Indicate access clearances and working space around HVAC equipment. IRC Section M1305.

☐ Provide exhaust fans to the outside from bathrooms, water closet compartments, and similar rooms if not supplied with natural ventilation. IRC Section R303.3.

☐ Provide a minimum 4 inch diameter moisture exhaust vent for clothes dryer, or as required by the clothes dryer's listing and the manufacturers installation instructions provided that is to be presented prior to construction. IRC Section M1501.1.

- ☐ Provide combustion air for all liquid and solid fuel-burning appliances including size, type, and location of openings. IRC Chapter 17.
- ☐ 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 25 feet in length with reductions for bends. The duct shall terminate not less than 3 feet from a property line. IRC Sections M1501 and R302.2.
- ☐ If the heating or air conditioning equipment is located in the attic, show location of access, catwalk, and working platform. Show provisions for and route of secondary condensate drain. IRC Section M1305.1.3.
- ☐ Appliances installed in garages or other areas where they may be subjected to mechanical damage shall be suitably guarded against such damage by being installed behind adequate barriers or by being elevated or located out of the normal path of vehicles. IRC Section M1307.3.1.
- ☐ Show condensate line and secondary condensate line. IRC Section M1411.3 and M1411.3.1.

PLUMBING:

- ☐ Provide a plumbing floor plan showing all plumbing fixtures, supply, waste and gas lines. Indicate sizes of all plumbing lines, vents, cleanouts, etc. Provide isometric diagrams as needed to clearly convey the design. These drawings must be incorporated onto the plans. No small-sized sheets attached to the drawings will be allowed.
- ☐ Provide a gas isometric with length of line (horizontal and vertical) to each appliance, BTU demand of each appliance, size of each branch, total demand and size of the meter.
- ☐ Provide a drainage pipe isometric showing all drain, waste and vent piping.
- ☐ Note that drainage piping serving fixtures which have flood level rims located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by a backwater valve. IRC Section P3008.
- ☐ Specify if appliances and equipment are gas, electric, or propane. Reference location of appliances and equipment.
- ☐ Specify materials for waste, water and gas pipes.
- ☐ Provide a detail for island sink venting.
- ☐ Reference locations and provide size of roof drains and scuppers.

ELECTRICAL:

- ☐ Provide a complete electrical plan. Designate the location of all required light fixtures, receptacle outlets, power outlets and switches. Show location of all sub panels and show circuit numbers on the plan. Indicate the location of all air conditioning and heating units, air handlers, compressors and disconnects. IRC Section R106.1.
- ☐ Note and specify that at least one 20-amp branch circuit shall be installed to serve the laundry room and this circuit shall have no other outlets. NEC Article 210-52(f) and IRC Section E3603.3.
- ☐ Provide smoke alarms in each sleeping room, outside each sleeping room in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and cellars. IRC Section 317.
- ☐ Smoke alarms shall receive their primary power from the building wiring with battery backup. Wiring shall be permanent without a disconnecting switch other than those required for overcurrent protection. IRC Section R317.2.
- ☐ Where ceiling fans are shown on the plans, provide a note indicating that only approved outlet boxes shall be used. NEC Article 370-27©, IRC Section E3904.4, E3805.8 and E4001.6.

☐ Indicate the size (rating) of the electric panel, including any sub panels. Verify required clearances. IRC Section E3305.2.

☐ Provide an approved grounding electrode system. IRC Section E3508.

☐ Receptacle outlets for ranges and clothes dryers shall be a 3-pole with ground type. Four-wire, grounding-type flexible cords will be required for connection of ranges and clothes dryers. The bonding jumper shall not be connected between the neutral terminal and the frame of the appliance. IRC Section E3808.

☐ Island or peninsular countertops 12 inches or wider shall have at least one receptacle outlet. NEC Article 210-52(c)2.

☐ Provide bonding to the interior water piping and above ground portion of gas piping systems. IRC Section E3509.6.

☐ Provide a note indicating all branch circuits that supply 125-volt, single-phase, 15 and 20-ampere receptacle outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter(s). NEC Article 210-12(b).

☐ 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 E3801.2.1.

☐ 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 E3801.4.2 & E3801.4.3.

☐ 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 and shall be GFCI protected. IRC Section E3801.4.1.

☐ Provide at least one GFCI protected receptacle outlet on the wall within 36 inches of the outside edge of each lavatory basin in bathrooms. Such circuits shall have no other outlets. IRC Sections E3603.4, E3801.6 & E3802.1.

☐ 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. IRC Sections E3801.7 & E3802.3.

☐ Provide a receptacle outlet in hallways 10 feet or more in length. IRC Section E3801.10.

☐ Provide a convenience receptacle outlet for the servicing of appliances (HVAC) within 25 feet of the appliance. IRC Section 3801.

☐ Provide a lighting outlet or a switched receptacle in every habitable room and bathroom. IRC Section E3803.2.

☐ Provide a lighting outlet on the exterior side of all exits/entrances. IRC Section E3803.3.

☐ Provide a lighting outlet in all stairways, switched at each floor level. IRC Sections E3803.3 & R303.4.

☐ A receptacle shall not be installed within a bathtub or shower *space. IRC Section E3902.10.*

- ☐ Fixtures, fittings, boxes and receptacles located in damp or wet locations shall be "listed" to be suitable for such location. IRC Sections E3805.10, E3902.8, E3902.9, E3903.8.
- ☐ All 125-volt, single-phase, 15 and 20-ampere receptacles that serve countertop surfaces, and are located within 6 feet of the outside edge of a sink, wash basin, tub or shower shall be GFCI protected. IRC Section E3802.
- ☐ Surface mounted incandescent light fixtures in clothes closets shall maintain 12 inches between the fixture and the nearest point of storage. IRC Section E3903.11.
- ☐ Note and specify that two or more 20 amp small appliance circuits shall be provided to serve the kitchen, breakfast room and dining room. Such circuits shall serve no other outlets. IRC Section E3603.2 and E3801.3.1.

End of Review Comments: