



**RESIDENTIAL TECHNICAL REVIEW CHECKLIST
2012 IRC (updated 10/28/2015)**

GENERAL

- Check for professional designer/engineer seal
- Check for scale
- Verify if text disclaimer will void arch plans
- Application completeness (ESPA/AWU/Demo)
- Expired permits check
- Verify Job Valuation
- Owner's Letter of Authorization

ARCHITECTURAL- SEALED DRAWINGS

- Floor Plans & Elevations
- Visitability (see visitability checklist)
- Structural (see structural checklist)
- Orientation on all plans matches
- Options clearly selected

MEANS OF EGRESS R310.1

- Basements and every sleeping room, one operable door and window
- Min net clear opening 5.7 sq ft (821 sq in), grade floor 5 sq ft (720 sq in) (≤ 44 " from FF)
- Min opening height 24"
- Min opening width 20"
- (typical: 2650 @ 1st Floor, 3050 @ 2nd Floor)
- Exit door min 3'0" x 6'8"
- Min width of hallway 36"
- Egress landings $\leq 1 \frac{1}{2}$ " drop from threshold
- Exterior landings $\leq 7 \frac{3}{4}$ " drop from threshold

MINIMUM ROOM REQUIREMENTS R304.1

- At least one habitable room ≥ 120 sq ft
- Other habitable rooms ≥ 70 sq ft
- Habitable room walls $\geq 7'$
- Min height 7'
- Sloping ceiling $< 5'$ or furred $< 7'$ AFF shall not contribute to habitable area
- Ventilation - Ducted? Window opening 4% floor
- Illumination - Glazing min 8% floor area
- Bathroom glazing - min 3 sqft. 1.5 sqft opening

SMOKE DETECTORS R314

- Hard-wired, interconnected, battery backup (Possibly battery powered at remodels)
- In each sleeping room
- Outside each sleeping area in immediate vicinity
- On each additional story within the dwelling unit including basements, habitable attics

CO DETECTORS R315

- Hard-wired, interconnected, battery backup (battery powered at remodels)
- Location: immediate vicinity of sleeping areas
- Dwelling unit with attached garage
- Dwelling unit with fuel-fired appliances

HAZARDOUS GLAZING R308.4

- Glazing in doors
- Glazing adjacent to doors within 24 inches and ≤ 60 " above finished floor
- Glazing in guards and railings
- Glazing surrounding wet surfaces: within 60" horizontally in all directions under 60" vertically
- Glazing in fixed or operable panels in excess of 9 sq ft; bottom 18", top 36", walking 36"
- Skylights, roofs, and sloped glazing
- Adjacent to stairs and bottom less than 36"
- Within 60" horizontally from last tread and lower than 36"

TOILET, BATH AND SHOWER SPACES R307

- Refer to 2012 UPC for shower pan size (1,024 sq. in. & fit min 30" circle), water closet spacing (15" clear from center, 21" clear from front, 24" from front per UPC)

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VISITABILITY ORDINANCE City code Ch. 25-12
article 11. (100% New construction only)

- No copy-paste ord w/out specific info
- Architect or Certified Building Designer (RDP)
- Visitable Exterior Route
 - Point of Origin
 - Route & Landings
 - Ramp/Sidewalk Slope
 - Ramp details if not concrete
- Visitable Entrance, 3068
- Visitable No-Step Entrance, foundation plan
- 1-1/2" max foundation drop, or detail req'd
- 32" clr Bathroom route dining, living, kitchen
- Visitable bathroom, half bath min. at 1st floor
- Visitable bathroom door 30" min clear
- Visitable bathroom 30" x 30" clear space
- 2x6 Grab bar blocking at 34"
- Light switches & enviro controls 48" max
- Receptacles 15" min.
- Visitable Exterior Route WAIVER:
 - Prof. Land Surveyor Survey
 - RDP Substantiation
 - One of the following:
 - Slope between highest/lowest
 - Slope from rear of structure to prop/road
 - Slope from all origin points to entrance
 - S.M.A.R.T. - needs waiver from NHCD

HANDRAILS R311.7.8

- Height not < 34" or > 38"
- Required for stairs with 4 or more risers

GUARDRAILS R312.1

- Porches, balconies, ramps, raised floor surfaces 30" AFF
- Height ≥ 36"
- Maximum 4" opening

STAIRWAYS R311.7

- Minimum width ≥ 3' above rail, below headroom
- Minimum landing = 3' x 3'
- Max rise 7 ¾", variation no more than 3/8"
- Tread depth ≥ 10"
- Landings at top and bottom
- Vertical rise ≤ 12'

EXTERIOR WALL/ PROJECTION LOCATION (TABLE R302.1)

- Refer to Table R302.1(1) or (2)
- No fire resistance rating if ≥ 5'
- Approved assembly identified (UL, Gypsum Association, or IBC 722 assembly and detail)

ATTICS R807.1

- Min access 22"x30"
- Ventilation - 1/150th of total area (1/8" wire mesh)
- Live loads limit check (Table R301.5)
- Ceiling joists or floor joists? Determine use.
- Habitable Attic? Egress, stairs, SD, CO

ACCESSORY STRUCTURES R105.2

- <200 sqft + no plumbing or mech = no permit
- Tool shed/storage shed/playhouse = no permit
- <30" above grade = no permit
- Habitable use requires permit - Office/studio

GARAGE SEPARATIONS R302.5

- Zero penetrations to sleeping rooms
- 20 min rated, self-closing door
- Walls ½" gyp board
- Ceilings below habitable space - 5/8" Type X gyp board

TWO-FAMILY SEPARATIONS R302.3

- Demising wall 1-hr rating
- Stacked duplex separation floor 1-hr rating
- Supporting structural walls 1-hr
- Continuity: floor to roof deck

TOWNHOUSES R302.2

- 1 hr fire rating from BOTH sides
- zero wall penetrations
- fire sprinkler system required

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STRUCTURAL CHECKLIST – SEALED DRAWINGS

- Check for engineer seal on foundation plans
- Check for architect or engineer seal on framing and bracing plans
- Foundation plan matches orientation and outline of floor plan
- Foundation details including anchorage to foundation
- Floor framing plans
- Roof framing plans
- Truss layout (direction and spacing)
- Truss support structure (headers, beams, walls, columns)
- Typical framing details (wall-to-floor, wall-to-roof)
- Braced wall plan with braced wall lines
- Bracing information (methods used, fasteners/nail pattern, specific bracing method details)

STRUCTURAL CHECKLIST – UNSEALED DRAWINGS

FOOTING PLANS R403.1.4 & Prescriptive Residential Wood Deck Construction Guide

- Footing material depth and dimensions (depth below surface min 12")
- Footing locations/dimensions
- Footing details
- Connection details

slabs on expansive soil shall be designed by a registered engineer

piers and masonry piers shall be designed by a registered engineer per R404.1.9.4

WOOD FRAMED WALLS

- Stud spacing/wood grade - R602.3
- Headers – size/span/material - R602.7
- Typical wall details
- Foundation/floor/ceiling connection details
- Foundation anchorage – R403.1.6

WOOD FRAMED FLOORS

- Live loads supported – Table R301.5
- Joist size, spacing, wood grade – R502.3
- Girders – R502.5
- Floor sheathing – R503.1
- Framing layout – Figure R502.2

WOOD FRAMED ROOFS

- Live load supported – Table R301.6
- Ceiling joist size, spacing and grade – R802.4
- Rafter size, spacing and grade – R802.5
- Roof sheathing – R803.1
- Collar Ties – R802.3.1
- Rafter Ties – R802.5.1

WALL BRACING R602.10

- Braced wall lines layout – R602.10.1.1
- Braced wall methods used – Table R602.10.4
- Braced wall panel locations – R602.10.2
- Minimum length of braced wall panels – R602.10.5
- End requirements for continuous sheathing – R602.10.7
- Sheathing attachment – Table R602.3(3)
- Details for portal frames – R602.10.6

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