

Residential New Construction Plan Review Checklist

Address _____ Parcel # _____

This list is provided as a guide to help you understand the information that must be contained on the construction drawings. The list is not all-inclusive if all building codes but is used as a general guide for plan review. Please address the following items marked with an "X" in the box and submit needed revisions. Show all revisions with a cloud.

General:

- All drawings shall be completely dimensioned
- Drawn to scale not less than 1/8" = 1.0"
- Drawings must be clear and legible
- Drawings shall be prepared on sheet paper size no larger than 24" X 36"
- Complete scope of work must be clearly identified for all phases of construction, indicating compliance with **Michigan Residential Code 2015** and the **2015 Michigan Uniform Energy Code** on the plan.
- Architect or Engineer Certification is required for buildings 3500 square feet or larger.
- Structural Certification may be required depending on the project complexity.
- Check if located in flood zone
- Driveway Permit required
- Address Permit required
- Soil and Erosion required
- Permit for septic field obtained
- All construction sites a required to be maintained in a safe condition and to be protected from unauthorized entry. All excavations exceeding 24 inches in depth, such as for basements, crawl spaces, pools, and spas must be secured through the use of a 4' high fence. Construction type fencing will be allowed for a period not to exceed 30 days. At such time, should the permitted work still physically be unable to be protected and secured, a chain link fence is required to be installed and must remain in place until its removal has been authorized by the Building Official. **2015 MRC-R104.1 & 2015 MBC-Chapter 33.**

Grading Plans:

Required for all new construction sites proposed for development and for any major grade change. See the Grading Plan Review Checklist for additional information. Not: Grading plan and architectural proposed elevation must match.

Foundation Plan:

- Foundation type showing width and depth, also indicating lead walls where needed and joining dowels. **R401**
- Footing and column support pad with layout
- Beam size and column spacing
- Size of support for all bearing walls and point loads above
- Basement floor thickness, vapor barrier and 4' stone base **R506**
- Walkout and/or daylight wall areas with type and size construction
- Crawl space size and location
- Show ground water control indicating gravity discharge or sump pump location **R405**
- Mechanical equipment location indicating high efficiency or not and required flood drain **M1411.3**

Floor Plans:

- Basement, Attic Storage, Bonus Room, 1st and 2nd Floor
- Intended use of each room or space
- Floor joist direction, size, and spacing and span **R502**
- Roof framing direction, size and spacing and span **R802**
- Size and location of all support for bearing walls and concentrated load points
- Stairway locations with direction arrow and number of risers **R311.5**
- Framing stair, fireplace, cantilevers, etc.
- Layout of kitchen, bath and laundry
- Show all required access opening, calling out sizes
- All sleeping rooms shall have at least one operable window or exterior door approved for emergency egress and rescue clearly shown on drawings. Basements with areas of habitable space and areas of sleeping rooms shall meet emergency egress requirements R310

Garage:

- Floor thickness **R506**
- 4" compacted sand base/vapor barrier
- Over-dig slab support
- Slab thickness and slope direction **R309.3**

Roof Framing:

- Identify the location, direction, size and spacing and span of all roof and ceiling frame members **R802**
- Identify all concentrated load points from ends of hip and valley rafters, ceiling joists, rafters, trusses, girder trusses and beams
- Identify roof pitch for all portions of the roof and ceiling

Building/Wall Section Details

- Depending on the complexity of your project, more sections or details may be required.
- Footing and basement wall size, type and heights **R401**
- Foundation wall damp proofing **R406.1**. Waterproofing, pea stone, 4" sock drain tile or fabric material over stone bed **R405**
- Back fill material type and finish grade elevation **R406.3.3**
- Sill seal and treated sill plate **R317.1**
- Floor joist and sub-flooring framing size, type
- Wall framing size, type, spacing and height including header sizes **R602.7**
- Insulation R-Values for bond, wall, ceiling locations, floors over unconditioned spaces and under slab where required
- Interior finish drywall size, type including garage walls and ceiling **R309.2**
- Exterior sheathing size, type, including house wrap **R703.2**
- Indicate fire stopping and sealing per **MRC 2015 R602.8**
- Roof construction details, size, type, sheathing, R802 felt paper, ice and water shield, shingles, drip edge **R905**
- Location, size, type, amount of attic ventilation, to shown and proven with calculation. Also crawl space ventilation
- Brick veneer, size, type, weather-resistive barrier, brick wall ties, flashing, and weep holes 33 inches on center **R703**

2015 Michigan Uniform Energy Code

- Provide documentation showing compliance **2015 MUEC 401.2**
- Energy star requires: Thermal Bypass Checklist and energy seal 1 at rough frame inspection; certification required with insulation certification. All homes require an approved infiltration certification prior to the rough frame inspection and a second certification after the drywall installation to be submitted prior to scheduling the final building inspection. Blower door and duct blaster listing completed and approved prior to final building inspection.
- Upon final inspection certification to be provided as outlined **2015 MUEC 401.3**
- Fireplace doors to comply with the **2015 MUEC 402.4.3**

Stair Details:

- Stinger size quantity **R311.5**
- Tread width **R311.5.8**
- Riser material and height **R311.5**
- Handrail Detail **R311**
- Baluster and guardrail detail for all stairways, calling out material and spacing **R312**
- Under stair protection **R302.7**

Window/Door Schedule

- Sizes **R310**
- Locations
- Egress windows labeled, also call out size of window well if needed **R310**
- Safety or tempered glazing in required areas must be labeled **R308**
- Window sill height **R612.2**

Masonry Fireplace Detail:

- Footing
- Flue size and material
- Hearth depth and means of support **R1001.9**
- Hearth extension, size **R1001.10**
- Call out type of fireplace to be installed, masonry/insert/prefab gas/log unit
- Material used for chimney chase **R1003**
- Height of chimney above roofline **R1003.9**
- Fireplace doors to comply with **MUEC 402.4.3**

Building Elevations

- Front, sides and rear elevation showing all retaining walls
- Façade material, window and door locations
- Existing and proposed grade elevations that matches proposed elevations on site plan, also include building height calculations
- Floor Elevations

A separate permit is required for all ground-mounted mechanicals.

Please note revisions to construction documents shall be clouded and resubmitted in full sets

RW= Retaining Wall NS= Not Shown ZBA= Zoning Board if Appeals NI=Not Indicated