



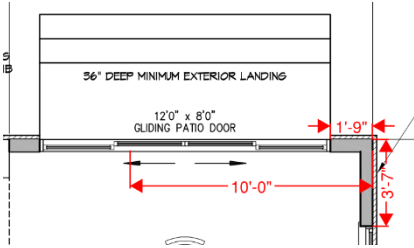
City of Idaho Falls Residential Plan Review: Date: 11/05/2019

Address: 122 Whisper Cove Pl. Idaho Falls Idaho 83402 Permit No: RCOM19-0342

Applicant, Contractor: Wind River Construction Owner: Hix Conn

The items in **red** under “Complies” column must be submitted prior to permit.

When “Note” is indicated on review, no response is required this is will be inspected at the job by inspector.

2015 IRC Correction Items	Complies	Provide
1. Wall Bracing/ End Conditions	No	Provide appropriate end condition for the following as per <b>2015 IRC R602.10.7</b> , Continuous sheathed portal frame also an option 
2. Crawlspace	No	<ul style="list-style-type: none"> <li>Indicate conditioned or unconditioned crawlspace on building plans <b>2015 IRC R408</b></li> <li>Show crawl space access as per <b>2015 IRC R408.4</b> Min dimensions of <b>18x24</b> inches through floor and <b>16x24</b> inches through perimeter walls</li> </ul>
3. Building Thermal Envelope	No	Indicate insulation values for new conditioned envelope including: crawlspace, walls and ceiling
4. Existing Conditions	Note	The following are existing conditions which have been inspected and approved: Footings, foundation, roof assembly including trusses, bracing and mechanical connections, roof covering
5. Stair rise and run	Note	Maximum riser height shall be 7-¾ inches and the minimum tread depth shall be 10 inches. The greatest riser height may not exceed the smallest by more than 3/8 inch as per <b>2015 IRC R311.7.5</b>
6. Attic Access	Note	Attics must be provided with an access opening of not less than 22” x 30” and located in a hallway, corridor, or readily accessible location as per <b>2015 IRC R807.1</b>
7. Foundation Anchorage	Note	<b>IRC Section R403.1.6 &amp; R602.11.1.</b> Anchor bolts shall be not less than ½” diameter, embedded at least 7”, and spaced no more than 6’ apart. There shall be a minimum of 2 bolts per piece (sill plate), with a bolt located within 12” of each end of each piece.
8. Protection Against Decay	Note	All wood framing members that rest on concrete or masonry foundation walls shall be treated wood or decay-resistant heartwood of redwood, black locust, or cedars as per <b>2015 IRC R317.1</b>

9. Post Beam Connections/Fastening	Note	Where posts and beam or girder construction is used to support framing, positive connections shall be provided to ensure against uplift and lateral displacement. The construction of buildings and structures shall result in a system that provides a complete load path capable of transferring all loads from their point of origin through the load resisting elements to the foundation as per as per <b>2015 IRC R502.9</b>
10. Under Floor Access	Note	<b>IRC Section 408.4.</b> Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18" x 24". Openings through a perimeter wall shall be at least 16" x 24". When any portion of the through wall access is below grade, an areaway of not less than 16" x 24" shall be provided.
11. Weather Resistive Barrier	Note	The exterior wall envelope shall be designed and constructed to provide a water-resistant barrier, a water resistive barrier required over sheathing on all exterior walls as per <b>2015 IRC 703.2</b>
12. Attic Ventilation	Note	Enclosed attics and rafter spaces shall have cross ventilation. For each separate space, the total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated as per <b>2015 IRC R806</b>
13. Under Floor Insulation	Note	Floors over unconditioned spaces, such as vented crawl spaces, unconditioned basements and garages shall be insulated with at least R-30 insulation. Insulation supports shall hold insulation in substantial contact with the subfloor and shall be installed such that spacing is no more than 24 inches on center. Includes cantilevers and rooms above garage as per <b>2015 IRC N402.2.7</b>
14. Floor or Landing at Exterior doors	Note	There shall be a floor or a landing not more than 7 ¾" below top of door threshold as per <b>2015 IRC R311.3.2</b> a top landing is not required where a stairway of not more than two risers is located on the exterior side of the door as per <b>2015 IRC R311.3.2</b>
15. ETRAKIT Online System	Note	It shall be the contractor's responsibility to schedule required inspections via Etrakit

This list refers to plans submitted for plan review. If there are any questions, please contact Francisco Ph.208-612-8275