

Objectives

- Perform a basic plan review of structural and general construction elements of a one-family dwelling.
- Evaluate submissions that accompany the house plans.
- Discuss how to verify compliance in the field during inspections.

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The House

- We will have an overview of the house plans as submitted for permit.
- The first consideration is whether the plans are complete enough to begin a code review or whether they are too incomplete to begin.
- As we review the plans together, please offer your initial thoughts about potential code issues or problems that we should be alert to.
- I will make notes so that we cover those issues before we end today.

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Construction Documents

R106.1.1 Information on construction documents. *Construction documents* shall be drawn upon suitable material. Electronic media documents are permitted to be submitted where *approved* by the *building official*. *Construction documents* shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *building official*.

R106.1.3 Information on braced wall design. For buildings and structures utilizing braced wall design, and where required by the *building official*, braced wall lines shall be identified on the *construction documents*. Pertinent information including, but not limited to, bracing methods, location and length of *braced wall panels* and foundation requirements of braced wall panels at top and bottom shall be provided.

Construction Documents

- What information is important to be included on the drawings?
- What can be left off the drawings and determined in the field during inspection?

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Review of PDF Drawings

- A basic PDF reading or editing application can be used.
- Basic requirements:
 - Measuring tool
 - Text boxes
 - Call outs

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IRC Plan Review Record

- Can be helpful to make sure you have reviewed a substantial amount of code requirements.
- We will refer to it in this session as an aid.

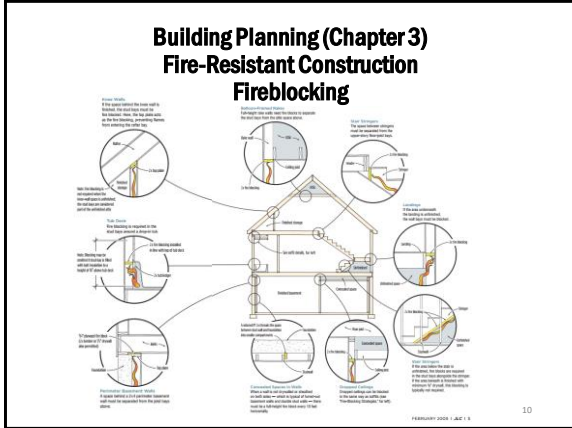
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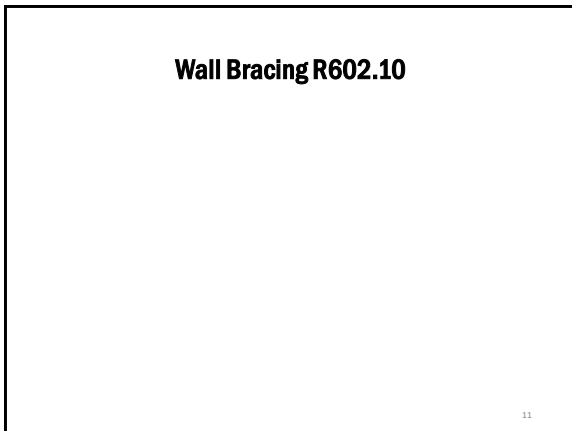
Building Planning (Chapter 3) Design Criteria

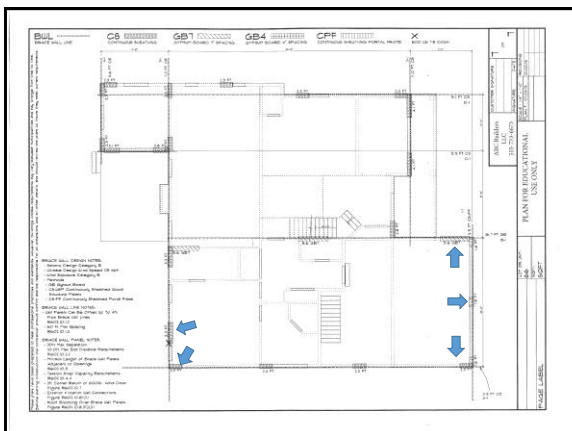
- Appendix V: Wind speed & ground snow load criteria for each town in CT.
- Table R301.2(1): Climatic & Geographic Design Criteria for entire state.

