City of Hendersonville

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BUILDING DEPARTMENT
PLAN REVIEW COMMENT LIST

The design documents submitted for this project will be reviewed for compliance with the International Building Code Standards as modified and adopted by the City of Hendersonville. Plan reviews are active for 180 days from the application date. Applications may be extended for an additional 90 days upon written request if shown that the delay is due to circumstances beyond the control of the applicant.

Please keep in mind that this checklist does not list all requirements in the 2018 International Building Code. The checklist is intended to show the most common code items that are reviewed during construction project plan review. Additional comments may be required upon completion of project reviews.

GENERAL

1. Indicate the address of the building, the name, address and phone number of the owner(s) and person(s) preparing the plans on the first sheet (cover sheet) of the plans. (RI06.1.1)
2. Indicate the occupancy type, type of construction, square footage and current Code Editions (2018 IRC).
3. Please number all sheets and provide a sheet index on the cover page.
4. Draw the plans to scale and indicate the scale for all sheets and details.
5. Separate building permits required for grading, as-built structures, retaining walls, swimming pools, demolition, detached accessory structures, outdoor cooking facilities, etc. Clearly note this on the site plan.
6. Provide a legend on appropriates sheets for any symbols, abbreviations, notations, etc. used on the plans.
7. Void or delete all items, details, and notes that do not pertain to this project.
8. PLOT PLAN (OR Site Plan): Provide fully dimensioned plot plan to scale. Provide North arrow. Show property lines, easements and new and existing building locations. Dimension front, side and rear distances to property lines and between buildings. Indicate finish and existing ground slope grades. Provide drainage information. Show the propane tank size, location, type and minimum setback based on size if applicable. Show other information such as driveways, well, septic system, leach field, street centerline and alley. Clearly show the locations, sizes and material of the water lines, gas lines, sewer lines and electrical service and/or feeders. Indicate the location of the water and electrical meters. Specify if the electrical service/feeder is underground or overhead. All structures and improvements on the parcel shall be shown with their uses accurately noted on the site plan; an accurate and complete review cannot be conducted without this being shown.

9. Provide an erosion control plan indicating locations of erosion control measures, coverage of soil, etc. Clarify where drainage will terminate to an approved drainage way and not on adjacent properties or how the drainage will be retained onsite.

10. Two sets of "WET STAMP" truss calculations must be submitted for review including a wet stamped/signed review and approval letter from the projects design professional (architect and/or engineer) stating that they have reviewed the truss calculations and they are in conformance with their structural design.

11. The Deferred Submittal Application shall be completed/submitted for any items requesting to be deferred such as truss calculations, etc.

12. Alternate materials/methods form shall be filled out for approvals of_____.

13. **FLOOR PLAN:** Show all dimensions and label use of each room as well as location, size, and type of windows and doors, show electrical fixtures and appliances, plumbing and heating fixtures. Show location and type of all braced and shear walls. List floor area (itemize garage and porch areas). Show North arrow and drawing scale on plan.

14. **FOUNDATION PLAN:** Completely dimensioned plan including exterior and interior footing. Label and locate porches, patios, decks, garage, etc. Locate and note size of anchor bolts, rebar, straps, and hold-downs on plans. Note size, number, and position of crawl space vents.

15. **EXTERIOR ELEVATIONS:** Draw minimum of four (4) elevation views showing all openings, wall, and roof finish materials, original and finish grade, building height, stepped footing outline, crawl vents, attic vents and roof pitch.

16. **FRAMING PLANS:** Note framing members and sheathing for floor and roof plans, framing for ceiling plans. Show size and spacing of joists, rafters, and beams with grade of lumber to be used. Carry all vertical and lateral loads to footings.

17. **CROSS SECTION:** Provide true section through building showing structural elements, fireplace section, and other sections as needed, with earth to wood clearances, floor to ceiling heights, roof slopes, etc. Note typical finishes and value/location of thermal insulation.

18. **DETAILS:** Submit foundation, floor, roof, beam connection, special framing and flashing details as necessary for construction.

LIGHT, VENTILATION AND MINIMUM ROOM DIMENSIONS

19. Required window area for natural light shall be not less than eight (8) percent of floor area of a room used for human habitation, *or* artificial light that is adequate to provide an average illumination of 6-foot candles over the area of the room at a height of 30 inches above the floor level. Four (4) percent of the floor area in occupied spaces shall be able to open for ventilation, provide mechanical ventilation capable of producing .35 air changes per hour, or provide a whole-house mechanical ventilation system capable of supplying air of 15 cubic feet per minute per occupant. (IRC R303.1)

20. Provide each bedroom, basement, and habitable attics with a minimum of one exterior window with a 44" maximum clear opening height, 5.7 sq. ft. minimum clear openable area (minimum 5.0 sq. ft. at grade floor openings), 24" minimum clear openable height and 20" minimum clear width, or an openable exterior exit door. (IRC R310.2.1 and IRC R310.2.2) Window wells, ladders, and steps shall comply with IRC R310.2.3. Bars, grilles, covers, ands screens shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than 15lbs to operate the emergency escape and rescue openings. (IRC R310.4)

21. Bathrooms, water closet compartments, and other similar rooms shall be provided with an aggregate glazing area of not less than 3sq.ft; one half which must be openable OR provide artificial light and a mechanical ventilation system is provide capable of supplying a minimum ventilation rate of 50 cubic feet per minute for intermittent ventilation or 25 cubic feet per minute for continuous ventilation; exhaust air shall be exhausted directly to the outside. (IRC R303.3) Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated with Energy Star approved equipment (minimum 50cfm) with an integral humidistat installed. (IRC R303.3.1)

22. Provide attic cross ventilation: 1/150 of attic area or 1/300 with at least 40% but more than 50% of vents are 3 ft. above eave and balance is at eave. (IRC R806)

23. Enclosed rafter spaces shall have I inch clear cross ventilation. (Properly sized rafters for insulation) (IRC R806.3)

24. Under floor cross ventilation: minimum 1 sq. ft. for each 150 sq. ft. of under floor area. When a class 1 vapor retarder is installed on the ground surface the minimum area of ventilation may be limited to 1sq.ft for each 1,500 square feet of under-floor space. One ventilation opening shall be within three (3) feet of each comer of the building (IRC R408.1). Unvented crawl spaces shall comply with IRC R408.3.

