



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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Plan Review Legend – 2015 International Residential Code

This Plan Review Legend has been developed and is being used by Island County Planning & Community Development effective July 1, 2016, in an effort to standardize common corrections and speed review of your application. If you have any questions please contact the Plans Examiner who completed your review. We are also interested in any comments you have to improve this Legend. Review code section for all details and requirements.

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1. GENERAL:

1.1	R302.5.1	Door: 1-3/8" thick solid wood or 20-minute fire-rated or approved alternative, w/ self closing device.
1.2	R302.7	Enclosed accessible space under stairs to be protected with 1/2-inch gypsum board.
1.3	R302.11	Fire blocking. See entire code section for all locations.
1.4	R303.7	Stairway lighting: switch at top & bottom, 1 Ft. candle at landing and treads.
1.5	R305.1 Exception 2	Ceiling height above bathroom and toilet room fixtures shall be such that the fixture is capable of being used. Shower, or tub equipped with showerhead, shall have 6' 8" min. at 30"X30" area at showerhead.
1.6	R308.4	Safety glass (Tempered Glazing) See entire code section for all locations.
1.7	R309.1	Garage slab to slope toward Garage door.
1.8	R310	Escape & rescue opening to be min. 24" high, min. 20" wide, min. 5.7 sq ft and max. 44" from sill to finished floor. Must meet all four requirements.
1.9	R311.7	Stairways: 36" min. wide, 6'8" min. headroom at all parts of stairway & landings.
1.10	R311.7.5	Risers 7 3/4" Max, Runs 10" Min (nosing to nosing), cannot vary more the 3/8" from smallest to largest (R311.7.5.3 for nosing configuration requirements).
1.11	R311.7.8	Handrails per IRC – 34" to 38" in height, continuous. (R311.7.7.3 grip size requirements).
1.12	R311.7.5.2.1	Winders: Minimum tread of 6" on winders at any point, with minimum tread of 10" @ 12" away, not to vary more than 3/8" from the largest to the 6 smallest. See Code.
1.13	R312	Guards per IRC – 36" height min, so that a 4" sphere cannot pass thru.
1.14	R314	Smoke Detector – hardwired and inter-connected with battery back up.
1.15	R315	Carbon Monoxide Alarms – within immediate vicinity of bedrooms and inside bedrooms w/ fireplaces.
1.16	R317.1	PT wood or naturally resist decay when exposed to weather, grade or concrete (typical).
1.17	R317.1	Clearance from exposed earth to untreated wood plate is 8" and 6" to untreated siding, typ.
1.18	R317.3.1	Fasteners for PT wood to be hot dip galvanized, stainless steel, silicone bronze or copper.
1.19	R312.2	Window fall protection required at operable window opening located less than 24 inches above finished floor and greater than 72 inches above finished grade or other surface below on exterior.
1.20	Table R302.6	Separation: GAR/SFR 1/2"GWB; GAR/habitable above 5/8" type X GWB @lid & 1/2"GWB @walls & supporting members; Garage w/in 3ft of residence on same lot 1/2"GWB; (or equivalent for all)

2. FOUNDATIONS:

2.1	R401.3	Exterior grade to slope away from building 6" in 10' or design drainage.
2.2	R402.2	3,000 lbs. concrete at slabs and weather exposed concrete.
2.3	R403.1.3	#4 vert. rebar @ 48" o.c. with standard hook tied into footing and min 14" into stem wall.
2.4	R404.1.3.2	Foundation walls retaining more than 4' feet require grade 60 minimum reinforcement and laterally supported at top and bottom.
2.5	R408.1	6-mil black polyethylene vapor retarder in crawl space. (State Amendment)
2.6	R408.1	Minimum net area of ventilation openings shall not be less than 1 sq.ft. for each 300 sq.ft. of under floor area. (State Amendment)
2.7	R408.4	Crawl access min 18x24. Insulate and weather strip when in house. WSEC 402.2.4

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3. FLOORS:

3.1	R502.7/802.8	Floor joists, ceiling joist and rafters to be blocked at ends, intermediate supports, bearing points.
3.2	R507.2.4 amend. Figures R507.2.3 (1) and (2)	Where decks are supported by attachment to an exterior wall, they shall be positively anchored with hold downs. Either (2) 1500# allowable stress design capacity OR (4) 750# allowable stress design.
3.3	R302.13	Floor assemblies, not required else where in this code, shall be provided with 1/2 inch GWB or 5/8 inch wood structural panel, or equivalent, on the underside of the floor framing members.
3.4	R502.8.2	Altering engineered products is prohibited unless an additional engineered design is approved.

