

# Charter Township of Hampton – Building Department

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## PLAN REVIEW CHECKLIST

Residential One- and Two-Family Dwelling  
2015 Michigan Residential Code

\*\*\*\*\*PLEASE PROVIDE ALL DETAILS ON THE CHECKLIST FOR CURRENT PROJECT\*\*\*\*\*

**Job Address:** \_\_\_\_\_

**Builder:** \_\_\_\_\_

**Owner:** \_\_\_\_\_

**Square Footage:**

1<sup>st</sup> Floor: \_\_\_\_\_ 2<sup>nd</sup> Floor: \_\_\_\_\_

Foundation/basement: \_\_\_\_\_

Garage attached: \_\_\_\_\_ Garage detached: \_\_\_\_\_

Porche(s): \_\_\_\_\_ Deck(s): \_\_\_\_\_

Other: \_\_\_\_\_

**Construction Value:** \$ \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Date Received: \_\_\_\_\_

Date Completed: \_\_\_\_\_

\_\_\_\_\_ **Approved**, comply with comments on checklist

\_\_\_\_\_ **Denied**, amend plans and resubmit

## **PLANNING**

- **R 106.2** Site Plan. \_\_\_\_\_

## **FOUNDATIONS**

- **R404** Manufactured systems plans and specifications. \_\_\_\_\_
- **R403.1.4** 42" below final grade. \_\_\_\_\_
- **R402.1** Wood foundation design. \_\_\_\_\_
- **R403** Footing size. Use 1500 psf unless tested. \_\_\_\_\_
- **R404** Foundation wall design. \_\_\_\_\_
- **R403.1.6** Foundation anchorage. \_\_\_\_\_
- **R405** Foundation drainage. \_\_\_\_\_
- **R406.2** Waterproofing habitable space below grade. \_\_\_\_\_
- **R406** Damp proofing. \_\_\_\_\_
- **R403.1** Site grading. 6" in first 10' (away from dwelling). \_\_\_\_\_
- **R319.1** Treated sill plates on concrete or masonry. \_\_\_\_\_

## **FLOORS**

Design for living areas minimum 40# live load 10# dead load

Design for sleeping areas minimum 30# live load 10# dead load

- **R502 R106.1.2** "I" joist/floor truss plans & prints. \_\_\_\_\_
- **R502** Floor framing/joist spans. \_\_\_\_\_
- **R502.4** Joists under bearing partitions. \_\_\_\_\_
- **R502.5** Girder/floor beam(s) spans. \_\_\_\_\_
- **R502.7** Lateral support & bridging. \_\_\_\_\_
- **R502.3.3** Floor cantilevers. \_\_\_\_\_
- **R503** Floor Sheathing. \_\_\_\_\_

## WALLS

- **R602** Wall stud and plate design. \_\_\_\_\_
- **R602.7** Headers. \_\_\_\_\_
- **R602.10.3** Bracing. \_\_\_\_\_
- **R703** Masonry Veneer. \_\_\_\_\_

## ROOFS

Design to a minimum of a 30# live load 20# deal load (rafters)

Design to a minimum of a 35# live load 17# deal load (trusses)

- **R802** Rafter & ceiling joist design/spans. \_\_\_\_\_
- **R802.10** Trusses. Prints & plans required. \_\_\_\_\_
- **R803.1** Roof sheathing. \_\_\_\_\_
- **R905.2.7** Underlayment. \_\_\_\_\_
- **R905.2.7.1** Ice shields. 24" past int. wall line. \_\_\_\_\_
- **R903.2** Flashings. \_\_\_\_\_

## MEANS OF EGRESS & FIRE SAFETY

- **R310.1** Basement & sleeping room(s) windows. \_\_\_\_\_
- **R310.2** Window wells. Ladders, steps & guards. \_\_\_\_\_
- **R311.4.1** Exit door. One 36" door leading to exterior. \_\_\_\_\_
- **R311.4.3** Landings & stairs at all exterior doors. \_\_\_\_\_
- **R602.8** Fireblocking. Wall/ceiling connections & stairways. \_\_\_\_\_
- **R313** Smoke Alarms. Wired & interconnected with battery. \_\_\_\_\_

## INTERIOR ENVIRONMENT

- **R303.1** Natural light not to be less than 8% of floor area. \_\_\_\_\_
- **R303.1** Natural ventilation not to be less than 4% of floor area. \_\_\_\_\_
- **R305.1** 7' minimum habitable area ceiling height. \_\_\_\_\_

- **R806** Roof space ventilation. \_\_\_\_\_
- **R408** Crawlspace ventilation. \_\_\_\_\_
- **R807.1** Attic access. \_\_\_\_\_
- **R408.3** Crawlspace access. \_\_\_\_\_

**STAIRWAYS**

- **R311.5.1** 3' width. \_\_\_\_\_
- **R311.5.3.1** 8 ¼" maximum riser. \_\_\_\_\_
- **R311.5.3.2** 9" minimum tread. \_\_\_\_\_
- **R311.5.3.3** ¾"-1 ¼" nosing. \_\_\_\_\_
- **R311.5.8** Winders, spiral, or circular. \_\_\_\_\_
- **R311.5.2** Headroom. \_\_\_\_\_
- **R311.2.2** ½" Drywall on underside. \_\_\_\_\_
- **R311.5.6** Handrails required for 3 or more risers. \_\_\_\_\_

**HANDRAILS AND GUARDS**

- **R312.1** Required for porches, decks, balconies, open sides of stairs, etc. over 30" above lower walking surface. \_\_\_\_\_
- **R312.1** 36" minimum guardwall height. \_\_\_\_\_
- **R312.2** Openings less than a 4" sphere. \_\_\_\_\_
- **R311.5.6.3** Handrails 34" – 38" maximum height. Graspable. \_\_\_\_\_

**ATTACHED GARAGES**

- **R309.2** Garage/dwelling separation: ½" drywall or equivalent on the garage side. \_\_\_\_\_
- **R309.1** Door: 1 3/8" minimum solid or a 20-minute fire rating. \_\_\_\_\_
- **R309.3** Floor shall slope to main vehicle entry doorway or drain. \_\_\_\_\_

**DECKS – PORCHES – RAMPS**

- **R311** Required at all exits. \_\_\_\_\_
- **R323** Pressure treated. .60 for foundation, .40 for above grade. \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**SAFETY GLAZING**

Required at all of the following locations:

- Doors & adjacent to doors within 24". \_\_\_\_\_
- Walls enclosing bathtubs, showers, whirlpools, etc. \_\_\_\_\_
- Fixed panels exceeding 9 sq. ft. & within 18" of floor. \_\_\_\_\_
- Skylights, roofs, sloped glazing. \_\_\_\_\_

**MICHIGAN UNIFORM ENERGY CODE**

- \_\_\_\_\_

**FLOOD RESISTANT CONSTRUCTION**

Department of Environmental Quality Approval. \_\_\_\_\_

- **R106.1.3** Location in flood zones/ways. \_\_\_\_\_
- **R323.1.5** Mechanical & electrical systems protection. \_\_\_\_\_
- **R323** Elevation & design. \_\_\_\_\_
- **Soil Erosion Permit** \_\_\_\_\_
- **Driveway Permit** \_\_\_\_\_

**OTHER:**

- **Under both state law and local ordinance, a soil erosion permit and control measures must be in place when disturbing land within 500 feet of a county drain/waters of the state /wetlands or if the disturbed area is more than an acre in size. It is your responsibility to contact the drain commission to determine if a permit is needed.**