

Residential Plan Review Checklist

Rev 1-18-2007 In accordance with the 2006 International Residential Code

RESIDENTIAL PROJECT PLAN REVIEW

The comments defined herein should not be construed as complete and fully representative of those mandates as defined in the 2006 International Residential Code for One and Two Family Dwellings. City of Baton Rouge-Parish of East Baton Rouge Zoning Ordinance and City of Baton Rouge - Parish of East Baton Rouge Code of Ordinances. These comments or checklist items are subject to change and/or amendment without notice. The following items are the major points checked in the course of a residential plan review.

Project Contractor: State law requires that residential projects over \$50,000 shall require a Louisiana State Residential Contractors License. The only exception is that the homeowner can build **one personal** residence in a 12 month period(12 months from the date of the CO on the completed residence). This must be his or her personal home and must live in the residence. The homeowner serving as their own contractor shall file a notice with the clerk of court to this fact, and bring a true copy back to the permit office to obtain the building permit. A homeowner who builds a single family residence as their own contractor will also be responsible to carry the proper insurance, and will place a warranty on the structure the same as required by Act 676.

CHAPTER 1 - ADMINISTRATION

R102 Applicability: To provide minimum standards to safeguard the public safety, health and welfare.

R105 Permit: A permit shall be obtained from the DPW Permit and Inspection Division.

R106 Construction Documents required:

Plot Plan

Complete construction plans

Flood Information

Any additional documentation if required by the permit office.

CHAPTER 3 - BUILDING PLANNING

R301 **Design Criteria:** Structures and all parts thereof, shall be constructed to safely support all loads.

R302 **Location on Lot:** Submit a plot plan showing:

- a. **Setbacks**-distance to all property lines from structure.
- b. **Driveway**-draw in location from street to parking area.
- c. **Servitudes**-show all known servitudes; no building or structure is allowed on servitude.
- d. **Structures**-draw in the footprint of the proposed structure and all known structures on lot.
- e. **Dimensions**-label structure size.
- f. **Streets**-show street on plot plan and the name of street.
- g. Exterior walls less than 3 feet from property lines shall have not less than a one hour fire rated wall; no openings are allowed. Eaves cannot be closer than 2 feet from property line.

R303 **Light, Ventilation and Heating:**

- a. Habitable rooms shall have aggregate glazing of not less than 8% of floor area. One half of the required glazing shall be openable.
- b. Alcove rooms: 1/2 of the common wall open between rooms.
- c. Bathrooms: area of glazing not less than 3 sq. feet, 1/2 openable.
- d. Stairway illumination: stairways need to be illuminated.
- f. Required heating: every dwelling shall be provided with heating.

R304 Minimum Room Sizes:

- a. One habitable room not less than 120 sq. feet.
- b. Other habitable rooms not less than 70 sq. feet. Exception: Kitchens.
- c. Habitable rooms, except kitchen, not less than 7 feet wide.
- d. Portions of a room with a sloping ceiling measuring less than 5 feet or furred ceiling measuring less than 7 feet from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.

R305 Ceiling Height:

- a. Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than 7 feet measured from the finished floor to the lowest projection from the ceiling.
- b. Beams, girders, and other rooms, not less than 6 feet 8 inches.

R306 Sanitation:

- a. Every dwelling shall have a water closet, lavatory, bathtub or shower.
- b. Every dwelling shall have a kitchen with a sink.
- c. All plumbing shall be connected to an approved sewage system.
- d. All sinks, lavatories, bathtubs, showers, bidets, laundry tubs, and washing machine outlets shall be provided with hot and cold water.

R307 Toilet, Bath, and Shower Spaces:

- a. Shall be installed in a room which will afford privacy.

R308: Glazing:

- a. Label & Identification required.
- b. Hazardous locations:
 1. In ingress and egress doors except jalousies.
 2. In fixed and sliding panels.
 3. In storm doors.
 4. In all unframed swinging doors.
 5. In shower, bathtub doors, enclosures, and windows less than 60 inches above tub.
 6. In a panel within a 24" arc of closed door.
 7. In panels 9 sq. ft. or more, less than 18" above walking surface.

R309: Garages:

- a. No openings into rooms for sleeping.
- b. Opening protection: 1 3/8 solid wood door or 20 min. rated door.
- c. Separation required: 1/2" sheet rock between garage and residence/attic.
- d. Floor surface: Shall be of approved non combustible material.
- e. If a habitable room is located above a garage, 5/8 inch type-X firecore gypsum is required on the ceiling of the garage.
- f. Carports shall be open on at least two sides.

R310: Exits: Emergency escape and rescue openings shall open directly into a public way.