4. WALLS:

4.1	R602.11.1	Anchor bolt washers (3"x3"x1/4" sq.) hot dipped galvanized if w/ P.T. wood .
4.2	R602.10.8.2	Provide connection between top of BWP and roof sheathing.
4.3	ICC 17.03.180S Table R302.1(1)	Eaves 18" maximum into setback area. 1-hour fire resistant construction on the underside if in 5' foot setback area.
4.4	R703.8	Veneer to meet Chapter 7 of the IRC.
4.5	R703.4	Flashing per R703.4 (windows, doors, chimneys, deck ledgers).

5. ROOFS:

5.1	R802.10.1	Truss engineering specifications onsite for framing inspection.
5.2	R802.11	Trusses to have uplift connection per Table R802.11
5.3	R806	Roof ventilation per IRC.
5.4	R807	22" X 30" attic access. (Insulate and weather strip WSEC R402.2.4)
5.5	Table R905.1.1(2)	Underlayment application: 2 layers 15 lbs. felt on 2:12-4:12 roof pitch
5.6	R905.2.8.5	A drip edge shall be provided at eaves and gables of asphalt shingles roofs.

6. PLUMBING AND MECHANICAL:

6.1	UPC 408.9	Shower head should not discharge at entrance.
6.2	UPC 807.3	Air gap at dishwasher.
6.3	UPC 909	Island sink venting to meet UPC 909.
6.4	IRC Chapter 13	Inserts, Stoves, Fireplaces: listed appliances installed per manufacturers specifications, combustion air or direct vent, glass or metal doors.
6.5	UPC-507.2,608.5, 508.4; M1307.3, G2407;	Hot Water Tank: Seismic straps at upper and lower 1/3's of tank; Pressure Relief Valve to outside; Water Tight Pan to outside; 18" from ignition source to finished floor in garages; Combustion air for gas, propane & non-direct vent;
6.6	ISPSC 305.1	Pool / Hot Tub – barrier or safety cover which complies with ASTM F1376
6.7	M 1307.3.1	Bollard (2,000 lbs. load) for mechanical or plumbing equipment. Design IBC 1607.7.3
6.8	M 2427.10.2.2	Vent connectors in unconditioned spaces to be Type B or Type L or listed w/ equivalent insulation.

7. ENERGY & VENTILATION:

7.1	WSEC R403.3.1	Duct insulation R-8. Ducts w/in concrete/ground insulated to R-10 designed for below grade.
7.2	WSEC R403.3.2 & R403.3.3	Ducts, air handlers, and filter boxes shall be sealed. Additional duct requirements M1601.4 Duct testing required.
7.3	M1507.4	50cfm min bathroom, 100cfm min kitchens, vented to the outside (Table M1507.4)
7.4	M1507.3.4.1	Whole house fan (prescriptive sizing per Table M1507.3.3 (1)).
7.5	M1507.3.4.4	Individual outdoor air inlets or operable windows with an openable area not less than 4 sq. in. net free area for each 10 cfm of outdoor air required by Table M 1507.3.3(1) .in each habitable room.
7.6	WSEC R402.4	Provide air leakage test. Provide the completed passing test result certificate to the Bldg Dept.
7.7	WSEC 403.1	Provide at least one programmable thermostat for the primary space conditioning system and one programmable thermostat for each additional system.
7.8	WSEC R403.5.3 UPC 312.6amend	Insulate hot water pipe, both within & outside of conditioned space, shall have a minimum R-3. Hot and cold water pipe in unconditioned space shall have a minimum R-3 insulation.