25. The following areas shall have safety glazing: (IRC R308.4)
    a. Sliding/swinging glass doors
    b. Glazing in walls and enclosures facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and swimming pools where the glazing is less than 60 inches above the standing surface within the compartment and within 60 inches horizontally of the water's edge (IRC R308.4.5)
    c. Glazing within a 24" arc of a door that is less than 60 inches above the floor. Glazing installed perpendicular to a door in a closed position and within 24 inches of the door only requires safety glazing if it is on the hinge side of an inswing door. (IRC R308.4.2).
    d. Glazing where the exposed area is greater than 9 sq. Ft., bottom is less than 18 in. and at least 36 in. above the floor, and adjacent to a walking surface
    e. Within 60 in. of the bottom tread of a stairway and less than 36in. above the landing
    f. Glazing in guards and railings.
    g. Glazing adjacent to stairways, landings, and ramps within 36in. horizontally of the walking surface less than 36in. above the walking surface

26. Provide landings and a porch light at all exterior doors. Landings are to be minimum 3 ft deep x width of door. Landings at required egress doors may step down a maximum of 7.75 inches when the door does not swing over the landing and I.5 inches when door swings onto the landing. Other than required exterior exit doors may have a threshold of 7.75 inches maximum; a landing is not required if a stair with two or fewer risers is located on the exterior side and the door does not swing over the stairway. (IRC R3I1.3-R3ll.3.2)

27. Minimum room dimensions: (IRC R304)
    a. Habitable rooms shall be minimum 70sq.ft. (One 120sq.ft room requirement removed).
    b. Habitable rooms, hallways and portions of basements containing these spaces shall have a ceiling height of 7ft. Bathrooms, toilet rooms, laundry and basements without habitable spaces shall have a ceiling height of not less than 6'8". (IRC R305.l and R305. l. l)
    c. Habitable spaces in basements shall have a minimum 6'4" under obstructions. (IRC R305.1)
    d. Kitchen shall be provided with a clear passageway at least 3' in width between counters/appliances.
    e. Shall not be less than 7 ft. in any dimension except kitchens
    f. See sections IRC R304.3 and R305 Exception I for sloped ceiling requirements.
    g. Private garages and carports shall have a minimum 7-foot ceiling height. (IBC 406.3.2)
    h. Hallways shall have a minimum width of 36 inches. (IRC R3II.6)

28. At least one egress door shall be provided for each dwelling unit, the egress door shall be side hinged with a minimum openable width of 32 inches; the minimum clear openable height shall be 78 inches minimum (other doors shall not be required to comply with these dimensions). Egress doors shall be readily openable from the inside without the use of a key, special knowledge, or effort. (IRC R311.2)

29. Habitable levels or basements located more than one-story above or below grade shall have a maximum travel distance from any point within the room to the stairway or ramp of not more than 50ft. (IRC R311.4)

30. Operable windows more than 72" above finish grade with a sill height less than 24" shall have openings not more than 4" apart or needs a compliant guard. (IRC R312.2)

STRUCTURAL

31. **PROVIDE ENGINEER'S DESIGN CALCULATIONS.**

32. Submit 2 sets of wet stamped and signed structural calculations from a licensed Tennessee design professional for all construction not conforming to conventional light-frame construction as listed in the 2018 International Residential Code.

33. Clearly show compliance on the plans for applicable live load values used throughout per IRC Table 301.5 and actual dead loads of material used per IRC R301.4.

34. Maximum story heights for wood, steel, masonry, etc. construction shall be in compliance per IRC R301.3.

FOUNDATIONS & CONCRETE SLABS

35. Concrete: Footings and slabs 2500psi minimum (IRC T-R402.2). Concrete foundation walls, retaining walls, basement walls, etc.

36. Show location and dimensions of all pier locations.

37. Basement, foundation, and retaining walls shall be designed for soil lateral loads per ASCE-7-10.

38. Masonry foundation walls shall be constructed per IRC R404.1.2. Clearly show compliance on the plans for maximum wall heights, maximum unbalanced backfill, masonry units used, reinforcement, lap splices, etc.

39. Concrete foundation walls shall be constructed per IRC R404.1.3. Clearly show compliance on the plans for maximum wall heights, maximum unbalanced backfill, masonry units used, reinforcement, lap splices, etc.

40. Pier and Curtain foundation walls shall be constructed per IRC R404.1.5.3. Clearly show compliance on the plans for maximum wall height, maximum unbalanced backfill height, anchorage, reinforcement, etc.

41. Slope drainage 6" within the first 10 ft. from the foundation wall. If physical obstructions or lot lines prohibit the 10 ft distance, a 2-5 percent slope shall be provided to an approved alternative method of diverting the water away from the foundation. Impervious surfaces shall also be sloped a minimum of 2 percent for 10 ft away from structures to an approved drainage way. (IRC R401.3)

42. Compaction report specified on the foundation plan per the soils report, design professional or the Building Official. This is required when structural fill is part of the improvements or any fill >12" deep.

43. Update the foundation plan to provide the minimum footing width and thickness based on number of stories and the load bearing capacity of soil. (IRC Table R403.1)

44. Footings shall extend at least 12 inches into the undisturbed ground surface. (IRC R403.1.4)

45. Stepped footings shall be used when slope of footing bottom is greater than 1 in 10 (V: H). Step footing detail shall be shown on building elevations and foundation plan (IRC R403.1.5).

46. Walls or portions thereof that retain earth and enclose interior spaces and floors below grade shall be waterproofed and/or damp-proofed. (IRC R406)

47. The top of the exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches plus 2 percent. (IRC R403.1.7.3)

48. Retaining walls over 4' in height from bottom of footing to top of wall, or supporting a surcharge, shall be designed by a Tennessee licensed Architect or Engineer.

49. Concrete slabs: 3 ½" minimum (IRC R506.1) Slabs under living areas and garages shall be reinforced with wire 6" x 6", 10-gauge x 10-gauge welded mesh or equivalent steel reinforcement and 4" thickness of 3/8 minimum gravel under the concrete slab. Separate from soil with a 6-mil polyethylene vapor retarder with joints lapped not less than 6 inches in living areas. A capillary break shall be installed when a vapor retarder is required.

