2012 INTERNATIONAL RESIDENTIAL CODE®

PLAN REVIEW RECORD

FOR ONE AND TWO FAMILY DWELLING

Building Sq. Ft.: (Total) □ □ □ (Heated) □ □ □ (Un-Heated) □ □ □
Valuation: (Total) □ □ □ (Heated) □ □ □ (Un-Heated) □ □ □
Windows: (U-Factor) □ □ □ (SHGC) □ □ □

Airport Overlay: □ □ □ Mark-Ups: □ □ □ H.O.A.: □ □ □
Sidewalk Width: □ □ □ 18” Foundation: □ □ □ Easements: □ □ □ Flood Zone: □ □ □

JURISDICTION: City of Rock Hill, SC

BUILDING LOCATION: □ □ □

BUILDING DESCRIPTION: Unattached Single Family Dwelling,

REVIEWED BY: xxx

Numerals indicated in parenthesis are applicable code sections of the 2012 International Residential Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections with due regard for the amount and type of detailed information which is typically found on construction documents for one and two family dwellings and townhouses. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgment in evaluating construction documents for code compliance.

<table>
<thead>
<tr>
<th>NO</th>
<th>DESCRIPTION</th>
<th>Code Section</th>
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</table>

NOTE: Entries to this Plan Review Record that require a field check or inspection of the installation must be coordinated with the inspection phase (R109) of the project.

Notes:

R – Required
N/R – Not required
N/A – Not applicable
✓ – Approved
X – Not Approved (See Correct List)
Y – Yes
N – No (See Correct List)
BUILDING PLANNING (Chapter 3)

DESIGN CRITERIA [Table R301.2 (1)]
- Floor live load (Table R301.5) 40 psf
- Roof live load (Table R301.6) 20 psf
- Ground snow load 10 psf
- Basic wind speed 90 mph
- Wind exposure category (R301.2.1.4) B
- High wind design criteria applicable (R301.2.1.1) N/A
- Seismic design category (SDC) [Figure R301.2 (2)] C
- SDC C&D (R301.2.2) Exempt
- Weathering Moderate
- Frost line depth 12 in.
- Termite area Heavy
- Decay area No
- Winter design temperature 20
- Ice barrier underlayment required No
- Flood hazards

FIRE-RESISTANT CONSTRUCTION (R302)
- Exterior walls
  [R302.1, Tables R302.1 (1) and R302.1 (2)]
- Townhouse separation (R302.2)
- Continuity and structural independence (R302.2.1, R302.2.4)

ROOM PLANNING REQUIREMENTS (R303 through R305)

<table>
<thead>
<tr>
<th>Use</th>
<th>Area (ft²)</th>
<th>Width</th>
<th>Ceiling height†</th>
<th>Natural light*</th>
<th>Natural ventilation*</th>
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<tbody>
<tr>
<td>Living</td>
<td>120</td>
<td>7'-0&quot;</td>
<td>7'-0&quot;</td>
<td>8% floor area</td>
<td>4% floor area</td>
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<tr>
<td>Dining</td>
<td>70</td>
<td>7'-0&quot;</td>
<td>7'-0&quot;</td>
<td>8% floor area</td>
<td>4% floor area</td>
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<tr>
<td>Kitchen</td>
<td>N.A.</td>
<td>N.A.</td>
<td>7'-0&quot;</td>
<td>8% floor area</td>
<td>4% floor area</td>
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<tr>
<td>Bedroom</td>
<td>70</td>
<td>7'-0&quot;</td>
<td>7'-0&quot;</td>
<td>8% floor area</td>
<td>4% floor area</td>
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<tr>
<td>Bathroom</td>
<td>N.A.</td>
<td>N.A.</td>
<td>7'-0&quot;</td>
<td>8% floor area</td>
<td>4% floor area</td>
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</table>

* See Sections R303.1 & R303.3 for mechanical ventilation and artificial light and R303.4 for required whole-house mechanical ventilation.
† 6'-0" min. at plumbing fixtures and for non-habitable basements.

GLAZING (R308)
- Identification (R308.1)
- Louvered windows or jalousies (R308.2)
- Human impact loads/hazardous locations (R308.3, R308.4)
- Skylights and sloped glazing (R308.6)
BUILDING PLANNING (cont'd.)