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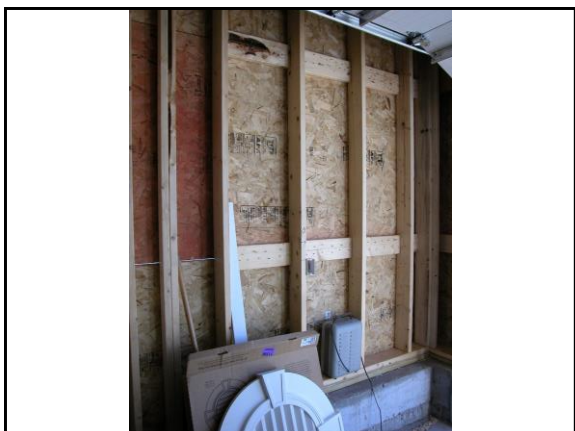






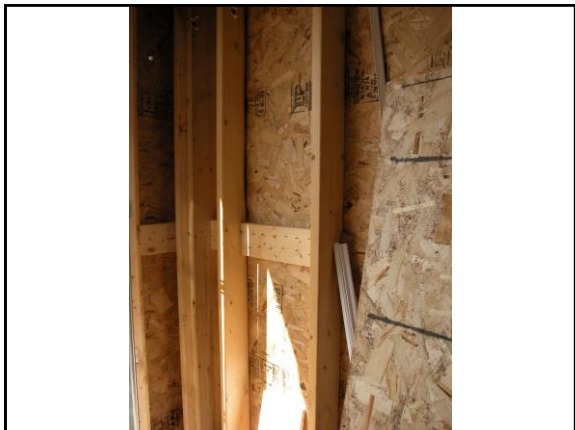




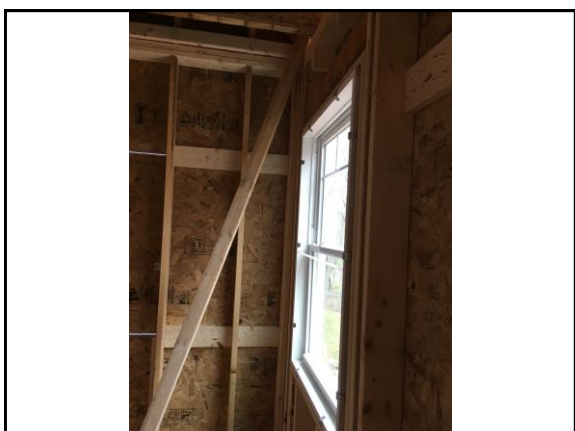










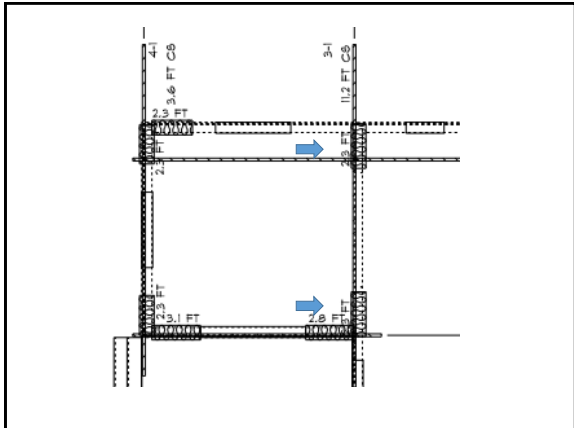




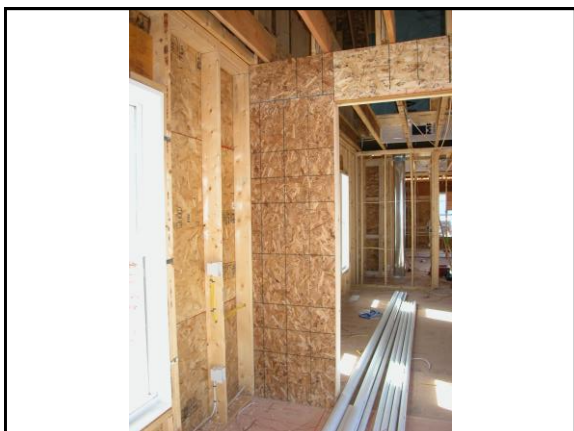
















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