50. Provide 18" X 24" foundation access through the floor or 16"X24" access through a perimeter wall. (IRC R408.4)

51. Minimum sill bolting: 1/2" anchor bolts or approved anchors at 6ft. o.c. maximum for one-story (IRC R403.1.6). Use anchor bolts at 4 ft. o.c. maximum for three story construction. Embed bolts 7" minimum. The anchor bolts shall be placed in the middle third of the width of the plate. Locate end bolts not less than 7 bolt diameters, nor more than 12" from ends of sill members.

52. Foundation cripple walls shall be framed of studs not smaller than the studding above. When exceeding 4ft in height, such walls shall be framed of studs having the size required for an additional story. Cripple walls less than 14" in height shall be sheathed on at least one side with wood structural panel sheathing fastened to both top and bottom

plates or shall be constructed with solid blocking. (IRC R602.9)

WOOD FRAMING

53. Wood framing shall comply with IRC Chapters 6 and 8.

54. Fire retardant treated lumber and wood structural panels shall be labeled. The label shall contain the following items: identification mark of an approved agency in accordance with IBC 1703.5, identification of the treating manufacturer, the name of the fire-retardant treatment, the species of wood treated, flame spread, and smoke developed index, method of drying after treatment, conformance with appropriate standards in accordance with IBC 2303.2 through 2303.2.5.

55. Labeling for fire-treated wood exposed to weather, damp or wet locations, must include the words "no increase in the listed classification when subjected to the Standard Rain Test." (ASTM D 2898)

56. Columns shall be restrained to prevent lateral displacement at the bottom end. Wood columns shall be 4x material minimum and steel columns shall be schedule 40, 3" in diameter minimum. (IRC R407.3.

CLEARANCES AND TREATMENT FOR WOOD FRAMING

57. Wood of natural resistance to decay or pressure treated wood shall be used for (IRC R317.1):
    a. Wood embedded in concrete exposed to weather or in contact with soil
    b. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
    c. Wood sub floor and framing with clearances less than 18" under joist or 12" under girder.
    d. Wood with less than 1/2" airspace on top, sides & end of members entering concrete or masonry.
    e. Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
    f. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches from the ground or less than 2 inches from concrete steps, patio, etc that is exposed to the weather.
    g. Wood furring strips attached directly to the interior of exterior masonry or concrete walls below grade unless separated by an impervious moisture barrier.

58. Weather exposed glu-lam, beams and posts shall be pressure treated or shall be wood of natural resistance to decay (IRC-317.1.3&5). Columns exposed to the weather or in basements when supported on concrete pier or metal pedestals shall be pressure treated or natural resistance to decay unless the pier/pedestals project I" above concrete or 6" above earth and the earth is covered by an approved impervious moisture barrier. (IRC R317.1.4 exc. 1)

59. Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building shall be pressure treated or natural resistance to decay unless the column is supported by a concrete pier or metal pedestal of a height 8" or more and the earth is covered by an impervious moisture barrier. (IRC R317.1.4 exc. 2)

60. Deck posts supported by concrete piers or metal pedestals projecting not less than 1" above a concrete floor or 6" above exposed earth. (IRC R317.1.4 exc. 3)

FLOORS

61. Wood floor joist size, spacing, and grades for conventional construction must conform to IRC Tables R502.3(1)-(2). Cantilevered joists shall conform to IRC Tables R502.3.3(1)-(2). Others shall be designed by structural calculations completed by a registered Tennessee Design Professional.

62. Wood floor girder size, spacing, and grades for conventional construction must conform to IRC Tables R602.7(1), R602.7(2) and R602.7(3). Others shall be designed by structural calculations completed by a registered Tennessee Design Professional.

63. Under-floor areas with storage or fuel-fired equipment with less than 2x10 solid joists shall be protected on the underside by half-inch sheetrock or a sprinkler system. (R302.13)

64. Steel floor joists size, spacing, and gauge for conventional construction must conform to IRC Tables R505.3.2. Others shall be designed by structural calculations completed by a registered Tennessee Design Professional.

65. Provide a steel floor fastening schedule including but not limited to attachment to blocking, bearing walls, rim joists, etc. Provide applicable details on the plans for steel floor construction such as blocking details, web stiffener installation, web patching, etc. (IRC R505)

66. Joists under and parallel to bearing partitions shall be doubled; if joists are separated due to location of vents, piping, etc 2x ladder blocking shall be installed at 48"o.c. Doubled joists may not be adequate to support the load- provide structural design calculations. (IRC R502.4)

67. Bearing partitions perpendicular to joists shall not be offset from supporting girders, walls or partitions more than the joist depth or provide calculations for joist size. (IRC R502.4)

68. Specify type, thickness, and attachment of floor sheathing per table R503.2.1.1(1). Nail spacing for floor plywood sheathing: 6" o.c on the edges and 12" o.c in the field (unless closer nailing is specified). (IRC T-R602.3(1))

69. Provide detail of connection of floor girder at foundation wall. Specify an applicable hanger on the plans if the girder is cantilevered and bearing.

70. At floor openings, show double trimmer joist if over 4 ft. span. Structurally designed header if over 6 ft. span and approved hangers shall be provided from joists to headers. (IRC R502.10)

71. Solid block all joist at ends and supports or use other approved connections (IRC R502.7).

72. Provide specification/calculations for the use of engineered wood products. (IRC R502.1.2-7)

73. Balconies must be designed for a minimum live load of 40lbs per square foot. (IRC T-R301.5)

74. Draft-stopping shall be installed per R302.12 in combustible concealed floor/ceiling assemblies that exceed 1,000 sq. ft.

WALLS

75. Show stud size, height, grade and spacing (IRC Table R602.3(5) & R602.3.1). Exterior and interior studs shall be continuous floor to roof unless braced at ceiling. (R602.3) Cripple walls between ceiling and roof require standard stud framing.

76. Studs supporting two floors, ceiling, and roof must be at 3x4 or 2x6 at 16" o.c. (IRC T-R602.3(5))

77. Clearly show a nailing schedule on the plans. (IRC T-R602.3(1))

78. Show location, length and type of shear/ braced walls. Show shear schedule on plans showing wall type, fastener type/spacing, floor/roof transfer connections, etc. Specify the size and use of common nails for any shear or braced walls.

