

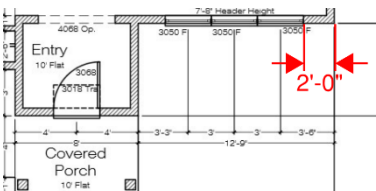
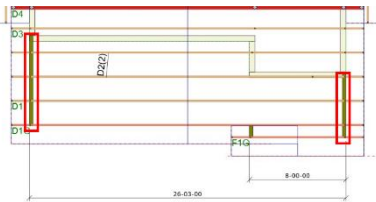


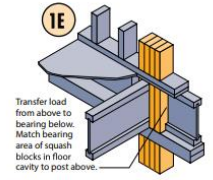
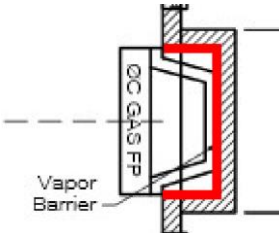
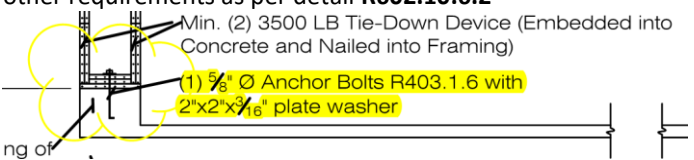
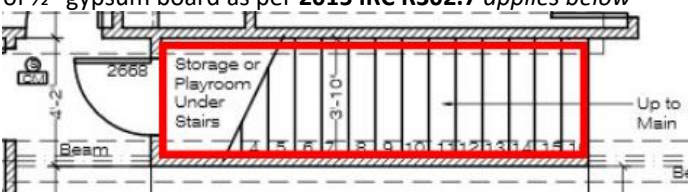
City of Idaho Falls Residential Plan Review: Date: 06/25/2020

Address: 672 Deakon Ct. Idaho Falls Idaho 83402 Permit No: RCOM20-00234

Applicant, Contractor: All Star Construction Owner: His Way Developers

When "Note" is indicated on review, no response is required this is will be inspected at the job by inspector, also N/A means "not applicable" to this job., The items in red must be submitted prior to permit.

2015 IRC Correction Items	Complies	Provide																																																																
1. Wall Bracing	No	<p>Minimum length of 27 inches for BWP not met at the below locations as per Table R602.10.5, provide revised design assuring min length is met or indicate portal method</p> 																																																																
2. Floor Construction	No	<p>Provide floor joist layout for review, layout must match building plans and bearing points</p>																																																																
3. Roof Construction	No	<p>Provide member report for beams used in front covered porch. Report should include the following: size of beam, all loads applied to the beam, support spacing, verification if the beam is adequate to support the loads.</p> 																																																																
4. Roof Truss Design Agreement	No	<p>Sign and upload prior to permit issuance</p>																																																																
5. REScheck	No	<p>Modify REScheck to match building's thermal envelope as follows:</p> <ul style="list-style-type: none"> Clarify insulation shown in basement wall cavity of "R22", will furred out walls be 2x6 walls? 																																																																
6. Stair Stringer Intermediate support	Note	<p>Manufacture requires stair stringers to have intermediate support based on tread width and stringer span refer to table below for additional details. Support will be inspected at framing inspection.</p> <p>Maximum Stringer Run 40 psf Live Load / 12 psf Dead Load</p> <table border="1"> <thead> <tr> <th rowspan="3">Material Depth</th> <th colspan="4">36" Tread Width</th> <th colspan="2">42" Tread Width</th> <th colspan="2">44" Tread Width</th> <th colspan="2">48" Tread Width</th> </tr> <tr> <th colspan="2">2 Stringers</th> <th colspan="2">3 Stringers</th> <th colspan="2">3 Stringers</th> <th colspan="2">3 Stringers</th> <th colspan="2">3 Stringers</th> </tr> <tr> <th>Without Reinforcement</th> <th>With 2x4 Reinforcement</th> <th>Without Reinforcement</th> <th>With 2x4 Reinforcement</th> <th>Without Reinforcement</th> <th>With 2x4 Reinforcement</th> <th>Without Reinforcement</th> <th>With 2x4 Reinforcement</th> <th>Without Reinforcement</th> <th>With 2x4 Reinforcement</th> </tr> </thead> <tbody> <tr> <td>9/8"</td> <td>5'-0"</td> <td>5'-10"</td> <td>5'-10"</td> <td>7'-6"</td> <td>5'-10"</td> <td>6'-8"</td> <td>5'-10"</td> <td>6'-8"</td> <td>5'-0"</td> <td>6'-8"</td> </tr> <tr> <td>1 1/8"</td> <td>8'-4"</td> <td>10'-0"</td> <td>10'-0"</td> <td>10'-10"</td> <td>9'-2"</td> <td>10'-10"</td> <td>9'-2"</td> <td>10'-0"</td> <td>9'-2"</td> <td>10'-0"</td> </tr> <tr> <td>1 1/4"</td> <td>11'-8"</td> <td>11'-8"</td> <td>13'-4"</td> <td>13'-4"</td> <td>12'-6"</td> <td>12'-6"</td> <td>12'-5"</td> <td>12'-5"</td> <td>11'-8"</td> <td>11'-8"</td> </tr> </tbody> </table>	Material Depth	36" Tread Width				42" Tread Width		44" Tread Width		48" Tread Width		2 Stringers		3 Stringers		3 Stringers		3 Stringers		3 Stringers		Without Reinforcement	With 2x4 Reinforcement	Without Reinforcement	With 2x4 Reinforcement	Without Reinforcement	With 2x4 Reinforcement	Without Reinforcement	With 2x4 Reinforcement	Without Reinforcement	With 2x4 Reinforcement	9/8"	5'-0"	5'-10"	5'-10"	7'-6"	5'-10"	6'-8"	5'-10"	6'-8"	5'-0"	6'-8"	1 1/8"	8'-4"	10'-0"	10'-0"	10'-10"	9'-2"	10'-10"	9'-2"	10'-0"	9'-2"	10'-0"	1 1/4"	11'-8"	11'-8"	13'-4"	13'-4"	12'-6"	12'-6"	12'-5"	12'-5"	11'-8"	11'-8"
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7. Point Load Transfer	Note	<p>Squash blocks or alternative to be used for appropriate load transfer from built up column or post above to bearing below.</p>  <p>Transfer load from above to bearing below. Match bearing area of squash blocks in floor cavity to post above.</p> <p><i>Built up column required under multiply trusses and beams Load path from point loads must be continuous through floor.</i></p>
8. Vapor Retarder and Fireplace	Note	<p>The building thermal envelope shall be durably sealed to limit infiltration. Vapor retarder (“air barrier”) is required over</p>  <p>Vapor Barrier</p> <p>insulation on exterior walls of fire place to control air infiltration, seal and tape all seams as per 2015 IRC R702.7, N402.4.1 applies below</p>
9. PFH Garage Portal Design Method	Note	<p>PFH method, method shown for garage portals, requires multiple bottom plates with 5/8 inch anchor bolts among other requirements as per detail R602.10.6.2</p>  <p>Min. (2) 3500 LB Tie-Down Device (Embedded into Concrete and Nailed into Framing)</p> <p>(1) 5/8" Ø Anchor Bolts R403.1.6 with 2"x2"x7/16" plate washer</p>
10. Shower Areas	Note	<p>A non-absorbent wall finish shall be provided to a height of not less than 6 feet above the shower floor as per 2015 IRC R307 Applies to bathtubs with shower heads</p>
11. Stairway Illumination	Note	<p>All interior and exterior stairways shall be provided with a means to illuminate the landings and treads. Interior stairways shall be provided with a light located in the immediate vicinity of each landing of the stairway. A wall switch shall be provided at each floor level where the stairway has six or more risers. The illumination of exterior stairways shall be controlled from inside the dwelling unit as per 2015 IRC R311.7.9</p>
12. Usable space under stairs	Note	<p>The walls and soffits of enclosed usable space under stairs shall be protected on the enclosed side by not less than 1 layer of 1/2" gypsum board as per 2015 IRC R302.7 applies below</p>  <p>Storage or Playroom Under Stairs</p> <p>Up to Main</p>
13. Attic Access	Note	<p>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 2015 IRC R807.1</p>
14. Slab on grade floor	Note	<p>Garage floor surfaces shall be sloped to a drain or toward the main vehicle entry doorway as per 2015 IRC R403.1.3.2 min slab thickness of 3 1/2 inches as per 2015 IRC R506.1 min base course of 4 inches required to be placed on the prepared subgrade as per 2015 IRC R506.2.2</p>