GARAGES AND CARPORTS (R309)
- Floor surface noncombustible; sloped floor (R309.1)
- Carport: open two sides; noncombustible floors; sloped floor (R309.2)
- Automatic garage door opener (R309.4)
- Fire sprinklers (R309.5)

EMERGENCY ESCAPE AND RESCUE OPENINGS (R310)
- Where required (R310.1)
- Areas, height, width, operations (R310.1.1 - R310.1.4)
- Window wells (R310.2)
- Bars, grilles, covers and screens (R310.4)
- Under decks and porches (R310.5)

MEANS OF EGRESS (R311)
- General (R311.1)
- Egress door (R311.2)
- Landings at exterior doors (R311.3 - R311.3.3)
- Vertical egress (R311.4)
- Construction and attachment (R311.5)
- Hallways (R311.6)
- Stairway width, headroom, vertical rise, walkline (R311.7.1 - R311.7.4)
- Stairway treads, risers profiles (R311.7.5 - R311.7.5.4)
- Stairway landings and walking surfaces (R311.7.6, R311.7.7)
- Handrails required (R311.7.8)
- Handrail height, continuity, grip-size (R311.7.8.1 - R311.7.8.4)
- Stairway illumination (R303.6, R311.7.9)
- Special stairways (R311.7.10)
- Ramp slope, landings, handrails (R311.8)

GUARDS AND WINDOW PROTECTION (R312)
- Required for open-sided surfaces, stairs, ramps and landings > 30" above floor/grade (R312.1.1)
- Height - 36" (R312.1.2)

AUTOMATIC FIRE SPRINKLER SYSTEMS (R313)
- Townhouses (R313.1)
- One- and two-family dwellings (R313.2)

SMOKE ALARMS (R314)
- Referenced standards (R314.1, R314.2)
- Location and interconnection (R314.3, R314.5)
- Power source (R314.4)

CARBON MONOXIDE ALARMS (R315)
- New construction (R315.1, R315.2)
- Existing construction (R315.3)
- Referenced standard (R315.4)

FOAM PLASTIC (R302.8, R316)
- Labeling (R316.2)
- Surface burning, thermal barrier, specific approval (R316.3 - R316.7)

DECAY AND TERMITE PROTECTION (R317 and R318)
- Protection required (Table R301.2(1), R317.1, R318.1)
- Quality mark (R317.2 and R318.1.1)

SITE ADDRESS (R319)
- Address numbers (R319.1)

ACCESSIBILITY (R320)
- Type B dwelling units applicable (R320.1)

ELEVATORS/PLATFORM LIFTS (R321)
- Referenced standards (R321.1 - R321.3)

FLOOD-RESISTANT CONSTRUCTION (R322)
- General (R322.1)
- Hazard area and requirements (R301.2.4, R309.3, R322.2, R322.3)
- Design professional (R322.3.6)

STORM SHELTERS (R323)
- General/referenced standard (R323.1)
FOUNDATIONS (Chapter 4)

MATERIALS (R402)

N/A  Wood foundations (R402.1)

2000 psi  Concrete, compressive strength (R402.2)

FOOTINGS (R403)

- Soil bearing value (R401.4, R403.1)
- Footing width (Table R403.1)
- Footing edge thickness = 6" minimum; footing projection = 2" minimum, but ≤ footing thickness (R403.1.1)
- Footings in SDC C or D (R403.1.2, R403.1.3 and R403.1.6.1)
- Depth below (outside) grade = 12" minimum; but below frost line except for frost protected footings. (R403.1.4, R403.1.4.1 and R403.1.4.2)
- Sill plate bolting in concrete/masonry = 1/2" diameter bolts, within 12" but not less than 7 bolt diameters from ends, 7" embedment (R403.1.1)
- Footings adjacent to slopes (R403.1.7)
- Frost protected shallow foundations (R403.3)
- Footings for precast concrete foundation (R403.4)

FOUNDATION/RETAINING WALLS (R404 - R406)

- Masonry foundation walls (R404.1.1)
- Wall height, unbalanced backfill, nominal thickness [Tables R404.1.1(1) - R404.1.1(4), R404.1.5.1]
- Reinforcement size and spacing [Tables R404.1.1(2) - R404.1.1(4)]