79. The length of bracing along each braced wall line shall not be less than required for wind speed in Table R602.10.3(1) and per the seismic design category in IRC Table R602.10.3(3). See Tables R602.10.3(2) and R602.10.3(4) for adjustment factors based on story height, wall dead loads, exposure types, roof eave-to-ridge heights, bracing methods, etc.

80. The braced wall panel uplift value exceeds 100 pounds per IRC Table R802.11. Provide an approved listed connector. (IRC R602.3.5)

81. Braced wall lines shall not angle out of plane more than 45 degrees for a maximum diagonal length of 8ft. (IRC R602.10.1.4)

82. If structural wood sheathing is used for the braced wall it shall be permitted to begin no more than 10 ft from each end of the braced wall line provided one of the following is satisfied in accordance with figure R602.10.7:
    a. A minimum 24" wide panel is applied to each side of the building comer and the braced wall line shall be continuously sheathed per R602.10.4.2.
    b. End of braced wall panel closet to the comer shall have a hold-down device installed with a minimum uplift value of 1,800lbs and the braced wall line is continuously sheathed or WSP sheathing.

83. Braced wall panels in one-and-two story buildings may be spaced at 35' o.c in order to accommodate one single room not exceeding 900sf. (IRC Table R602.10.1.3)

84. Alternate braced wall panels shall comply with IRC R602.10.6.1. Clearly provide an alternate braced wall detail on the plans showing minimum lengths, hold-down device used, fastener spacing, headers, etc.

85. Continuous braced wall sheathing shall comply with IRC R602.10.4.2 and R602.10.7. Clearly provide details on the plans showing minimum wall lengths, hold-down devices, wall corner fastening, etc.

86. Provide full depth blocking directly above and below braced wall lines when joists are parallel to the wall and not provide directly above or below the wall per IRC Figure R602.10.8(2).

87. Clearly show a detail on the plans for braced wall panel connections to roof framing in accordance to IRC R602.10.8.2.

101. Horizontal and vertical joints in braced wall panels shall occur over 2x blocking minimum. (IRC R602.10.10)

102. Where shear design values exceed 490lbs per foot, all framing member receiving edge nailing from abutting panels shall not be less than a single 3-inch nominal or two 2-inch members stitch nailed together per the design professional. Panel joints and sill plate nailing shall be staggered. 3x sill plate required or 2x sill with double the number of anchors required for the 3x sill (IBC T-2306.2(1) and sections 4.3.6.1 and 4.3.6.4.3 of AF&PA-SDPWS)

104. Specify proper size framing members at hold-down locations. If double 2x posts are used, specify the stitch nailing requirements on the plans.

105. Clearly show the type, size, gage, etc of steel wall framing to be used. Provide details on the plans for steel wall fastening, straps, web stiffeners, hole patching, foundation/ floor connections, header construction, uplift connections, braced wall construction, etc. (IRC R603)

106. Cleary show the size, type, and construction of masonry walls per R606. Provide details on the plans for masonry unit type, general construction, reinforcement, anchorage, connections to wood/steel framing, etc. (IRC R606-610)

107. Clearly show the size, type, and construction of Structural Insulated Panels (SIP) per R610. Provide details on the plans for the panel type, construction, fasteners used, lumber types, top/bottom plate connections, comer framing, maximum spans, etc. Conventional framing for Structural Insulated Panels (SIP) is limited to two-stories. (IRC R301.2.2.3.1)

108. Specify post to beam connections. Positive connection shall be provided to ensure against uplift and lateral displacement. (IRC R502.9 & IBC 2304.9.7)

109. Show minimum header sizes and number/size of supports for standard light frame. (IRC R502.5 and Tables 602.7(1), (2) and (3).

110. Specify double top plate with minimum 24" lap splice length each side of end joint. Nail with 12 16d each side of lap joint). (IRC T-R602.3(1)) Lap plates at intersecting walls. (IRC R602.3.2)

111. Minimum wood structural panel sheathing nailing: 6" o.c. edge including nailing into mudsill and top plate. 12" o.c. nailing in field of sheathing (IRC T-R602.3(1)).

112. Indicate minimum 2x6 wall stud framing members in plumbing walls to accommodate drilling and notching of studs. (IRC R602.6)

113. All fasteners used for attachment of siding & into pressure treated lumber shall be of a corrosion resistant type (IRC R317.3).

114. Fire-block in concealed spaces of stud walls/partitions, vertically at ceiling/floor levels, & horizontally at 10ft. intervals. Fire-block at soffits, drop ceilings/similar locations & in concealed spaces at the top/bottom of stair stringers. (IRC R302.11)

115. Provide approved building paper under the building siding and approved flashing at exterior openings (IRC R703.2). Specify a minimum of 2 layers of Grade D paper under stucco and 2 layers of 15lb felt (or equivalent) under stone veneer.

116. Stucco shall have a minimum clearance to earth of 4 inches and 2 inches to paved surfaces with an approved weep screed. (IRC R703.7.2.1) Masonry stone veneer shall be flashed beneath the first course of masonry and provided with weep holes immediately above the flashing. (IRC R703.8.5 and R703.8.6)

ROOF

117. Show wood roof rafters and ceiling joist. Spans per IRC Table R802.4(1-2) and R802.5.1 (1-8). List the size, spacing and grade.

118. Rafters shall be framed to a minimum 1x ridge board or tied to each other with an approved gusset plate. Valleys and hip rafters shall be 2x material minimum. All ridge, valley, and hip boards shall not be less in depth than the cut end of the rafter. (IRC R802.3)

119. Truss layout does not correspond with bearing wall layout shown on the plans. All transfer of loads & anchorage of each truss to the supporting structure is the responsibility of the design professional. Posts are required underneath all girder truss bearing points. (IRC R802.10)

120. Trusses shall be connected to wall plates by approved connectors having a resistance to uplift as designed per the truss manufacturer; clearly indicate the types and locations of connectors on the plans.

121. Roof assemblies shall be attached to the supporting walls capable of resisting the uplift values per IRC Table R802.11. A continuous load path shall be designed to transmit the uplift forces from the rafter or truss ties to the foundation. (IRC R802.11)

122. Nail rafters to adjacent parallel ceiling joists. Where not parallel, use rafter 2"X4" minimum cross ties spaced evenly with rafters. Where ceiling joists or rafter ties are not provided, design by a Tennessee licensed design professional is required. (IRC R802.3.1)

123. Solid block all rafters for shear at exterior walls. Solid block at bearing points of roof framing members that have a depth-to-thickness ratio exceeding 5 to 1 (IRC R802.8) Rafters and ceiling joists with a depth-to-thickness ratio exceeding 6 to 1 shall have bridging installed per IRC R802.8.1. Nail blocking to top plate with 3 each 8d toe nails per block (T-R602.3(1)).

124. Roof purlins shall not be smaller than the rafter they support. For purlin supports, provide struts not smaller than 2x4 at 4ft o.c. inch with an unbraced length not over 8ft., and not flatter than 45 degrees from the horizontal, to bearing walls or partitions. (IRC R802.5.1)

125. Open beam ceilings: Provide galvanized steel strap (minimum size 1.25" x 24" x 18 gage) with 18-10d nails, 3" o.c., equally spaced over ridge at each beam to tie beams together. Provide hanger or seat for beams.

126. For less than 3:12 roof pitch: ridge, hips and valleys require design as beams (IRC R802.3)

127. Show minimum 22" x 30" access opening to attic (IRC R807); may be required to be 30"x30" to remove the largest piece of mechanical equipment per the Tennessee Mechanical Code.

128. Plywood or structural panels exposed to the weather shall be exterior glue grade. Protected roof panels shall have exterior glue. Minimum nailing per IRC T-R602.3(1), 6" edge, 12" field. Edge-nail panels to blocking between rafters at exterior walls and at shear walls.

129. Provide adequate roof slope (minimum 4 inch per 12 inches) for roof drainage. Roof drains/gutters required to be installed per the Tennessee Plumbing Code with leaf/debris protection also installed.

130. Provide special rafter or truss design for tile roofs. Provide underlayment to comply with ASTM D 226, type II; ASTM 0 2626 or ASTM D 6380, class M mineral surfaced roll roofing on solid sheathed roofs for all tiles; 2.5/12 to 4112 sloped roofs require double underlayment. (IRC R905.3) Specify weight of tile in pounds per square foot.

131. Roof construction and coverings shall comply with IRC Chapters 8, 9 and local ordinance. All roofing shall be tested/listed Class A minimum. Specify Palisades or Versa Shield underlayment or provide manufactures' specifications/installation instructions for Class A metal roofing assemblies.

132. Asphalt shingles with sloped roofs 2/12 to 4/12 shall have two layers of underlayment applied per IRC R905.2.2.

133. Wood shingles shall be installed on slopes of 3/12 or greater and installed per IRC R905.7.2

134. On flat roof assemblies provide a detail on the plans showing the construction and location of overflow drains and scuppers in compliance with IRC R903.4.

135. Clearly note on the plans to provide the manufactures specifications, installation instructions, and applicable ES report or equivalent to be on site at time of inspection of the roofing material.

136. Specify that skylights shall comply with IRC R308.8 for approved types. Show skylights to be mounted on minimum 4 inch curbs where roof slope is less than 3:12 unless otherwise specified by the manufacturer.

GARAGE AND CARPORT

137. Garage shall be separated from the dwelling unit & attic area by 1/2-*inch* gypsum board applied to the garage side. Garage beneath habitable rooms shall be separated by not less than 5/8" type X gypsum board. Structure supporting floor/ceiling assemblies used for required separations shall have *W'* gypsum board installed minimum. Door openings from the garage to the dwelling shall be solid wood/steel doors or honeycomb steel doors not less than 1 3/8" thick or a 20-minute rated fire door. Doors shall be self-closing & self-latching. No openings directly into a sleeping room from the garage. When the dwelling and garage has fire sprinklers installed per R309.6 and R313, doors into the dwelling unit from the garage only need to be self-closing and self-latching. (IRC R302.5.1 & T-R302.6) (Carports open on two or more sides and no enclosed areas above do not require a separation)

138. Ducts penetrating the garage to dwelling separation shall be a minimum of 26 gauge with no openings into the garage. (IRC R302.5.2)

139. Penetrations through the garage to dwelling separation wall (other than ducts as listed above) shall be fire-blocked per IRC section R302.11, item #4.

140. Garage and carport floor surfaces shall be non-combustible material and slope to drain towards the garage door opening. (IRC R309.1)

141. Appliances and receptacles installed in garage generating a glow, spark or flame shall be located 18" above floor unless it is listed as flammable vapor ignition resistant. Provide protective post or other impact barrier from vehicles (IRC P2801.7).

STAIRWAYS & RAMPS

142. Stair landings required every 151" of vertical rise. (IRC R311.7.5.3)

143. The minimum dimension of the spiral stairway walk-line is 24.5" (measured on the radius, not perpendicular to the stair tread) with a minimum depth of 6.75" at this location. (IRC R311.7.10.1)

144. Ship ladder and alternating tread are allowed as an extra to the means of egress component. (IRC R311.7.11- 12)

145. Exterior stair stringers must be naturally resistant to decay or pressure treated. (IRC R317.1)

146. Rise shall be maximum 7.75"; Run shall be 10" minimum; headroom 6'-8" minimum; width 36" minimum, 31.5" between a handrail on one side and 27" with handrails on two sides. Variation between riser heights 3/8" maximum. A nosing not less than .75 inches but not more than 1.25 inches shall be provided on stairways with solid risers where the tread depth is less than 11 inches. The leading edge of treads shall project not more than 1.25 inches beyond the tread below. Open risers are permitted, provided the opening between the treads does not permit the passage of a 4" sphere. (Openings are not limited when the stair has a rise of 30" or less). (IRC R311.7)

147. Stairways with 4 or more risers shall have a handrail on one side 34" to 38" above the tread nosing. Circular handrails shall have an outside diameter of 1.25"-2"; if not circular, it shall have a perimeter dimension of 4"- 6.25" with a maximum cross-sectional dimension of2.25". See R311.7.8.3 item #2 for type II handrails with a parameter over 6.25". A minimum clearance of 1.5" shall be maintained from the wall or other surface. Handrails shall be returned, terminate in newel posts, or safety terminals. (IRC R311.7.8.2)

148. Guards shall be 42" minimum height (unless acting as a handrail/guard for a stairway; the guard height may be 34"-38" in height), with openings less than 4" inches clear (guards on the open sides of stairs may have 4 3/8" openings). (IRC R312)

149. Provide landings at the top/bottom of the stairway the width of the stairway. The depth of the landing shall be 36" minimum. (see IRC R311.7.6 for exceptions).

