



RESIDENTIAL SINGLE FAMILY DWELLING CHECKLIST FOR STRUCTURAL PLAN REVIEW

Checklist must be completed, signed and accompany all plan submittals for structural plan review. Items checked which have not been provided ***will result in rejection of the permit application at the time the structural plan review is processed.*** Please check your submittal carefully to avoid delays. Do not check items that do not apply. Stafford County reviews plans based on prescriptive code requirements, designs which incorporate construction techniques which cannot be referenced in code sections will be **returned requiring an engineered plan submittal.**

The International Residential Code / Virginia Uniform Statewide Building Code edition under which this application is being applied for is:

IRC 2012, VUSBC 2012

- A completed Residential Building Permit Application for a single family dwelling is attached.
- This application is for a Master Plan Review. (Complete Master Plan Application and Master Plan Options Sheet).
- This application is being applied for under a previously approved Master Plan # _____ (Complete master plan options sheet with application)
- The Stafford County permit application “description of work” completely describes the structure being constructed including all specific options.
- The areas of each floor and the total area of the entire structure are included on the application (and on the plan cover sheet). Inaccurate information will result in rejection of the plan at the time of review.
- The construction includes a basement with:
 - Footer
 - A grade level walkout
 - An area way with stairs and drain
 - No exterior basement exit
- One scaled copy of the complete plan (scaled ¼ inch/foot minimum) have been provided including but not limited to: elevations, plan views each floor, wall sections, foundation plan, footing details, location of smoke detectors, all structural member span lengths, structural member sizes, structural member spacing, jack support specifications, connection details, insulation R-values, roof framing plan, location of safety glazing, and site plan showing exactly what is being constructed. All pages are numbered and identified on the plan cover sheet. Except for Master Plan submittals all options being installed for a specific model home have been clearly identified on the plans (options shown on the plan not being installed have been clearly crossed out). The plan includes all structural information; there are no structural components designated “designed by others” for which supplemental information has not been included for review.

- Plans show compliance with the International Energy Code. A RESCHECK compliance sheet has been provided and the plans show the following;

BUILDING ENVELOPE: IECC Section 402

- Specifications for doors, windows, and skylights (R/U ratings, fenestration values) Table 402.1.1
- Sub-structure thermal envelope and moisture barriers. Table 402.1.1
- Insulation values of below grade, exterior and separation walls. Table 402.1.1
- Attic and roof assemblies. Table 402.1.1
- Air sealing and insulation. IECC 402.4

HVAC SYSTEMS: IECC Section 403

- Specifications for HVAC systems and controls. IECC 403
- Duct sizing, insulation and sealing. IECC 403
- Load calculation/Manual J on Stafford County form.

SERVICE WATER HEATING: IECC Section 403 (Water heaters)

- Specifications for equipment
- Temperature controls (heating equipment, fixtures)
- Piping insulation

- All engineered wood products have been identified on the plan and specification sheets attached for each. All engineered floor systems have been attached including installation sheets for each floor. The basement foundation detail has been checked against the engineered floor system support requirements and the foundation plan has been modified as required. Sealed roof truss sheets and roof truss installation sheets are attached (or a sealed **cover sheet** is provided for the roof truss or floor truss system which references each truss shown on the installation sheet).
- The framing and foundation plan incorporates any specific structural requirements for engineered floor system(s) and roof truss system(s).
- The method(s) used to achieve International Residential Code and VUSBC braced wall line requirements are clearly indicated on the plans. Each floor level identifies all components of the braced wall construction and the applicable code section or engineered design being used. Sealed, engineered designs for braced wall line designs including supporting calculations are attached. Specific nailing (attachment) requirements for braced wall lines are indicated on the plan. Interior braced wall line designs designate materials and attachment requirements on the plan.
- A soils report prepared by a Virginia Registered Design Professional or Virginia certified professional geologist is attached.

A CD has been provided of the complete plan in PDF or TIFF 4 compressed format. The CD is marked showing the job location and has a space for entering the assigned permit number.

Note: The CD is not required for 11x17 plans (or smaller) provided that the submittal is limited to 7 pages. The CD (if required) shall also include:

- The geotechnical soils report.
- All engineered lumber specification sheets.
- Stamped (sealed) engineered floor design data and floor lay out sheets.
- Stamped (sealed) engineered roof truss design data and roof truss lay out sheets.
- Separate engineered designs as applicable.

The number of stories above grade has been clearly shown on the plan and indicated in the permit application "description of work". The vertical dimension measured from the average elevation of the finished grade within 20 feet of the structure to the highest point of the structure has been provided.

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE INFORMATION GIVEN IS CORRECT, AND THAT ALL CONSTRUCTION WILL COMPLY WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND APPLICABLE ORDINANCES. THE PERMIT HOLDER IS THE RESPONSIBLE PARTY FOR COMPLIANCE WITH THE VUSBC AND OTHER ORDINANCES.

Print Name: _____

Owner Contractor Authorized Agent

Signature: _____

Contact Phone Number: _____

Alternate Phone Number: _____