- Concrete foundation walls (R404.1.2)
- Wall height, unbalanced backfill, nominal thickness [Tables R404.1.2(1) - R404.1.2(8), R404.1.5.2]
- Horizontal and vertical reinforcement size and spacing [Tables R404.1.2(1) - R404.1.2(8), R404.1.2.2, R404.1.2.3.7]
- Stay-in-place forms (R404.1.2.3.6.1)
- SDC C and D provisions (R404.1.2.4, R404.1.4)
- Height above finished grade (R404.1.6)
- Sill plate size (R404.3)
- Precast concrete foundation walls (R404.5)
- Drains required if habitable or usable spaces are below grade* (R405)
- Soil class (Table R405.1)
- Damp proofing if basements are below grade* (R406.1)
- Waterproofing if high water table* (R406.2)
- * If uninhabitable, see Under-Floor Space (R408)

COLUMNS (R407)

- Protection from decay or corrosion (R407.1 and R407.2)
- Structural requirements (R407.3)
- Anchorage (R407.3)
- Wood columns (minimum 4" square) (R407.3)
- Steel columns (minimum 3" diameter, Schedule 40 pipe) (R407.3)

| TABLE R403.1
MINIMUM WIDTH OF CONCRETE, PRECAST OR MASONRY FOOTINGS (inches)* | LOAD-BEARING VALUE OF SOIL (psf) |
<table>
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<tbody>
<tr>
<td></td>
<td>1,500</td>
</tr>
<tr>
<td></td>
<td>2,000</td>
</tr>
<tr>
<td></td>
<td>3,000</td>
</tr>
<tr>
<td></td>
<td>≥4,000</td>
</tr>
<tr>
<td>Conventional light–frame construction</td>
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</tr>
<tr>
<td>1-story</td>
<td>12</td>
</tr>
<tr>
<td>2-story</td>
<td>15</td>
</tr>
<tr>
<td>3-story</td>
<td>23</td>
</tr>
<tr>
<td>4-inch brick veneer over light frame or 8-inch hollow concrete masonry</td>
<td>12</td>
</tr>
<tr>
<td>1-story</td>
<td>12</td>
</tr>
<tr>
<td>2-story</td>
<td>21</td>
</tr>
<tr>
<td>3-story</td>
<td>32</td>
</tr>
<tr>
<td>8-inch solid or fully grouted masonry</td>
<td>12</td>
</tr>
<tr>
<td>1-story</td>
<td>16</td>
</tr>
<tr>
<td>2-story</td>
<td>29</td>
</tr>
<tr>
<td>3-story</td>
<td>42</td>
</tr>
</tbody>
</table>

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479 kPa.
a. Where minimum footing width is 12 inches, a single wythe of solid or fully grouted 12–inch nominal concrete masonry units is permitted.
FOUNDATIONS (cont’d.)

UNDER-FLOOR SPACE (R408)
- Ventilation (R408.1 and R408.2)
- Unvented crawl space (R408.3)
- Access (R408.4)
- Removal of debris (R408.5)
- Finished grade (R408.6)
- Flood resistance (R408.7)

FLOORS (Chapter 5)

WOOD JOISTS AND GIRDERS (R502)
- Species and grade (R502.1)
- Joists—Sleeping areas, LL = 30 psf [Table R502.3.1(1)]
- Joists—Nonsleeping areas, LL = 40 psf [Table R502.3.1(2)]
- Cantilevered joists [Tables R502.3.3(1) and R502.3.3(2)]
- Girder spans and header spans for exterior bearing walls [Table R502.5(1)]
- Girder spans and header spans for interior bearing walls [Table R502.5(2)]
- Joists under bearing partitions (R502.4)
- Bearing (1.5" minimum on wood or metal; 3" on masonry or concrete) and lapped joists (3") (R502.6, R502.6.1)
- Lateral restraint and bridging (R502.7, R502.7.1)
- Drilling and notching (R502.8)
- Fastening (R502.9)
- Framing of openings (R502.10)
- Wood trusses (R502.11)
- Draftstopping (R502.12)

LUMBER FLOOR SHEATHING (R503.1)
- Allowable span (Table R503.1)
- End joints (R503.1.1)

