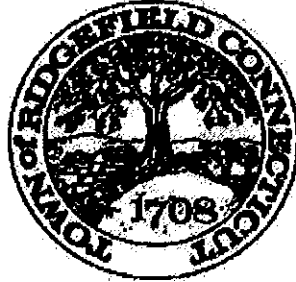


**Ridgefield Building Department
66 Prospect Street
Ridgefield, Ct 06877
Ph: 203 431 -2743**



**Residential Plan Requirements
For One and Two Family Dwellings and Accessory
Structures**

Applicable Codes:

**2022 Connecticut State Building Code,
2021 Model International Residential Code and as amended under the 2022
CSBC
2020 National Electric Code and as amended under the 2022 CSBC**

Per R106.1.1 Information on the 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*. When the quality or arrangement of materials is essential for conformity to this code, specific information shall be given to establish such quality or arrangement, and this code shall not be cited, or terms such as "legal," "per code," or their equivalent used as a substitute for specific information.

R106.2 Site Plan or plot plan – The *construction documents* submitted with the application *permit* shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from *lot lines*. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The *building official* is authorized to waive or modify the requirement for a site plan where the application for *permit* is for *alteration or repair* or where otherwise warranted.

New Construction and additions

1.) Specify the load design criteria below

- a.) Floor live loads
- b.) Roof live loads
- c.) Ground snow load
- d.) Basic wind speed
- e.) Wind exposure category
- f.) Seismic design category
- g.) weathering
- h.) Frost line depth
- i.) Termite area
- j.) Winter design temp
- k.) Flood hazards
- l.) climate zone

REVIEWERS NOTES:

YES____NO____

2.) Dimensions and measurements for proposed work

REVIEWER NOTES:

YES____NO____

3.) Rooms- labeled, wall/room dimensions and types, ceiling heights, door and window dimensions

REVIEWER NOTES:

YES____NO____

4.) FROM R302 FIRE RESISTANT CONSTRUCTION

1.) Garage dwelling separation provided

REVIEWERS NOTES:

YES____NO____

FROM SECTION R303 LIGHT, VENTILATION AND HEATING

4.) 8% aggregate glazing provided for habitable rooms other than bathrooms, 3 sf minimum provided for bathrooms, 4% of the required glazing is operable providing natural ventilation or artificial light is provided in accordance with R303.1- provide table indicating compliance. Provide table indicating

Or

A whole house mechanical ventilation system in accordance with section M1505 is provided and is either continuous or intermittent (indicate on plan) or habitable rooms not requiring an emergency and escape rescue opening of producing .35 air changes per hour in the habitable rooms in accordance with the requirements of Section M1505 and artificial light is provided an average illumination of 6 foot candles 30 inches above the floor level.

YES ___ NO ___

REVIEWER NOTES:

5.) Bathrooms and/or water closets shall have a minimum glazing of not less than 3 feet, half of which shall be openable or the bathroom is provided with local exhaust rates complying with Section M1505.

YES ___ NO ___

REVIEWER NOTES:

7.) A Permanent heating is provided/indicated on the plan. Such system shall be capable of maintaining 68 degrees 3 feet above the floor and 2 feet from exterior walls.

YES ___ NO ___

REVIEWER NOTES:

FROM SECTION R304 MINIMUM ROOM AREAS

8.) Minimum room sizes are at least 70 sf with a minimum 7 foot horizontal dimension

YES ___ NO ___

REVIEWER NOTES:

FROM SECTION R305 CEILING HEIGHT

9.) Minimum ceiling height of 7 feet for all habitable spaces other than bathrooms and laundry rooms requiring 6'-8" is provided YES ___ NO ___

REVIEWER NOTES:

FROM SECTION R306 SANITATION

10.) Dwelling units are provided with at least (1) water closet, (1) lavatory, (1) bath tub or shower and a kitchen area with a sink provided with hot and cold water YES ___ NO ___

REVIEWER NOTES:

FROM SECTION R308 GLAZING

11.) Safety glazing indicated at all doors and window locations where required YES ___ NO ___

REVIEWER NOTES:

FROM SECTION R309 GARAGES AND CARPORTS

12.) Garage/carport floor surface material indicated YES ___ NO ___

REVIEWER NOTES:

FROM SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

13.) EERO indicated for habitable spaces within basements, attics and sleeping rooms YES ___ NO ___

REVIEWER NOTES:

14.) EEROs size and dimensions indicated on the plan and or Manufacturer product data supplied YES ___ NO ___

REVIEWER NOTES:

15.) EEROS used in conjunction at window wells indicate the minimum width (3-0) and depth (3-0) off structure and vertical height to grade

YES ___ NO ___

REVIEWER NOTES:

FROM SECTION R311 MEANS OF EGRESS

16.) Dwelling egress door indicated on the plan with size

YES ___ NO ___

REVIEWER NOTES:

17.) Hallway widths indicated on plan

YES ___ NO ___

REVIEWER NOTES:

18.) Stairway widths, height, rise, run and headroom indicated on plan

YES ___ NO ___

REVIEWER NOTES:

19.) Graspable handrail information provided

YES ___ NO ___

REVIEWER NOTES:

FROM SECTION 312 GUARDS AND WINDOW FALL PROTECTION

20.) Guardrail information provided

YES ___ NO ___

REVIEWER NOTES:

21.) Method of window fall protection provided

YES ___ NO ___

REVIEWERS NOTES:

FROM SECTION 314 SMOKE ALARMS

22.) Smoke Alarms indicated in all sleeping rooms, outside the sleeping rooms in immediate vicinity, on each additional story of the dwelling including basements, habitable attics, and all levels inside the building including vaulted ceilings adjacent hallways where the ceiling is more than 2 feet above the hallway YES ___ NO ___

REVIEWER NOTES:

FROM SECTION 315 CARBON MONOXIDE ALARMS

23.) Carbon monoxide alarms indicated outside the vicinity of all sleeping rooms and all habitable levels in buildings containing fuel burning appliances YES ___ NO ___

REVIEWERS NOTES:

FROM CHAPTER 4 FOUNDATIONS

1.) Footings- dimensions, sizes, types and material YES ___ NO ___

2.) Foundation walls – dimensions, sizes, types, material and reinforcing steel if applicable YES ___ NO ___

3.) Basement floors – type, material, vapor barrier YES ___ NO ___

4.) Foundation damp proofing or waterproofing and drainage system if applicable YES ___ NO ___

REVIEWER NOTES:

FROM CHAPTER 5 FLOORS, 6 WALL CONSTRUCTION, 7 WALL COVERING & ROOF-CEILING CONSTRUCTION

- 1.) Floor framing system, including direction, carrying beams size, types and material YES ___ NO ___
 - 2.) Wall construction systems, including size, types and material YES ___ NO ___
 - 3.) Braced wall plans, indicating braced wall lines, locations of braced wall panels, construction methods of wall bracing YES ___ NO ___
 - 4.) Detail of exterior and interior wall covering system including sheathing, siding material, vapor barrier, flashings YES ___ NO ___
 - 5.) Roof framing system, including direction, carrying beams size, types and material YES ___ NO ___
 - 6.) Detail of roof covering system including sheathing, underlayment, flashings and final layer (shingles, EPDM, etc.) YES ___ NO ___
- REVIEWERS NOTES:

FROM CHAPTER 10 CHIMNEYS AND FIREPLACES

- 1.) Detail of fireplace/box and chimney construction YES ___ NO ___
- REVIEWERS NOTES:

FROM CHAPTER 11 ENERGY

- 1.) Method of Energy Efficiency Compliance, Prescriptive, Total Building Performance or Energy Rating Index YES ___ NO ___
- REVIEWERS NOTES:

If using Prescriptive Performance Method

- 1.) Insulation type and values YES ___ NO ___
- 2.) Hot water piping insulation requirement noted on plan YES ___ NO ___
- 3.) Duct insulation requirement noted on plan YES ___ NO ___
- 4.) Mechanical system piping insulation requirement noted on plan YES ___ NO ___
- 5.) NEMA OS 4 electrical boxes and insulated recessed fixtures denoted for all areas installed within building envelope YES ___ NO ___
- 6.) Additional efficiency package option from N1108.2 YES ___ NO ___

REVIEWERS NOTES:

If using Total Building Performance option

- 1.) A compliance report submitted with permit application outlining the requirements for compliance with N1105.3.2.1 YES ___ NO ___
- 2.) Additional efficiency package option from N1108.2 YES ___ NO ___

Note: This additional requirement no to be used to achieve calculation compliance

- 3.) A compliance report indicating energy cost is less than 95 % of standard reference design YES ___ NO ___

Note: A confirmed compliance report will be required for certificate of occupancy

REVIEWERS NOTES:

If using Energy Rating Index option

- 1.) A compliance report submitted with permit application outlining the requirements for compliance with N1106.7.2.1. YES ___ NO ___

Note: A confirmed compliance report will be required for certificate of occupancy

- 2.) Additional efficiency package option from N1108.2 YES ___ NO ___

REVIEWERS NOTES:

IN ALL CASES A CERTIFICATE WILL BE REQUIRED TO BE POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED OR UTILITY ROOM FOR FINAL INSPECTION, SHALL BE PART OF THESE DOCUMENTS AND SHALL LIST THE FOLLOWING :

1. R – VALUES of all assemblies
2. U-Factors and Solar Heat Gain Coefficient of fenestration
3. Results of Air Leakage tests for building and duct work
4. Types, sizes and efficiencies of heating, cooling and service water-heating or if a gas fired room heater, electric furnace or baseboard electric heater used in lieu
5. Photovoltaic system array capacity, inverter efficiency panel tilt and orientation shall be noted on the certificate if installed
6. ERI score with and without any on-site generation if this method used
7. Code edition under which the structure was permitted and compliance path used

YES ____ NO ____

REVIEWERS NOTES:

FROM CHAPTER 15 EXHAUST SYSTEMS

- 1.) Bathroom(s) labeled with exhaust system(s) and cfm
- 2.) Clothes dryer exhaust system labeled and duct type
- 3.) Kitchen exhaust system labeled with cfm
- 4.) Make-up air system for kitchen exhausts units exceeding 400 cfm located in a dwelling where there is one or more fuel burning appliances that is not direct vent (taking combustion directly from the outdoors)

YES ___ NO ___

REVIEWERS NOTES:

FROM APPENDIX AF103 and AF 105 PASSIVE AND RADON MITIGATION REQUIREMENTS

- 1.) Plan shall indicate system location

YES ___ NO ___

REVIEWERS NOTES:

GENERAL NOTES: