

APACHE COUNTY
BUILDING INSPECTION DEPARTMENT PLAN REVIEW
NEW SINGLE-FAMILY-DWELLING REQUIREMENT CHECK SHEET

1. Provide three complete plan sets including site plan, foundation plan, floor plan, electrical plan, floor framing and roof framing, and front-to-rear cross-section of building (IRC R106).
2. Provide a fully dimensioned site plan, drawn to scale, including all fences, property lines, right-of-way centerline measurements, and easements (IRC R106.2).
3. Maximum permitted height for this project is two stories not to exceed 35 feet measured from the first finished floor to the highest point of the roof (Apache County Zoning Ordinance), constructed with framing members per IRC Table R602.3(5).
4. Show and reference on foundation plan and with applicable details that there are **two** No. 4 rebar in footing (Apache County Building Ordinance).
5. Footings shall be placed at least 18 inches below grade into excavated undisturbed soil or approved compacted fill (IRC R403.1.4) or per the Apache County Building Ordinance.
6. Masonry stem walls over 24" in height are to be vertically reinforced every 48" with a minimum of one No. 4 rebar from the footing to top of stem; grouted bond beam is to be reinforced with one No. 4 rebar at the top (Apache County Building Ordinance).
7. Provide under-floor access and ventilation; describe vent locations, sizes, methods, and calculations used to determine venting net-free area on plans complying with IRC 408.
8. Provide grade and species of all studs, posts, beams, and headers.
9. All sill plates (interior and exterior, load bearing, and non-load bearing) shall be pressure-treated or foundation-grade redwood and attached per IRC R323(3).
10. Provide braced walls and/or alternate braced walls (garage and dwelling walls less than 4 feet wide and within 12 feet of the end of the wall) with a minimum of TWO listed hold-down devices capable of at least 1,800 lbs, uplift, at each panel end stud (IRC R602.10.3 and R602.10.6).
11. Specify type of design and construction of all walls and partitions. Wood stud walls shall comply with prescriptive requirements of IRC Section R604 or shall be designed by an Arizona registrant.
12. Specify all hangers used to hang trusses from girder trusses, walls, or other locations. Specify post design for support under all girders.
13. Indicate sizes and spans of all headers, beams, and lintels in all bearing and nonbearing walls. Provide manufacturer's span charts for premanufactured lintels.
14. If maximum spans at red-lined areas appear overspanned, clarify calculations.
15. Specify as follows on floor plan and other locations where this requirement is referred to: "Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors" (IRC R309.1).
16. Appliances having an ignition source shall be elevated such that the source of ignition is not less than 18" above the floor of the garage (IRC M1307.3).

17. The garage shall be separated from the residence and its attic area by not less than 1/2-inch (12.7-mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch (15.9-mm) Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7-mm) gypsum board or equivalent (R309.2).
18. Provide stair section/detail showing compliance with IRC R314.
19. Provide detail of guardrail showing compliance with IRC R316.
20. Provide handrail detail showing compliance with IRC R315.
21. Sleeping rooms must have exterior secondary exit. Minimums are 5.7 sq ft net clear openable area when above grade and 5 sq ft when windows are at grade level and no less than 24" high or 20" wide; maximum sill height is 44 inches above floor (IRC R310.1).
22. Provide attic access and ventilation, and describe vent locations, sizes, methods, and calculations used to determine venting net-free area on plans complying with IRC R806 and R807.
23. Glazing subject to human impact shall be safety glazed per IRC R308. Show location of tempered glazing conditions at each placement shown on plans; **glazing within 24" of door jamb, either side, or within 60" of standing surface of tub shall be noted as "TEMPERED" (IRC 308.4).**
24. Provide appliance locations and combustion air requirements for fuel-burning appliances (IRC Chapter 17).
25. Water heater relief valve is to extend outside of the building with the end of the pipe not more than 2 feet nor less than 6 inches above the ground and pointing downward (IRC P2803).
26. Provide the following note to plans: ". . . Domestic dryer vent shall not exceed 25'-0" maximum length with a reduction of 2.5 feet for every 45° elbow and 5 feet for each 90° elbow . . ." (IRC M1501.3).
27. **Provide this note to plans:** "Provide pressure balance or thermostatic mixing valve control valves for all shower and tub-shower combinations . . ." (IRC PO2708.3).
28. Provide protection barrier against vehicular damage for heating/cooling equipment and water heaters installed in garage area (IRC M1307.3.1).
29. Show smoke detector(s):
 - (1) In each sleeping room.
 - (2) Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
 - (3) On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.When more than one smoke alarm is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. Primary power shall be by building wiring system with battery backup (IRC R317).
30. A GFCI-protected **weather-proofed** receptacle shall be located at both the front and rear entry doors to all dwellings (IRC 3801.7 210-52[e]).

31. All 125-volt, single-phase, 15- and 20-ampere receptacles that serve countertop surfaces shall have ground-fault circuit interrupters (IRC E3802.6).
32. “At least one wall receptacle outlet shall be installed in bathrooms and such outlet shall be located within 36 inches (914 mm) of the outside edge of each lavatory basin. The receptacle outlet shall be located on a wall that is adjacent to the lavatory basin location.” (IRC E3801.6)
33. Receptacles are required to be provided at all peninsular and island countertops, a minimum of one (NEC 210-52[c]).
34. “Bedroom Receptacle Outlets. All branch circuits that supply 125 volt, single-phase 15- and 20-ampere receptacle outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter listed to provide protection of the entire branch circuit” (IRC E3802.11).
35. All ceiling suspended paddle fans shall be supported directly from the building structure, and not from the splice box required by IRC E4001.6, as amended.
36. All receptacles in the following locations that are “GFCI protected” downstream from a GFCI receptacle shall be in line-of-sight of the GFCI receptacle providing protection: receptacles serving kitchen countertops, and bathroom receptacles (IRC E3802.1.1).