

Residential Plan Review Checklist

Based on The Michigan Residential Code 2015

Please Note: This checklist is only intended to be a guide and is not all inclusive of the residential code and city ordinances. The purpose of this document to assist all parties in expediting the plan review process.

Address		Permit Number	
Contact Name		Email	
Phone Number		Zoning District	

Zoning/Administration		
	Square footage(Gross footprint/gross garage/gross total)	
	Lot Coverage	
	Setbacks	
	Flood Hazard	
	Correct edition of Code referenced	
	Ground snow load/wind speed(25, Ultimate design wind speed-115mph)	301.2(1)
	Correct address on all documents	

Building Planning		
	Fire separation distance(5')	T302.1(1)
	Dwelling-garage separation	T302.6
	Garage opening protection	302.5.1
	Bathroom Glazing (3SF-1/2 openable or mechanical ventilation)	303.3
	Ceiling Height (7ft-50%if sloped)	305.1
	Clothes washer connection	306.1
	Bathroom fixture location	F307.1
	Hazardous glazing locations	308.4
	Garage floor surface slope	309.1
	Emergency escape opening/basement	310.1
	Emergency escape opening/bedrooms	310.1

Emergency escape opening/habitable attics	310.1
Egress door (3' 0" x 6' 8")	311.2
Interior doors (2'0" x 6' 6")	311.2.1
Stair Geometry	311.7
Width	311.7.1
Headroom	311.7.2
Riser Height	311.7.4.1
Tread depth	311.7.4.2
Landing for stairs	311.7.6
Handrails required	311.7.8
Guards required	312.1.1
Smoke alarms	314.2
CO detectors	315.2

Footings/Foundations	
Footing Minimum size(1500 psf default)	T403.1(1-3)
Minimum depth	403.1.4
Foundation horizontal reinforcement (concrete)	404.1.2(1)
Foundation vertical reinforcement (concrete)	T401.2(2-4)
Foundation anchorage	403.1.6
Footing Drainage/filter membrane	405.1
Foundation waterproofing	406.2
Crawl Space ventilation	408.1/408.2
Access to crawl space	408.4

Floors	
Grading of lumber(spf #2 will be default)	502.1
Engineered lumber span information	501.2
Wide flange beam/post spans	501.2
Lumber joist spans	T502.3.1(2)
Framing of openings	502.10

Concrete Floors		
	Basement-base, vapor barrier, minimum thickness	506.2
	Garage-base, vapor barrier, reinforcement at overdig, minimum thickness	506.2

Walls		
	Header sizes(exterior LB walls)	T602.7(1)
	Header sizes(Interior LB walls)	T602.7(2)
	Braced wall lines, methods and location of panels identified	106.1.3
	Stud sizes	T602.3(5)
	Vapor retarder	601.3

Roof /Ceiling		
	Rafter spans	802.5.1(3)
	Ceiling joist spans	802.4(1-2)
	Cathedral ceiling(conventional), load bearing ridge/connectors	802.3.1
	Wood truss design(deferred submittal)	802.10
	Ice Barrier	905.1.2
	Roof ventilation calculations	806.1

Energy Code		
	Prescriptive method met	T1102.1.1
	UA alternative matches plans(RESCHECK)	1102.1.4
	Simulated performance Alternative	
	Address listed on report	1105.4
	Documentation of software compliance	1105.4.1
	Compliance report matches plans	1105.4.2
	Manual J	M1401.3
	Manual D	M1401.3