



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 2021 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 2021 International Residential Code.
6. _____ _____ Foundation walls damp-proofing and waterproofing per 2021 IRC section R 406.1 and R 406.2. Please indicate what method will be used. Footing drains per 2021 IRC Section R405.
7. _____ _____ Anchor bolts are required every 6 feet on center and within 12 inches of all corners. Section 403.1.6 – 2021 International Residential Code.

	<u>Approved</u>	<u>Not Approved</u>	
8.	_____	_____	The plans need to show full compliance with all sections of 2021 residential portion of the 2021 International Energy Construction Code and chapter 11 (energy efficiency) of the 2-21 International Residential Building Code. All ventilation to comply with the 2021 IRC chapter 15 Exhaust Systems.
9.	_____	_____	Girders must comply with Tables R-602.7(1) & R-602.7(2) of the 2021 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 section R-404
13.	_____	_____	First floor plan.
14.	_____	_____	Second floor plan.
15.	_____	_____	Cross-sectional view showing all framing members and ceiling height dimensions.
16.	_____	_____	Floor joist sizes, layout dimension and direction.
17.	_____	_____	Vapor barrier laced between the concrete floor slab and base subgrade per section R-506 of the 2021 International Residential Code.
18.	_____	_____	Bearing header sizes.
19.	_____	_____	Windows per 2021 IRC section R308 and R310
20.	_____	_____	One 32" clear opening width, by 6'-6" side hinged exit door is required per 2021 IRC section 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.

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22. _____ _____ Doors located between the garage and the house shall be equipped with either 1 3/8" solid wood doors, 1 3/4" 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 of 2021 IRC.
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 2021 International Residential Code. Plans must show braced wall lines.
25. _____ _____ Windows in hazardous locations. Section R-308.4 of the 2021 International Residential Code.
26. _____ _____ 15 lb. Felt paper 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 unless spray foamed.
29. _____ _____ Slope the garage concrete floor towards the overhead garage door openings. Section R-309.1 of the 2021 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 2021 International Residential Code.
32. _____ _____ Engineered manufacturers specifications and as-builts for T.J.I floor joists and floor truss systems.
33. _____ _____ Engineered Manufacturers Specs for LVL beams & headers
34. _____ _____ Show on plans compliance with section R303.13 fire protection of floors.

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35. _____

Show on plans compliance with appendix AF of the 2021 IRC Passive Radon Controls.

36. _____

Exterior air intake is required for all masonry and factory built fire places section R1006.1 through section R 1006.

37. _____

All wood beams, joists, studs and other combustible materials shall have a clearance of not less than 2" from front and face of masonry chimneys and fireplaces and not less than 4" from the back faces of masonry fireplaces per 2021 IRC section R1006.1

****Estimated cost of construction: Based on \$75.00 per sq ft. Garages are \$25.00 per sq ft****

Estimated cost \$ _____

Permit fee \$ _____

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

Building Plan Approval Date: _____

Dean Lisitano
Chief Building Official