150. Usable spaces underneath enclosed/unenclosed stairways shall be protected by a minimum of ½" gypsum board. (IRC R302.7)

151. Exterior stairs, balconies, decks, etc shall be attached to the primary structure with lag screws or equivalent attachment that will resist against withdrawal and vertical/lateral forces or shall be designed to be self-supporting. (IRC R311.5.1)

152. Ramps serving the egress door shall have a slope of not more than 1-unit vertical in 12 units horizontal (8.3-percent slope). All other ramps shall have a maximum slope of 1-unit vertical in 8 units horizontal (12.5-percent slope). Exception: Where it is technically infeasible to comply because of site constraints, ramps shall have a slope of not more than 1-unit vertical in 8 units horizontal (12.5-percent slope) (IRC R311.8.1). Provide 3'X3' landings at the top and bottom of ramps, where doors open onto ramps, and where ramps change directions. (IRC R311.8)

DECKS

153. Guards are required if deck or floor is over 30" above grade, minimum 42" high, with openings less than 4" (IRC R312). Guardrails shall be designed and detailed for lateral forces according to IRC Table 301.5.

154. Provide detail at junction of exterior decking, wall and interior floor framing. Show elevations, flashing and anchorage. Cantilever decks shall be designed for any notches and for the maximum spans per IRC Table 507.2.3.

155. Deck supporting a live load of 50lbs per sq. ft. plus 10 lb per sq. ft dead load shall have the ledger attached with *hot* dipped or stainless-steel lag screws/bolts per IRC Table 507.2. The lag screws/bolts shall be staggered and have an edge distance top and bottom of 2" and 2"-5" from the ends. See IRC section R507.9.2 (1) for an alternate connection using hold-down devices. Deck ledgers shall not support concentrated loads from beams or girders and shall be 2x8 minimum in dimension (IRC 507.9.1.1).

156. Provide deck lateral load connections at each end of the deck and at deck intersections per IRC R507.9.2 Specify connectors with a minimum allowable stress design capacity of 1,500lbs and install with 24" of the end of the deck. 750lb rated devices are allowed (DTT1Z as example) if located at 4 points along the deck.

157. Posts/columns shall be retrained at the bottom end to prevent lateral displacement; clearly show approved post bases, straps, etc. to achieve this per IRC R407.3.

158. Exterior deck support posts shall be cross-braced in two directions for lateral stability if over 2ft in height above grade. Deck framing shall be anchored to the building with connectors not subject to withdrawal. (IRC R507)

159. Joists, girders, structural blocking and support posts shall be wood of natural resistance to decay or pressure treated lumber when exposed to the weather. (IRC R317.1.3)

160. Hardware and fasteners to be hot-dipped galvanized, stainless steel, silicon bronzed or copper. (IRC R317.3)

ELECTRICAL

161. Never install electrical panels in closets of bathrooms. Maintain a clearance of 36" inches in front of panels, 30" wide or width of equipment and 6'-6" high for headroom (NEC 110.26). Show the location and amperage size of all service sub-panels. A minimum 200 amp service with room for a future double-pole circuit breaker for solar installations shall be installed for new construction per CA Energy Code 110.10(e).

162. Provide electrical service load calculations for dwellings over 3,000sq. ft, services 400 amperes or greater or as determined by the Plans Examiner.

163. A concrete-encased electrode (ufer) consisting of 20' of rebar or #4 copper wire placed in the bottom of a footing is required for all new construction. (NEC 250.52(A)(3) Bond all metal gas and water pipes to ground. All ground clamps shall be accessible and of an approved type. (NEC 250.104)

164. All 15/20 ampere receptacles installed per NEC 210.52 shall be listed tamper-resistant receptacles. (NEC 406.12)

165. All branch circuits supplying 15/20 ampere outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, kitchens, laundry room or similar rooms/areas shall be protected by a listed combination type arc-fault circuit interrupter. (NEC 210.12)

166. Provide a minimum of one 20A circuit to be used for the laundry receptacle. (NEC 210.11 (C)(2)) Provide a minimum of one 20A circuit for bathroom receptacle outlets. (NEC 210.11 (C)(3)

167. Provide at least 1 outlet in basements, garages, laundry rooms, decks, balconies, porches and within 3' of the outside of each bathroom basin. (NEC 210.52 (D), (F) & (G))

168. Furnaces installed in attics and crawl spaces shall have an access platform (catwalk in attics), light switch and receptacle in the space. Provide a service receptacle for the furnace. (NEC 210.63)

169. All dwellings must have one exterior outlet at the front and the back of the dwelling. (NEC 210.52(E))

170. Garage receptacles shall not serve outlets outside the garage. A minimum of 1 receptacle shall be provided for each car space. (210.52(G)(1))

I72. A 15/20-amp receptacle shall be installed within 50ft of electrical service equipment. (NEC 210.64)

173. Kitchens, dining rooms, pantries, breakfast nooks, and similar areas must have a minimum of two 20A circuits. Kitchen, pantry, breakfast nooks, dining rooms, and similar areas counter outlets must be installed in every counter space 12" inches or wider, not greater than 4' o.c., within 24" inches of the end of any counter space and not higher than 20" above counter. (NEC 2I0.52 (C)) Island counter spaces shall have at least I receptacle outlet unless a range top or sink is installed than 2 receptacles may be required. 1 receptacle is required for peninsular counter spaces. Receptacles shall be located behind kitchen sinks if the counter area depth behind the sink is more than I2" for straight counters and IS" for comer installations. (NEC Figure 210.52(C) (l))

I74. Receptacles shall be installed at 12' o.c. maximum in walls starting at 6' maximum from the wall end. Walls longer than two feet shall have a receptacle. Hallway walls longer than 10 ft shall have a receptacle in hallways. (NEC 2I0.52(A))

175. Provide all required minimum lighting outlets and switches. (NEC 210.70)

I76. Receptacles shall not be installed within or directly over a bathtub or shower stall. (NEC 406.9(C) Light pendants, ceiling fans, lighting tracks, etc. shall not be located within 3ft horizontally and 8ft vertically above a shower and/or bathtub threshold. (NEC 410.10(0))

I77. All lighting/fan fixtures located in wet or damp locations shall be rated for the application. (NEC 410.10)

I78. GFCI outlets are required: for all kitchen receptacles that are designed to serve countertop surfaces, dishwashers, bathrooms, in under-floor spaces or below grade level, in exterior outlets, within 6' of a laundry/utility/wet bar sinks, laundry areas, and in all garage, outlets including outlets dedicated to a single device or garage door opener (NEC 210.8).

179. Carbon-monoxide alarms shall be installed in dwelling units with fuel-burning appliances or with attached garages

(IRC R315):

a. Outside of each separate sleeping area in the immediate vicinity of bedrooms
b. On every level of a dwelling unit including basements
c. Alterations, repairs, or additions exceeding 1,000 dollars (May be battery operated)

180. Smoke alarms shall be installed (IRC (R314):
   a. In each room used for sleeping purposes.
   b. Outside of each separate sleeping area in the immediate vicinity of bedrooms.
   c. In each story, including basements.
   d. Shall not be installed within 20ft horizontally of cooking appliances and no closer than 3ft to mechanical registers, ceiling fans and bathroom doors with a bathtub or shower unless this would prevent placement of a smoke detector (314.3(4)).
   e. Alterations, repairs, or additions exceeding 1,000 dollars. (May be battery operated.)

181. All smoke and carbon-monoxide alarms shall be hardwired with a battery backup (smoke alarms shall have a 10-year sealed battery). (IRC R314.4 & R315.1.2)

182. All 15/20 ampere receptacles in wet locations shall have in-use (bubble) covers installed. All receptacles in wet locations shall also be listed weather-resistant type. (NEC 406.9(B)(l)

183. Generator installations shall comply with NEC Article 445. Include complete generator details and installation instructions for the generator proposed.

PLUMBING

184. Indicate on plans size of water service. IRC P2903.1

185. Indicate on plans hose bibs subject to freezing shall be equipped with an accessible stop-and waste type valve inside the building or a hose bib that extends through building insulation into open heated or semi conditioned spaces. IRC P290310

186. Building sewers that connect to private sewage disposal systems shall be not less than 18 inched below finished grade at the point of septic tank connection. Building sewers shall be not less than 18 inches below grade. The width of trenches shall be a minimum of 12 inches wide for pipes 4 inches and smaller. The depth of service field lines shall comply with the requirement as set forth by the Sumner County Environmental Office. If the outlet from the tank as a stepdown in grade to the service field lines, then the minimum require depth shall apply. IRC 2603.5.1 & Hendersonville Municipal Code.

187. Shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches (32" by 32") and shall also be capable of encompassing a 30" circle. The required area and dimensions shall be measured at a height equal to the top of the threshold and shall be maintained to a point of not less than 70" above the shower drain outlet. (IPC 408.6) Provide curtain rod or door a minimum of 22" in width (IPC 408.5). Showers and tubs with showers require a non-absorbent surface up to 6' above the floor. (IRC R307.2)

188. Show location and size of the water heater on plans. Provide pressure relief valve with drain to outside for water heater. (IPC 504.6) Provide seismic strapping in the upper & lower third of the water heater a minimum of 4" above controls. (IPC 507.2) The water heater shall be of an instantaneous type or the following shall be provided (new construction only) (NEC 150(n)):
   a. A 120V receptacles provided within 3ft
   b. A category III or IV vent, or a straight (without bends) Type B vent
   c. Condensate drain that is no more than 2 inches higher than the base of the water heater
   d. Gas supply line with a minimum 200,000 Btu dedicated capacity for the water heater

189. Provide complete gas line sizing calculations. Also show gas shut-off valves within 6ft of appliances in an accessible location, (IPC 1212.5)

190. Domestic hot water lines shall be insulated. Insulation shall be the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in diameter.

192. Water heaters located in attics, ceiling assemblies and raised floor assemblies shall show a water-tight corrosion resistant minimum 1 ½" deep pan under the water heater with a minimum 3/4-inch drain to the exterior of the building. (IRC2801.6.1)

193. Water closet shall be located in a space not less than 30" in width (15" on each side) and 24" minimum clearance in front. (IRC P2705)

194. Indicate on the plans that the maximum hot water temperature discharging from a bathtub or whirlpool bathtub filler shall not exceed 120 degrees F. (IRC P2713.3)

195. Provide anti-siphon valves on all hose bibs. (IRC P2902.4.3)

196. Floor drains shall be provided with a trap primer. (IRC P3201.2.1)

197. The non-potable water reuse system shall comply with Tennessee Plumbing Code Chapter. Submit plans, details, notes, and specifications for the water reuse system including but not limited to type of fixtures utilizing the system, irrigation systems, verification of ground water depths, daily discharge, tank construction, disposal fields, indoor usage, plumbing material, etc.

198. Fixtures on floor levels below the closest upstream manhole and/or septic system shall be provided with an approved backwater valve. Fixtures on floor levels above shall not discharge into the backwater valve. (IRC P3008.1)

MECHANICAL

199. All newly installed wood fireplaces shall have tight-fitting flue dampers or doors, and outdoor combustion air. (IECC R402.4.2)

207. Provide combustion air for all gas fired appliances per IRC G2407.1.

208. Indicate on plans how rooms are heated.

209. Indicate on plans combustion details for _____

210. Masonry chimneys and fireplaces shall be constructed per IRC Chapter 10. Provide details and notes on the plans for the construction, foundation, seismic reinforcement, seismic anchorage, firebox dimensions, etc.

211. Gas water heater and furnace are not allowed in areas opening into bathrooms, closets or bedrooms unless installed in a closet equipped with a listed gasketed door assembly and a listed self-closing device with all combustion air obtained from the outdoors. (IRC M2005.2)

212. Dryer vent length shall be 35 ft. maximum. (IRC M1502.4.5.1)

213. Provide minimum 100 square inches make-up air for clothes dryers installed in closets. (IMC 504.4.1(1))

214. Heating system is required to maintain 68 degrees at 3 ft. above floor level and 2ft from exterior walls in all habitable rooms. (IRC R303.9)

AS-BUILT CONSTRUCTION

215. Verify that the foundation is constructed per minimum conventional construction code requirements and/or as designed by the project architect/engineer. Provide written verification from an approved testing agency qualified to perform such analysis that reinforcing steel has been installed according to the plans. Ultrasonic, nondestructive testing is typically used for this testing.