WOOD STRUCTURAL PANEL SHEATHING (R503.2)
- Grade (R503.2.1)
- Thickness (R503.2.1)
- Allowable spans [Tables R503.2.1.1(1) and R503.2.1.1(2)]
- Installation [Table 602.3(1)]

PARTICLEBOARD UNDERLAYMENT (R503.3)
- Grade (R503.3.1)
- Thickness (R503.3.2)
- Installation [Table R602.3(1)]

TREATED-WOOD FLOORS (ON GROUND) (R504)
- Base course: 4" thick with maximum 3/4" gravel or 1/2" crushed stone (R504.2.1)
- Moisture barrier: placed over base course (R504.2.2)
- Materials (R504.3)

STEEL FLOOR FRAMING (R505)
- Cold-formed steel; applicability limits; in-line framing (R505.1)
- Structural framing (R505.2)
- Material (R505.2.1)
- Identification (R505.2.2)
- Corrosion protection (R505.2.3)
- Fastening (R505.2.4)
- Floor construction (R505.3)

CONCRETE FLOORS (ON GROUND) (R506)
- Thickness: 31/2" minimum; Concrete strength (R506.1)
- Support: prepared subgrade; maximum earth fill = 8"; maximum sand or gravel fill = 24" (R506.2.1)
- Base course: 4" graded with 2" maximum aggregate (R506.2.2)
- Vapor retarder (R506.2.3)
- Reinforcement support (R506.2.4)

DECKS (R507)
- Support, attachment (R507.1 - R507.2.3)
- Wood/plastic materials (R507.3)
WALL CONSTRUCTION (Chapter 6)

GENERAL (R601)
- Design (R601.2)
- Component and cladding wind loads
  [Table R301.2(2)]

WOOD CONSTRUCTION (R602)
- Construction
  [Figures R602.3(1) and R602.3(2)]
- Stud grade (R602.2)
- Exterior walls (R602.3)
- Stud spacing [R602.3.1, Table R602.3(5)]
- Interior load-bearing walls (R602.4)
- Interior nonbearing walls: 2" × 3" at 24" o.c. or
  2" × 4" flat at 16" o.c. (R602.5)
- Drilling and notching—studs (R602.6)
- Drilling and notching—top plate (R602.6.1)
- Headers [Tables R502.5(1), R502.5(2),
  R602.7.2 and Figure R602.7.2]
- Fireblocking (R602.8, R302.11)
- Cripple walls (R602.9)
- Wall bracing, lines, panels
  (R602.10.1, R602.10.2)
- Required length of bracing, method
  [R602.10.3, R602.10.4, Tables
  R602.10.3(1) and R602.10.3(3)]
- Minimum length, connections, support, joints,
  cripple walls (R602.10.5 - R602.10.11)
- Wall anchorage (SDC C and D) (R602.11)
- Simplified wall bracing (R602.12)

STEEL WALL FRAMING (R603)
- General (R603.1)
- Structural framing (R603.2)
- Material (R603.2.1)
- Identification (R603.2.2)

- Corrosion protection (R603.2.3)
- Fastening (R603.2.4)
- Wall construction (R603.3 - R603.5)
- Headers (R603.6)
- Studs, tracks and structural sheathing
  (R603.7 - R603.9)

SHEATHING (R604 and R605)
- Wood structural panels (R604)
- Particleboard (R605)

MASSONRY CONSTRUCTION (R606 - R610)
- General design (R606)
- SDC C and D (R606.12)
- Unit masonry (R607)
- Multiple-wythe masonry (R608)
- Grouted masonry (R609)
- Glass unit masonry (R610)

EXTERIOR CONCRETE WALL CONSTRUCTION (R611)
- Applicability (R611.2)
- Concrete wall systems (R611.3)
- Stay-in-place forms (R611.4)
- Materials, construction details
  (R611.5 - R611.10)

EXTERIOR WINDOWS & DOORS (R612)
- General; performance; testing and labeling
  (R612)

STRUCTURAL INSULATED PANEL WALL CONSTRUCTION (R613)
- Applicability (R613.2)
- Materials (R613.3)
- Wall panels, construction details
  (R613.4 - R613.10)
WALL COVERING (Chapter 7)

