

CITY OF PORTSMOUTH		RESIDENTIAL PLAN REVIEW CHECKLIST						Structural Review					
Virginia		2015 VIRGINIA RESIDENTIAL CODE						Changes from previous code					
	Items	Code	App	Rej.	Notes		Items	Code	App	Rej.	Notes		
100	REQUIRED PLANS & DETAILS						169	FLOOR STRUCTURE					
101	Plans readable & to scale	R109.1				170	Lumber grade & species	R502.1					
102	Preparer & contact info	R111.1				171	Min. bearing of joists & girders	R502.6					
103	Survey site plan	R109.2				172	Draft stopping	R302.12					
104	Floor plans	R301.1				173	Fire blocking	R302.11					
105	Foundation plan	R401.1				174	Girder spans	T R602.7(1-3)					
106	Floor joist plan(s)	R501.1				175	Floor joist spans	T 502.3.1(1&2)					
107	Roof & ceiling framing plan(s)	R802.1;R06.1;R07.1				176	DbI joist under parallel part. wa	R502.4					
108	Engr. floors: Plans & calcs	R502.11				177	Egr floor/beams: brg walls, pt loads	R502.11.1					
109	Roof trusses: Plan & profiles	R802.10				178	Point loads marked & supporte	R301.1					
110	Building elevations	R109.1				179	Band beam/Rim board	R502.7					
111	Wall bracing plan	R602.10,602.12				180	Floor sheathing	R503.1					
112	Wall section detail(s)	R109.1				181	Insulation: R-19	T N1102.1.2					
113	Stair section detail(s)	R311, R312.1				182	Deck ledger attachment	R507.2					
114	Garage door submittal	R112.3				183	Deck lateral load connectors	R507.2.4					
115	REQUIRED DESIGN INFORMATION						184	Post to ftg & beam connectors	R507.7.1&507.8.1				
116	Building code shown	R103.2				185	WALLS: BEARING EXTERIOR						
117	Sq. footage breakdown	R109.1				186	Bottom plate	R602.3.4					
118	Roof live load	T R301.6				187	Stud size	R602.3.1					
119	Floor live loads + attic	T R301.5				188	Stud spacing	T R602.3(5)					
120	Wind load 120 Vult 93 Vasd	F R301.2(4)A				189	Stud max. height	T R602.3(5)					
121	Wind exposure B or C	R301.2.1.4				190	Studs continuous	R602.3					
122	Soil bearing capacity	T R401.4.1				191	Double top plate	R602.3.2					
123	Finish flr. elv. in Flood Zone	R322.1				192	Sheathing	T R602.3(3)					
124	Setbacks for fire separation	T R302.1(1)				193	Vapor barrier	R703.2					
125	Airport noise attenuation	R329.1				194	Insulation: R15 or 13+1	T N1102.1.2					
126	FLOOR PLANS						195	Weep Holes	R703.8.6				
127	Bath & shower walls	R702.4.2, R307.2				196	Header spans & jack studs	T R602.7(1-3)					
128	Kitchen fire extinguishers	R330.1				197	King studs	T R602.7.5					
129	Accessible interior passage	R331.1				198	Fire rated wall details	R302.2					
130	Plumbing fixture clearances	P2705.1 #5				199	WALLS: BEARING INTERIOR						
131	Smoke & CO detectors	R314.1 R315.1				200	Shown on plans	R301.1 & 602.4					
132	Hall & Stair width 3 ft min	R311.6&311.7.1				201	Bottom plate anchors at slab	R403.1.6					
133	Minimum Room Areas	R304.1 R304.2				202	ROOF & CEILING STRUCTURE						
134	Front Egress door 3 ft nom.	R311.1 R311.2				203	Lumber grade & species	R802.1					
135	Exterior door landings	R311.3				204	Min. bearing of joists,rafters,bear	R802.6					
136	Ceiling heights	R305.1				205	Attic ventilation	R806.1					
137	GARAGE						206	Attic access location on plan	R807.1				
138	3000 psi concrete slab	T402.2				207	Attic access insulated & sealed	N1102.2.4					
139	Solid door to house	R302.5.1				208	Habitable attic	R301.5					
140	1/2 & 5/8 'X' drywall	T R302.6				209	Ceiling joist span	R802.5(1&2)					
141	Clg. insul under hab. space	T N1102.1.2				210	Rafter spans	R802.4(1&2)					
142	WINDOWS						211	Hip & valley rafter bracing	R802.3 R802.4				
143	Design pressures	T R301.2(2)				212	Trusses: brg walls, pt loads,uplift	R802.10.1					
144	Fenstration U factor 0.35 min	T N1101.10.3(1&2)				213	Point loads marked & supporte	R301.1					
145	Safety glass locations shown	R308.4				214	Rafter & collar ties	R802.4.6,R802.5.2					
146	Egress 5.7 sq ft	R310.1				215	Hurricane clips	R802.11					
147	Sill hgt. 18" min./ Esc. 44"	R312.2.1, R310.1				216	Porch post-to-beam connector	R507.7.1 R407.3					
148	FOUNDATION STRUCTURE						217	Sheathing	R803.2.1				
149	Continuous ftg @ exterior wall	R403.1				218	Roof covering	R905					
150	Perimeter footing width & dept	T R403.1(1-3)				219	Insulation: R-38 min	T N1101.1.2					
151	Pier footing size & depth	R403.1.1				220	Fire rated roof/soffit details	R302.2					
152	Masonry wall lateral support	T R606.6.4				221	Truss bracing design	R802.10.3					
153	Foundation vents	R408.1+2				222	WALL BRACING DETAILS						
154	Flood vents-foundation & gara	R322.2.2				223	Braced Wall Lines & Panels	R602.10					
155	Crawl access door	R408.4				224	Corner framing detail	F R602.3(2)					
156	Point loads marked & supporte	R301.1				225	Rafter/truss blocking detail	R602.10.8.2(1-3)					
157	Rebar amount,locations & cov	F R403.1.3				226	Wall bracing portal frames	F R602.10.6.4					
158	Footing bottom 12" below grac	R403.1.4				227	STAIRS						
159	Pier max height	R606.7				228	Landings	R311.7.6					
160	Pier caps: 4" cap or grout solic	R606.7.1				229	Winders: min. width 6' inches	R311.7.5.2.1					
161	Crawl finish grade	R408.6				230	Rise max: 8 1/4"	R311.7.5.1					
162	Crawl ht: 12" to beam,18" to jois	R317.1 Item1				231	Run min: 9"	R311.7.5.2					
163	Slab thickness: 3.5" min	R506.1				232	Nosing required	R311.7.5.3					
164	Slab on grade insul R10/ 2 ft.	T N1102.1.2				233	Hand rail height & grip size	R311.7.8.1&.3					
165	Vapor barrier	R506.2.3				234	Guardrail height: 36" min	R312.1 & .2					
166	Anchor bolts or straps	R403.1.6				235	Picket spacing: <4"	R312.1.3					
167	PT wood required	R317.1				236	Headroom - 6-8	R311.7.2					
168	PT wood fasteners	R317.3.1				237							
Notes:													