



**BUREAU
VERITAS**

Residential Plan Review Comments

2012 International Residential Code (2012 IRC)

Approval of plans is VOID without these comments attached.

1. All construction shall comply with (2012 IRC).
2. Approved plans, permit and inspection tickets shall be available on jobsite for each inspection.
3. Setbacks shall comply with zoning requirements.
4. **Masonry / Exterior Wall Finish Percentage** shall comply with the adopted ordinance of the Jurisdiction
5. Driveway approach(s) shall meet the standards of the jurisdiction.
6. A two-way sewer cleanout shall be installed within 30" of the house section P3005.2
7. A one-way in direction of flow sewer cleanout shall be installed at the property line.
8. **Form board survey required to be onsite at the plumbing rough inspection.**
9. **Engineer letter will be accepted in place of a foundation inspection.**
10. All seconds inspections shall be called concurrently.
11. Wall construction shall comply with IRC Wall Section. Please confirm your methods of construction meet this section.
12. Emergency exit windows/doors shall be provided in sleeping rooms in accordance with R310.
13. Safety glazing of doors and windows shall conform to the requirements of R308
14. Operable windows on 2nd floor shall have window sills located a minimum of 24" above the finished floor, or they must be fixed or have openings through which a 4" diameter sphere cannot pass. R312.1
15. Garages beneath habitable rooms shall be separated from habitable rooms above by 5/8" Type "X" gypsum board. R302.6
16. Stair treads and risers. The maximum riser height shall be 7 3/4 inches and the minimum tread depth shall be 10 inches. The riser height shall be measured vertically between leading edges of the adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch. A nosing not less than 3/4 inch but not more than 1 1/4 inches shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch. A flight of stairs shall not have vertical rise greater than 12 feet between floor levels or landings. Section R311
17. Brick and masonry veneer shall be supported as per section R703.7.2.
18. Attic access shall be provided in accordance with R807.
19. Approved drain pan required for water heaters installed above the first floor P2801.5
20. Water heater drain pans shall drain to exterior of building.
21. Combustion air for gas-fired water heaters shall comply with G2407.
22. Bathrooms shall be provided with windows of not less than 3 square feet, one-half of which must be operable or a minimum 50cfm fan exhausted directly to the outside must be provided R303.3
23. Clothes dryer vents shall be installed in accordance with M1502.
24. Smoke and Carbon detectors shall be installed in accordance with R314 and R315.
25. GFCI protection shall be provided in accordance with E3902. Such as bathrooms, garages and accessory buildings, outdoors, crawl spaces, unfinished basements, kitchens laundry, utility, and wet bar sinks, and boathouses, or similar rooms or areas.

26. GFCI bathroom receptacles must be installed within 36 inches of lavatory basin per E3901.6.
27. All branch circuits which supply 120-volt, single phase, 15- and 20- ampere outlets shall be protected by a combination type arc fault circuit interrupter to provide protection of the branch circuit per E3902.12.
28. Outdoor receptacle outlets required in front and back of one and two family dwelling units per E3901.7.

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