INTERIOR WALL COVERING (R702)
- Plaster material (R702.2)
- Plaster support (R702.2.3)
- Gypsum board material (R702.3.1)
- Gypsum board support, application and fastening (R702.3.2 - R702.3.8)
- Ceramic tile (R702.4)
- Other finishes (R702.5 and R702.6)
- Vapor retarders (R702.7)

EXTERIOR WALL COVERING (R703)
- Water-resistive barrier (R703.2)
- Wood siding (R703.3)
- Attachment and minimum thickness (Table R703.4)

ROOF-CEILING CONSTRUCTION (Chapter 8)

GENERAL (R801)
- Design (R801.2 and R801.3)
- Component and cladding wind loads [Table R301.2(2)]

WOOD ROOF FRAMING (R802)
- Fire-retardant-treated wood (R802.1.3)
- Framing details (R802.3)
- Rafter tie (R802.3.1)
- Collar ties (4" o.c., in upper third of attic) (R802.3.1)
- Purlins (2" × 4" at 4’ o.c. minimum) (Figure R802.5.1, R802.5.1)
- Bearing (R802.6)
- Cutting and notching (R802.7)

Engineered wood products (R802.7.2)
- Lateral support and bridging (R802.8)
- Framing of openings (R802.9)
- Wood trusses (R802.10)
- Roof tie-down (R802.11)

CEILING JOISTS [Tables R802.4(1), R802.4(2)]
- Without attic storage, LL = 10psf
- With attic storage LL = 20psf

WOOD SHADES AND SHINGLES (R703.5)
- Exterior plaster (R703.6)
- Stone & masonry veneer (R703.7 & Figure R703.7); Steel angle lintels-4" minimum bearing each end (R703.7.3)
- Veneer ties: #9 U.S. gage wire or #22 U.S. gage by /′ corrugated metal; horizontal and vertical spacing; 2.67 square feet maximum area supported (wind > 30 psf and SDC C or D, maximum area = 2 square feet) (R703.7.4.1)
- Flashing (R703.7.5 and R703.8)
- Exterior insulation and finish systems (R703.9)
- Fiber cement siding (R703.10)
- Vinyl siding (R703.11)
ROOF-CEILING CONSTRUCTION (cont’d.)

STEEL ROOF FRAMING (R804)
- General (R804.1)
- Structural framing (R804.2)
- Material (R804.2.1)
- Identification (R804.2.2)
- Corrosion protection (R804.2.3)
- Fastening (R804.2.4)
- Roof construction (R804.3)
- Roof tie-down (R804.3.9)

ROOF VENTILATION (R806)
- Ventilation requirements (R806.1 - R806.5)

ATTIC ACCESS (R807)
- Access requirements (807.1)

ROOF ASSEMBLIES (Chapter 9)

ROOF CLASSIFICATION (R902)
- Roof covering materials (R902.1)

WEATHER PROTECTION (R903)
- Flashing (R903.2)
- Coping (R903.3)
- Roof drainage (R903.4)

MATERIALS (R904)
- Compatibility; specifications; physical characteristics; identification (R904.2 - R904.4)

REQUIREMENTS FOR ROOF COVERINGS (R905)
- Asphalt shingles (R905.2)
- Clay and concrete tile (R905.3)
- Metal roof shingles (R905.4)
- Mineral-surfaced roll roofing (R905.5)
- Slate and slate-type shingles (R905.6)
- Wood shakes (R905.8)
- Built-up roofs (R905.9)
- Metal roof panels (R905.10)
- Modified bitumen roofing (R905.11)
- Thermoset single-ply roofing (R905.12)
- Thermoplastic single-ply roofing (R905.13)
- Sprayed polyurethane foam roofing (R905.14)
- Liquid-applied coatings (R905.15)
- Photovoltaic shingles (R905.16)

ROOF INSULATION (R906)
- General (R906.1)

REROOFING (R907)
- Materials and methods (R907.1)
- Structural support (R907.2)
- Recover vs replace (R907.3)

MASONRY FIREPLACES (R1001)
- Construction (Figure R1001.1 and Table R1001.1)
- SDC D reinforcing/anchorage (R1001.3 and R1001.4)
- Firebox walls and dimensions (R1001.5 and R1001.6)
- Steel fireplace units (R1001.5.1)
- Lintel (noncombustible) (R1001.7)
- Hearth extension (R1001.9, R1001.10)
- Fireplace clearance (R1001.11)
- Fireblocking (R1001.12)

MASONRY CHIMNEYS (R1003)
- Construction (Table R1001.1, R1003.2, R1003.3, and Figure R1001.1)
- Corbeling (R1003.5)

CHIMNEYS AND FIREPLACES (Chapter 10)
### CHIMNEYS AND FIREPLACES (cont’d.)

