

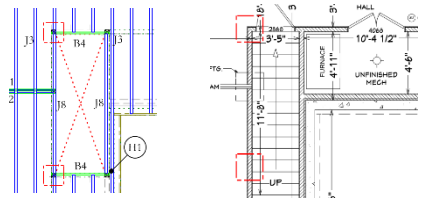
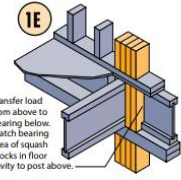


City of Idaho Falls Residential Plan Review: Date: 02/05/2021

Address: 7187 Branston, Idaho Falls Idaho 83404 Permit No: RCOM21-0035

Applicant, Contractor: Rockwell Homes Inc Owner: Rockwell Homes Inc

The items in red 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. Plan review is based on 2018 International Residential Code.

2015 IRC Correction Items	Complies	Provide																																																																	
1. Ivywood Division 3	Note	There is a hold on building permits for Ivywood Division 3 implemented by the City of Idaho Falls Public Works Department. Building Division will accept, review and approve building permit applications but will not issue the building permit until hold has been lifted. For additional information contact Chris Canfield, Assistant Public Works Director, at 208-612-8259.																																																																	
2. Footing Layout	No	Provide spot footing at the below location for floor joist bearing support 																																																																	
3. Stair Stringer Intermediate support	Note	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. Maximum Stringer Run 40 psf Live Load / 12 psf Dead Load <table border="1" data-bbox="836 1365 1494 1470"> <thead> <tr> <th rowspan="2">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></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> <th>Without Reinforcement</th> <th>With 2x4 Reinforcement</th> </tr> </thead> <tbody> <tr> <td>8 1/2"</td> <td>5'-0"</td> <td>5'-10"</td> <td>5'-10"</td> <td>7'-8"</td> <td>5'-10"</td> <td>6'-8"</td> <td>5'-10"</td> <td>6'-8"</td> <td>5'-10"</td> <td>6'-8"</td> </tr> <tr> <td>11 1/4"</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>14"</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'-6"</td> <td>12'-6"</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	8 1/2"	5'-0"	5'-10"	5'-10"	7'-8"	5'-10"	6'-8"	5'-10"	6'-8"	5'-10"	6'-8"	11 1/4"	8'-4"	10'-0"	10'-0"	10'-10"	9'-2"	10'-10"	9'-2"	10'-0"	9'-2"	10'-0"	14"	11'-8"	11'-8"	13'-4"	13'-4"	12'-6"	12'-6"	12'-6"	12'-6"	11'-8"	11'-8"
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4. Point Load Transfer	Note	Squash blocks or alternative to be used for appropriate load transfer from built up column or post above to bearing below.  <p>Transfer load from above to bearing below. Match bearing area of squash blocks in floor cavity to post above.</p> <p>Built up column required under multiply trusses and beams Load path from point loads must be continuous through floor.</p>																																																																	
5. Unfinished Basement Egress	Note	A minimum of 1 ladder shall be provided within a window well of an unfinished basement for Building Final Inspection																																																																	
6. Shower Areas	Note	A non-absorbent wall finish shall be provided to a height of not less than 6 feet above the shower floor as per 2018 IRC R307 Applies to bathtubs with shower heads																																																																	

7. Stairway Illumination	Note	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. Exterior stairways shall be provided with an artificial light source located at the top landing of the stairway. The illumination of exterior stairways shall be controlled from inside the dwelling unit as per 2018 IRC R311.7.9
8. Slab on grade floor	Note	Garage floor surfaces shall be sloped to a drain or toward the main vehicle entry doorway as per 2018 IRC R403.1.3.2 min slab thickness of 3 ½ inches as per 2018 IRC R506.1 min base course of 4 inches required to be placed on the prepared subgrade as per 2018 IRC R506.2.2
9. 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 2018 IRC R317.1
10. 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 2018 IRC R502.9
11. 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
12. 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 2018 IRC 703.2
13. 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 2018 IRC R302.5.1
14. 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 2018 IRC R302.6
15. 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 2018 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 2018 IRC R311.3.2
16. 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 2018 IRC R406, R406.1, R406.2
17. 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 2018 IRC R806

18. 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 2018 IRC R807.1
19. 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 2018 IRC R802.10
20. Truss Plans	Note	Bracing and mechanical connector instructions must be installed as per truss documents. These attachment details will be inspected at framing inspection.
21. 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 2018 IRC R905.1.2
22. 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.
23. 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 2018 IRC RM1502
24. 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 M1505.4
25. 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