216. Provide written verification by an engineer licensed by the State of Tennessee that the building is structurally sound.

217. Clearly label the following in **BOLD** on the plans that the owner and/or contractor shall complete at time of inspection:

218. Make the means of attachment of the structure to the foundation accessible for inspection when the means of attachment are visible in a crawl space, an access opening must be within 20 feet of the means of attachment. In slab

construction, the wall coverings must be removed to show the means of attachment.

219. Make the components of the electrical system visible by removing cover plates from Receptacles, fixtures, subpanels, and services and pulling receptacles and switches out of the boxes and as otherwise required by the Inspector.

220. Provide written verification by an electrical contractor licensed by the State of Tennessee that the electrical system meets the Tennessee Building Standard Codes.

221. Make the components of the plumbing system visible by removing cover plates, access panels and as otherwise required by the Inspector.

222. Provide written verification by a plumbing contractor licensed by the State of Tennessee that the plumbing system meets the Tennessee Building Standard Codes.

223. Make the components of the mechanical system visible by removing cover plates, access panels. Provide a gas pressure test on all new gas lines.

224. Provide written verification by a mechanical contractor licensed by the State of Tennessee that the mechanical system meets the Tennessee Building Standards Codes.

SPECIAL INSPECTION

225. Prior to issuance of a permit, the applicant shall complete and submit a Special Inspection and Testing Agreement form to the Building Department for review for any required special inspections.

226. Highlight in large font, a table or list of all the requested/required special inspections on the cover sheet & any other applicable sheets of the plans.

227. Inspection is required for high strength bolting. (IBC 1705.2)

228. Inspection is required for welding; groove welds, multi-pass fillet welds, single pass fillet welds more than 5/16", and welding of rebar. (IBC 1705.2)

229. Inspection is required for concrete designed with the $f'c$ greater than 2,500 PSI. (IBC 1705.3)

230. Inspection is required for masonry construction not designed per conventional masonry construction per the Tennessee Building and Residential Codes. (IBC 1705.4)

231. Inspection is required for a soil fill, compaction and grading. (IBC 1705.6)

232. Inspection is required for the installation/testing of pile foundations. (IBC 1705.7)

233. Inspection is required the seismic-force-resisting system when the fastener spacing is 4 inches or closer. (IBC 1705.11.1)

234. Inspection is required for architectural components in seismic design categories DO-D2 on building more than 30' in height for exterior cladding, interior/exterior non-bearing walls, and interior/exterior veneer. (Exceptions: cladding/veneer 5psf or less and interior non-bearing walls weighing 15psf or less.) (IBC 1705.12.5)

235. Inspection is required for epoxy bolts & rebar. (per manufacturer)

FLOOD HAZARD

This Building is located within the Flood Hazard Specific Plan area and the following requirements must be met.

236. The building is within the FEMA Designated 100-year flood zone. Provide a Flood Elevation Certificate based on the construction drawings showing the **finish floor a minimum 1ft. above the Base Flood Elevations (BFE)** completed by a licensed surveyor, or engineer which is required prior to plan check and approved by the Building Official and Flood Plain Administrator.

237. The building is within the FEMA Designated I 00-year flood zone. It appears that the improvements may exceed 50%

of the current market value of the existing structure. If the value of all work (including all improvements within the last three years) exceeds 50% of the current market value of the structure, then the entire structure must be raised above the BFE.

238. Note on plans that an approved Flood Elevation Certificate based on the actual elevation of the building, by a licensed surveyor, or engineer is required prior to pouring the slab or prior to pouring a stem wall. In addition, a final flood elevation certificate is required prior to final inspection that includes utilities and flow through vents.

239. Base Flood Elevation (BFE) must be shown on the site plan and building plans; on the elevation views include Base Flood Elevation and finish floor must be one foot above the Base Flood Elevation (BFE).

240. All materials within 1 foot above and below from the Base Flood Elevation (BFE) must be approved (FEMA Technical Bulletin # 3-93), specified and clearly shown on the plans, Garage/under-floor. Pressure treated solid wood, treated or marine grade plywood, concrete or steel etc.

241. All heating, ventilation, plumbing and air conditioning equipment must be designed and located so as to prevent water from entering or accumulating within the components during conditions of flooding, without a special design authorized by the Building Department, mechanical equipment and plumbing fixtures shall be located **1 foot above the Base Flood Elevation (BFE)**

242. All electrical equipment must be located 1 foot above the Base Flood Elevation (BFE). "Electrical equipment" includes load centers, sub-panels, circuit breakers, and ground fault circuit interrupting devices, motors, etc. Electrical branch circuits may extend below the Base Flood Elevation (BFE) only if protected by a ground fault circuit interrupting device located above the BFE.

243. Venting requirements: all fully enclosed areas below the lowest floor that is subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood water. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

244. Have a minimum of two openings on opposite sides with a total net area not less than one square inch for every one square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. (Openings may be equipped with screens, louvers or other coverings or devices provided that they permit the automatic entry and exit of flood water).

245. Propane tank must be elevated or secured on a foundation designed to resist flotation and lateral movement.

246. Provide complete structural plans, details and calculations demonstrating that the proposed structure is adequate to withstand the flood depths, pressures, velocities, impact, uplift forces, and other factors associated with floods.

247. The property is located in a 100-year flood hazard area; a Conditional Letter of Map Revision for Fill (CLOMR-F) is optional and has to be completed and reviewed by FEMA. If the CLOMR-F is approved, this is the advantage of the homeowner due to the fact that the map would be revised, and the building would be taken out of the flood hazard area.

DEFERRED SUBMITTALS

248. Submittal documents shall be submitted to the Architect or Engineer of record who shall review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. Any exceptions must be addressed before submitting to the Building Department.

249. Deferred submittal items shall be submitted to the Building Department for review and approval before installation. The applicant shall be responsible for coordination of the submittal items and allow adequate review time by the Building Department.

END OF COMMENTS