<table>
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<td>Additional load (R1003.8)</td>
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<td>Termination (R1003.9)</td>
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<tr>
<td>Spark arrestors (R1003.9.2)</td>
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<tr>
<td>Wall thickness; ≥ 4&quot; (R1003.10)</td>
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<td>Flue lining - material/installation (R1003.11 and R1003.12)</td>
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<tr>
<td>Multiple flues (R1003.13)</td>
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<tr>
<td>Flue area (appliance) (R1003.14)</td>
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<td>Flue area (masonry fireplace) (R1003.15)</td>
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<td>Inlet (R1003.16)</td>
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<td>Chimney clearance (R1003.18)</td>
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<td>Fireblocking (R1003.19)</td>
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<tr>
<td>Chimney crickets (R1003.20)</td>
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<tr>
<td>FACTORY-BUILT FIREPLACES (R1004)</td>
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<tr>
<td>Listed and labeled (R1004.1)</td>
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<tr>
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<td>FACTORY-BUILT CHIMNEYS (R1005)</td>
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</tr>
<tr>
<td>Listed and labeled (R1005.1)</td>
<td></td>
</tr>
<tr>
<td>Installation (R1005.3 and R1005.4)</td>
<td></td>
</tr>
<tr>
<td>EXTERIOR AIR SUPPLY (R1006)</td>
<td></td>
</tr>
<tr>
<td>Intake size (R1006.2, R1006.4)</td>
<td></td>
</tr>
</tbody>
</table>

### ENERGY EFFICIENCY (Chapter 11)

(See Chapter 4 of the 2009 IECC)

<table>
<thead>
<tr>
<th>Topic</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Compliance; information (N1101.5, N1101.8)</td>
<td></td>
</tr>
<tr>
<td>3 Climate zone (Table N1101.10)</td>
<td></td>
</tr>
<tr>
<td>Building thermal envelope (N1102)</td>
<td></td>
</tr>
<tr>
<td>Systems (N1103)</td>
<td></td>
</tr>
<tr>
<td>Electrical (N1104)</td>
<td></td>
</tr>
<tr>
<td>Simulated performance (N1105)</td>
<td></td>
</tr>
</tbody>
</table>

### MECHANICAL (Chapters 12-23)

<table>
<thead>
<tr>
<th>Topic</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appliance labeling (M1302, M1303)</td>
<td></td>
</tr>
<tr>
<td>Appliance access (M1305, M1401)</td>
<td></td>
</tr>
<tr>
<td>Appliance installation (M1307)</td>
<td></td>
</tr>
<tr>
<td>Heating and cooling equipment; load calculations (Chapter 14)</td>
<td></td>
</tr>
<tr>
<td>Exhaust systems (Chapter 15)</td>
<td></td>
</tr>
<tr>
<td>Duct systems (Chapter 16)</td>
<td></td>
</tr>
<tr>
<td>Combustion air (Chapter 17)</td>
<td></td>
</tr>
<tr>
<td>Chimney and vent location and terminations (Chapters 10 and 18)</td>
<td></td>
</tr>
<tr>
<td>Special equipment (Chapter 19)</td>
<td></td>
</tr>
<tr>
<td>Boilers/water heaters (Chapter 20)</td>
<td></td>
</tr>
<tr>
<td>Hydronic piping (Chapter 21)</td>
<td></td>
</tr>
<tr>
<td>Special piping and storage systems (Chapter 22)</td>
<td></td>
</tr>
<tr>
<td>Solar systems (Chapter 23)</td>
<td></td>
</tr>
<tr>
<td>Penetrations of fire-resistance rated assemblies (R302.4, R302.5)</td>
<td></td>
</tr>
</tbody>
</table>

