City of Middletown
PUBLIC WORKS DEPARTMENT
245 deKoven Drive, Middletown, CT 06457
TEL: (860) 638-4870 FAX: (860) 638-1970

PLAN REVIEW CHECKLIST

Building Permit # _____

Building Location: _____

The items that are checked off at "NOT APPROVED" are items that are either missing from the building plans or are incorrect. Please return to this office the following items:

	Approved	Not Approved	
1.	_____	_____	New home Contractor Registration number issued by the State Department of Consumer Protection.
2.	_____	_____	Proof of worker's compensation coverage.
3.	_____	_____	The approved site plan must correspond with the building plans that were submitted with the building permit application.
4.	_____	_____	Footing drains are required around all foundations enclosing habitable or usable spaces below grade. Also, where do the drains terminate? Section 405.1 of the 2015 International Residential Code.
5.			Minimum P.S.I. for the concrete to be used:
	_____	_____	Footings – 2,500
	_____	_____	Foundation walls – 3,000
	_____	_____	Garage slabs – 3,500
			Table R402.2 of the 2015 International Residential Code.
6.	_____	_____	The foundation walls must be waterproofed in addition to being damp-proofed. The Membrane shall extend from the top of the footing to the finished grade. The membrane shall consist of 2-ply hot-mopped felts, 55 pound roll roofing, 6 mil polyvinyl chloride, 6 mil polyethylene or 40 mil polymer-modified asphalt. Sections 406.1 & 406.2 of the 2015 International Residential Code. Please indicate what method will be used.
	Approved	Not Approved	

7. _____ _____ Anchor bolts are required every 6 feet on center and within 12 inches of all corners. Section 403.1.6 – 2015 International Residential Code.

8. _____ _____ The plans must indicate compliance with the 2015 IRC chapter 4 residential energy efficiency. Please submit a copy of the I.E.C.C. compliance assessment report. Blower door test or visual air barrier inspection by 3rd party and labeling of breaker box with R-valve per 2015 I.E.C.C

9. _____ _____ Girders must comply with Tables R-502.5(1) & R-502.5(2) of the 2015 International Residential Code.

10. _____ _____ Species and grade of lumber for all framing members.

11. _____ _____ Elevation view of all four sides of the dwelling unit.

12. _____ _____ Concrete foundation plan. Show rebar design per 2015 Section R-404 -- International Residential Code. All other foundation methods per Section R-404 2015 I.R.C.

13. _____ _____ First floor plan.

14. _____ _____ Second floor plan.

15. _____ _____ Cross-sectional view showing all framing members and ceiling height dimensions.

16. _____ _____ Floorjoist sizes, layout dimension and direction.

17. _____ _____ Vapor barrier laced between the concrete floor slab and base subgrade. Section R-506.2.3 of the 2015 International Residential Code. Base for concrete floors per Section R-506.2.3.

18. _____ _____ Bearing header sizes.

19. _____ _____ Window schedule indication the window brand, type sizes and specifications. Egress windows cannot use takeout sashes to determine sizes. Section R-310.1.1 of the 2015 Amendment to the Connecticut Supplement, and must conform to Section R-612.2 and 612.4 of the 2015 I.R.C.

20. _____ _____ One 36" wide 6'-8" side hinged exit door is required. Section R-311.2.

21. _____ _____ 5/8" Type X drywall on the wall located between the house and garage. The fire separation wall shall terminate at the underside of the roof sheathing for an attached garage and for a garage with living space above the entire garage must have 5/8", Type X drywall applied to all walls and the ceiling.

22. _____ _____ Doors located between the garage and the house shall be equipped with either 1 ¾" solid wood doors, 1 ¾" solid or honeycomb core steel doors or 20 minute fire-rated doors. Doors shall be fitted with a self-closing devise. Section 302.5.1.

23. _____ _____ Type of roof ventilation. (Ridge vent, louvers, roof vents).

24. _____ _____ Type of exterior wall sheathing and position of exterior wall Sheathing applied to wall. Section R-602.10 of the 2015 International Residential Code. Plans must show braced wall lines.

25. _____ _____ Windows in hazardous locations. Section R-308.4 of the 2015 International Residential Code.

26. _____ _____ 15 lb. Feltpaper required on roof deck prior to the roof shingle application.

27. _____ _____ Follow the roof shingle manufacturer's specifications regarding the installation of an ice barrier prior to installing the roof shingles.

28. _____ _____ Continuous ventilation needed for cathedral ceiling areas.

29. _____ _____ Slope the garage concrete floor towards the overhead garage door openings. Section R-309.1 of the 2015 International Residential Code.

30. _____ _____ Roof truss specifications, required before starting construction.

31. _____ _____ Attic access location. 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. Section R-807.1 of the 2015 International Residential Code.

32. _____ _____ Manufacturer's specifications and As-builts for T.J.I. floorjoist systems or equivalent.

33. _____ _____ Manufacturer's specifications for microlam beams or headers.

34. _____ _____ All wood beams, joists, studs and other combustible material shall have a clearance of not less than 2 inches from the front faces and sides of masonry fireplaces and not less than 4 inches from the back faces of masonry fireplaces. Section R-1001.11 of the 2015 International Residential Code.

35. _____ _____ An exterior air intake is required for all factory built or masonry fireplaces. Section R-1006.1 of the 2015 International Residential Code. Section 1006.2 of the 2015 International Residential Code.

36. _____ _____ As per the 2015 International Energy Conservation Code, the interior door at the top or bottom of the basement stairs may be treated as an exterior door. Also the walls and ceiling surrounding the basement stairs must also be insulated.

Estimated cost of construction: Based on $75.00 per square foot. Garages are $25.00 per square foot.
Estimated cost $ _____

37. _____ _____ Permit fee $ _____

38. _____ _____ Vinyl siding requirements: What brand of vinyl siding will be used? Please submit and following installation specifications.

39. _____ _____ Show on plans compliance with the 2015 IRC R501.3 (fire protection of floors

40. _____ _____ Show on plans compliance with appendix F of the 2015 IRC passive radon gas controls.

Please return the requested information to this office for approval before construction can begin.

Building Plan Approval Date: _____

_____
Dean Lisitano
Chief Building Official