- a. Not less than one 36" wide door/exit required from dwelling unit.
- b. Each sleeping room needs one operable window/door for egress/rescue.
- c. Sill height not more than 44 inches above floor.
- d. 5 Sq. feet of net open area for grade level, 5.7 sq. feet for above grade level.
- e. Minimum net open width is 20".
- f. Minimum net open height is 24".
- g. Bars shall be releasable from the inside without use of a key or tool.
- h. Egress door shall be openable from the inside without use of a key or special knowledge.

R311: Means of Egress: Doors, Ramps, Hallways, and Stairs:

- a. Required exit door must be single hinged 3 feet in width and 6 feet 8 inches in height.
- b. The minimum width of a hallway is 3 feet.
- c. A landing is required on each side of a required egress door. Landing shall not be more than 1.5 inches below the top of the threshold. It's width shall not be less than the door served and not less than 36 inches travel distance.

Ramps:

- a. Maximum slope is 1" vertical for 12" horizontal. 1" in 8" if site constraints exist.
- b. Handrails are required on one side of ramps that exceed 1" in 12".
- c. A 3'x3' landing required; top, bottom, and direction change of ramps.

Stairways:

- a. Minimum width 3 feet.
- b. Max. riser height is 7 3/4" & minimum tread depth is 10".
- c. Riser height and tread depth shall not exceed smallest by 3/8".
- d. Min. headroom height in all parts of stairway shall be not less than 6'8".
- e. Winder min. tread width is 10", at 12" from the narrow end of tread.
- f. Winder min. tread width is 6" at any point.
- g. Spiral stairway minimum width shall be 26".
- h. Spiral min. tread width is 7 1/2", at 12" from the narrow end of tread.
- i. Spiral treads shall be identical, rise no more than 9 1/2", 6"6" headroom.
- j. All stairs shall be illuminated.

Handrails and Guardrails:

- a. Handrail 30-38" measured vertically from the nosing of the treads.
- b. Handrail grip size.
- c. Guardrails, 36", required for raised floor surfaces above 30".
- d. Open sides of stairs with rise of 30" above grade, need 34" guardrail.
- e. Guardrail opening limitation; not allow passage of a 4" object.

R313: Smoke Detectors: NFPA72

- a. Shall be installed in each sleeping room & outside each sleeping area.
- b. All shall be interconnected and powered by 110v with battery backup.

R317: Dwelling Unit Separation:

- a. Each unit of a Duplex shall be separated from each other by wall/floor assemblies of not less than 1 hour fire resistive rating when tested in accordance with ASTM E119.
- b. When floor assemblies' rating is required, the supporting construction shall have an equal or greater fire resistive rating.
- c. Each townhouse shall be considered a separate building and separated by separate walls meeting the requirements of Sec. 302 for exterior walls.
- d. A common 2-hour wall is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall..
- e. Parapets shall be provided for townhouses as an extension of the common wall. Shall extend not less than 30 inches above the lower roof surface.
- f. Each individual townhouse shall be structurally independent.
- g. Penetrations shall be sealed, lined, and treated to maintain the rating.

R319: Protection against Decay:

- a. Depending on location to exposed ground or masonry, wood may be required to be pressure preservative treated, or decay resistance.

R320: Protection against Termites:

- a. Chemical soil treatment.
- b. Pressure-treated and naturally resistant wood.
- c. Field cuts shall be retreated in the field according to AWPA M4.

R321: Site Address:

- a. Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

R323: Elevators and Platform Lifts:

- a. Where provided, residence elevators shall comply with ASME A17.1.
- b. Where provided, platform lifts shall comply with ASME 18.1

R324: Flood-Construction:

Shall comply with the floor ordinance of City of Baton Rouge, Parish of East Baton Rouge.

CHAPTER 4 – FOUNDATIONS; General Information

- a. Footing width in accordance with table 403.1 with 3 #4 rebar.
- b. Minimum exterior footing depth is 20".
- c. Bearing grade partition with 2 #4 rebar.
- d. Other designs to be reviewed by plan analyst and approved by the field inspector.
- e. Columns shall be anchored to prevent movement.
- f. An 18"x24" access shall be provided for crawl space.
- g. The under floor grade shall be cleaned of all vegetation and organic material.
- h. All engineered or post tension foundation plans shall be stamped by a professional with a LA seal.
- i. Compressive strength of concrete shall comply with table R402.2

CHAPTER 5 - FLOORS

- a. All joists, girders, and floor sheathing shall comply with span tables.
- b. Log structural members shall comply with ASTM D3957.
- c. Cantilever spans supporting exterior balcony comply with table R502.3.3(2); not less than 2 to 1 ratio

CHAPTER 6 - WALL CONSTRUCTION

- a. Studs shall be a minimum #3, standard or stud grade lumber.
- b. Exterior wall or bearing stub can be notched or cut not exceeding 25% of its width.
- c. Fire stopping shall be provided to cut off all concealed draft openings.
- d. Beams, girders or other concentrated loads supported by a wall or column shall have a bearing of at least 3".
- e. Joists shall have a bearing of not less than 1 1/2".