### FUEL GAS (Chapter 24)

<table>
<thead>
<tr>
<th>Topic</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application (G2401.1)</td>
<td></td>
</tr>
<tr>
<td>General regulations (G2404)</td>
<td></td>
</tr>
<tr>
<td>Appliance location (G2406)</td>
<td></td>
</tr>
<tr>
<td>Air requirements (G2407)</td>
<td></td>
</tr>
<tr>
<td>Installation (G2408)</td>
<td></td>
</tr>
<tr>
<td>Clearances (G2409)</td>
<td></td>
</tr>
<tr>
<td>Electrical and electrical bonding (G2410, G2411)</td>
<td></td>
</tr>
<tr>
<td>Pipe sizing (G2413)</td>
<td></td>
</tr>
<tr>
<td>Piping materials (G2414)</td>
<td></td>
</tr>
</tbody>
</table>
FUEL GAS (cont’d)

- Piping installation (G2415 and G2419)
- Piping support (G2418 and G2424)
- Valves, controls, connections (G2420, G2421 and G2422)
- Venting (G2425 - G2429)
- Misc. Appliances (G2423, G2430 - G2454)

PLUMBING (Chapters 25-33)

- Water service location and depth (P2603, P2604)
- Sanitary and storm sewer location and depth (P2603, P2604)
- Piping support (Table P2605.1)
- Listed plastic materials (P2609)
- Plumbing fixtures (Chapter 27)
- Water heater size and location (Chapter 28)
- Water supply and distribution system design and calculations (Chapter 29)
- Dwelling unit fire sprinkler systems (P2904)
- NFPA 13D system (P2904.1)
- Temperature rating (P2904.2.1, P2904.2.2)
- Freezing protection (P2904.2.3)
- Sprinkler coverage (P2904.2.4)
- Piping materials (P2904.3)
- Flow rates (P2904.4.1, P2904.4.2)
- Water supply capacity (P2904.5.2)
- Pipe sizing (P2904.6)
- Drain, waste and vent pipe sizing and riser diagram (P3004, P3005, Chapter 31)
- Sumps and ejectors (P3007)
- Backwater valves (P3008)
- Fixture traps (P3201)
- Storm drainage (Chapter 33)
- Penetrations of fire-resistance rated assemblies (R302.4, R302.5)

ELECTRICAL (Chapters 34-43)

- Penetrations of fire-resistance rated assemblies (E3402.2)
- Listed and labeled materials (E3403)
- Service equipment and location (E3405, E3601, E3606)
- Service size and load calculations (E3602)
- Available fault current (E3606)
- System grounding (E3607)
- Required branch circuits (E3703)
- Feeder requirements and load calculations (E3704)
- Wiring methods (Chapter 38)
- Required lighting and receptacle outlets (E3901, E3903)
- Ground-fault and arc-fault circuit-interrupter protection (E3902)
- Devices and lighting fixtures (Chapter 40)
- Appliance installation (Chapter 41)
- Swimming pools (Chapter 42)
- Class 2 remote-control, signaling and power-limited circuits (Chapter 43)

MANUFACTURED HOUSING USED AS DWELLINGS (Appendix E) (N/A)

- Provisions adopted (R102.5)
- Compliance with Appendix E verified
RADON CONTROL MEASURES (Appendix F) (N/A)

Provisions adopted (R102.5)  Compliance with Appendix F verified

SWIMMING POOLS, SPAS AND HOT TUBS (Appendix G) (N/A)

Provisions adopted (R102.5)  Compliance with Appendix G verified

PATIO COVERS (Appendix H) (N/A)

Provisions adopted (R102.5)  Compliance with Appendix H verified

PRIVATE SEWAGE DISPOSAL (Appendix I) (N/A)

Provisions adopted (R102.5)  Compliance with Appendix I verified

EXISTING BUILDINGS AND STRUCTURES (Appendix J) (N/A)

Provisions adopted (R102.5)  Compliance with Appendix J verified

SOUND TRANSMISSION (Appendix K) (N/A)

Provisions adopted (R102.5)  Compliance with Appendix K verified

HOME DAY CARE—R-3 OCCUPANCY (Appendix M) (N/A)

Provisions adopted (R102.5)  Compliance with Appendix M verified

AUTOMATIC VEHICULAR GATES (Appendix O) (N/A)

Provisions adopted (R102.5)  Compliance with Appendix O verified

NOTES