15. 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 2015 IRC R317.1
16. 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 2015 IRC R502.9
17. Under Floor Insulation	Note	Floors over unconditioned spaces 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 2015 IRC N402.2.7
18. Fire Blocks and Draft stops	Note	Fire blocking & Draft stopping shall be installed to cut off all concealed vertical and horizontal draft openings and shall form an effective fire barrier between stories and between a top story and the roof space
19. 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 2015 IRC 703.2
20. 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 2015 IRC R806
21. Garage/Dwelling Door	Note	Openings from a private garage directly into a room used for sleeping purposes <u>shall not be permitted</u> . Other openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inches in thickness, solid or honeycomb core steel doors not less than 1-3/8 inches thick, or 20- minute fire-rated doors, equipped with a self-closing device as per 2015 IRC R302.5.1
22. Garage/Dwelling Separation	Note	The garage shall be separated from the residence and its attic area by not less than ½" gypsum board applied to the garage side as per 2015 IRC R302.6
23. 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 2015 IRC R311.3.2 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 2015 IRC R311.3.2
24. Damp Proof Foundation Walls	Note	Exterior foundation walls that retain earth and enclose habitable or usable spaces located below grade shall be damp proofed in accordance with IRC R406.1 or waterproofed in accordance with IRC 406.2, from the top of the footing to the finished grade by approved methods and materials as per 2015 IRC R406, R406.1, R406.2
25. Wood Trusses	Note	Trusses shall be supported laterally at points of bearing by solid blocking to prevent rotation and lateral displacement, and braced in accordance with the individual truss design drawings. Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the specific approval of a registered design professional (structural calculations required) as per 2015 IRC R802.10

26. Truss Plans	Note	Bracing and mechanical connector instructions must be installed as per truss documents. These attachment details will be inspected at framing inspection.
27. Roof Assemblies/ Ice Barriers	Note	Ice barriers to extend to a point of 24 inches inside the exterior wall line of the building as per 2015 IRC R905.1.2
28. Roof Covering	Note	Roof coverings must be installed in accordance with the manufacturer's installation instructions. Flashing shall be installed at wall & roof intersections, at changes in roof slope or direction, and around roof openings.
29. Clothes Dryers	Note	Clothes dryer exhaust ducts shall terminate outside the building at least 3 feet away from any openings and be equipped with a backdraft damper as per 2015 IRC RM1502
30. Ventilation	Note	Whole house ventilation system shall be installed and exhaust ventilation is required in each kitchen, bathroom, water closet, laundry room where water vapor or cooking odor is produced. 2015 IRC M1507
31. 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