CHAPTER 7 - WALL COVERING

Shall be installed in accordance with this chapter and tables.

CHAPTER 8 - ROOF-CEILING CONSTRUCTION

- a. Rafters, trusses and ceiling joists shall be identified by a grade mark.
- b. All roof-ceiling wood construction shall conform to span tables.
- c. Cutting and notching of joist shall be to code.
- d. Wood trusses shall be designed in accordance with approved engineering.
- e. A readily accessible attic access not less than 22"x30" shall be provided.
- f. R802.3.1: Ceiling joist and rafter connections shall be nailed to each other in accordance with Table R802.5.1(9). Collar ties or ridge straps to resist wind uplift shall be connected in the upper third of the attic space in accordance with Table R602.3(1).
- g. R802.11 requires that a roof be tied to the walls with tie downs that will support uplift according to table 802.11

CHAPTER 9 - ROOF COVERINGS

Shall provide a barrier against the weather to protect its supporting elements and the structure beneath.

CHAPTER 10 - CHIMNEYS AND FIREPLACES

- a. Masonry; shall be supported by foundation at least 12" thick and at least 6" beyond each side the exterior dimensions of the chimney/fireplace.
- b. Factory built fireplaces may be installed as per manufacturer's installation instructions if tested as an assembly by an approved agency.
- c. Hearth extensions shall extend at least 16 inches in front and 8 inches on side from fireplace opening. Fireplace openings of 6 sq. ft. or larger; hearth shall extend at least 20 inches in front and 12 inches to each side of the firebox opening.

CHAPTER 11- ENERGY EFFICIENCY: : Low-E Solar Heat Gain Coefficient windows required; a SHGC of 0.40 or lower required in the southern U.S. SHGC cannot exceed 0.50 even if performance path trade-offs are used.

- a. Materials, systems and equipment shall be identified in a manner that will allow a determination of compliance with the applicable provisions of this chapter.
- b. A permanent certificate shall be posted on or in the electrical distribution panel. It will show all R values of insulation installed, and must be completed by the builder or registered design professional.
- e. Windows, skylights, and sliding glass doors shall have an air infiltration rate of no more than 0.3 cubic foot per minute per square foot; swinging doors no more than 0.5 when tested according to NFRC 400 by an accredited, independent laboratory, and listed and labeled by the manufacturer.
- f. Complete and submit a copy of the Residential State Res-Check form showing pass. <http://www.energycodes.gov/rescheck/download.stm>

Posting of Permit Card:

The builder shall post the job Permit card at the job site and it shall remain on site until the building is completed. The permit shall be construed to be a license to proceed with the work and shall not be construed as authority to violate, cancel, alter or set aside any of the provisions of the City of Baton Rouge, Parish of East Baton Rouge code of ordinances nor shall such issuance of a permit prevent the Building Official from thereafter requiring a correction of errors in plans or in construction, or of violations of the code.

Permit Fees:

The following fees are paid at plan submittal:
FZDF-Flood Zone Determination Form: \$15.00
Plan Review Fee: \$60.00

Actual permit fees are paid when notified that permit ready to be issued: Permit fee is assessed based upon the size or square footage of the proposed structure. A valuation is formulated by multiplying the living area by \$78 per sq. ft. and accessory area by \$26 per sq. ft. We will add \$4,000 valuation for each fireplace. The permit fee is established by \$2.50 per thousand valuation up to \$100,000 and \$2.00 per thousand up to \$500,000.

Example: 1500 sq. ft. living area, 600 sq. ft. accessory area, and 1 fireplace

1500x78.= \$117,000; 600x26.= \$15,600; 1 fireplace = \$4,000 valuation

\$117,000+\$15,600+\$4,000= \$136,600.00 valuation

Permit fee= (up to \$100,000)x\$2.50= \$250.00
(\$100 to \$500,000)x\$2.00; \$36,600x\$2.00= \$ 73.20
Total = \$323.20

Sewer Impact Fee is also paid when the permit is paid for; depending on how much was paid by the developer, the remaining part of the monies are due when permit is picked up. This fee can be deferred till final inspection on home, but owner will run the risk that the fee may increase prior to becoming due.

If additional information needed call Permit & Inspections; 225-389-3226, Fax 225-389-7861