



## CITY OF MIDDLETON

1103 W MAIN, MIDDLETON, ID 83644  
208-585-3133, 208-585-9601 FAX  
WWW.MIDDLETON.ID.GOV

BUILDING

BUILDING OFFICIAL DETERMINATION

REV. 1/10/2018

### BUILDING OFFICIAL DETERMINATION

#### Plan Submittal Checklist

**Issue:** What does the City of Middleton require to be shown on construction documents submitted with an application for a building permit?

**Rule:** **2012 IRC R106.1 Submittal documents.** .... Construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.

**2012 IRC R106.2 Site plan or plot plan.** Construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from lot lines.

**2012 IRC R106.1.1 Information on construction documents.** .... Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the building official.

**2012 IRC R106.3 Examination of documents.** The building official shall examine or cause to be examined construction documents for code compliance.

**2012 IRC R106.4 Amended construction documents.** Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amendment to the construction document.

**Application:** Every person who performs work on a building, structure or system, including preparation of construction documents, is responsible to know and follow the construction codes. "Shall" as used in the codes is mandatory. Perfection is not required, but reasonable efforts are expected. In order to minimize the cost of correction, the city desires to notify a contractor as soon as possible if construction documents do not comply with the code.

Contractors desire plan reviewers to be consistent, reasonable, and use best efforts to create only one set of redlines. Plan reviewers desire architects, engineers and drafters to follow the code and manufacturer's specifications, where applicable, and to use best efforts to submit plans when work is ready to pass plan review.

**Determination:** Each building plan set must include at least the following, as applicable. For more information about detail to be shown on the plans, consult the 2012 International Residential Code and Building Official Determinations on the City of Middleton, Idaho's website at [middleton.id.gov/Departments/Building](http://middleton.id.gov/Departments/Building).



## CITY OF MIDDLETON

1103 W MAIN, MIDDLETON, ID 83644  
208-585-3133, 208-585-9601 FAX  
WWW.MIDDLETON.ID.GOV

## BUILDING

BUILDING OFFICIAL DETERMINATION

REV. 1/10/2018

### SITE PLAN

- Lot, block, subdivision, address, and contact information for plan preparer and builder
- Indicate North arrow and plan scale.
- Lot boundaries and dimensions
- New and existing building dimensions (R106.2).
- Setback distances from lot lines for new and existing buildings (R106.2).
- Existing fire hydrant(s)
- Driveways must be full width of the garage and extend to the curb. If the garage faces away from the street, the driveway must be a minimum 16'-0 wide from curb to turn-around pad in front of garage (City Ordinance 4-1-1 G).
- Arrows showing slope direction on all sides from building (R106.2).
- Indicate how water from downspouts is dispersed away from the foundation wall.
- If in a floodplain, lot corners, finish grade at house, crawl space, and lowest finished floor elevations.



## FOUNDATION PLAN

- Minimum of  $\frac{1}{4}$  inch = 1'- 0 scale requested.
- Dimension all stem walls and footings.
- Foundation detail showing the type of foundation – natural vent, power-vented, slab-on-grade, etc. (N1102.2.10, N1102.4.1.1).
- Foundation drainage provisions as required.
- Footings and access (R408.4).
- Special footings. Show size of footings, stem wall and special bearing footings, and size and location of rebar. Show special footings and floor framing to support interior brace walls. Show location, dimensions, and slope of concrete pads at exit doors, porches, patios and drives.
- Stem walls height and thickness.
- Sill plates (R317).
- Anchors, tie-downs and straps located and specified (R403.1.6).
- Floor joists with dimensions (R317.1, Table R502.3.1, 602.3 Table).
- Vents – location, and size (R408).
- Vapor barrier (R506.2.3), and damp proofing type and application method for basement walls.
- Insulation (N1102.2.9, N1102.2.10, Table N1102.1.1) – show or provide detail.
- Block Outs for garage man-doors and crawl-space access, if any.
- Floor framing members, including pony walls – show size and direction, and crawl-space access
- Vertical air gap separation of untreated lumber from concrete (R317.5).
- Impervious surfaces within 10' of the building foundation (R401.3, ACi 302.IR-15 6.4.1).
- Bollard(s) (M1307.3.1).
- Location and dimensions of patios, walks, porches and drives.
- Slope of impervious surfaces within ten feet of the building (R401.3).



## CITY OF MIDDLETON

1103 W MAIN, MIDDLETON, ID 83644  
208-585-3133, 208-585-9601 FAX  
WWW.MIDDLETON.ID.GOV

BUILDING

BUILDING OFFICIAL DETERMINATION

REV. 1/10/2018

## FLOOR PLAN

- Label each room, show height, width and length dimensions (R304.1, R304.2, R305).
- Brace-wall locations, calculations schedule, and construction notes.
- Detail for **THE** portal frame, tie downs, straps and special connections being used (one detail).
- Nails, not staples in shear walls (R602.3(3)).
- Egress door (R311.2).
- Fire-rated walls and doors, with self-closing devices.
- Portal frames (Table R602.10.5).
- Egress windows (R310.1).
- Window wells and ladders or stairs (R 310.2).
- Attic access (R807 & M1305.1.3).
- Garage walls and ceilings adjacent to living areas (Tables R302.6 and 702.3.5 (e)).
- Specialty equipment details (R106.1.1, R106.3).



## FLOOR FRAMING PLAN

- Foundation cripple-walls and bracing (R602.10.9)
- Untreated lumber 2" minimum vertical air gap separation from concrete slabs (R317.1 (5)).
- Floor framing layout for all floors with floor-sheathing and nailing schedule.
- Trimmer and header joists (R502.10).
- Sub floor (Tables R503.1, R503.2.1.1(1) and R503.2.1.1(2)).
- Stud height and spacing (Table R602.3(5)).
- Exterior walls and bearing walls double top plates (R602.3.2).
- Fire blocks (R302.11).
- All exterior walls and main-cross stud partitions braced (R602.10, R602.10.8, R602.10.8.2 and table 602.3.1 item 16).
- Portal frames (Table R602.10.5).
- Stairways and handrails (R311.7, R311.7.7).
- Usable space under stairs (R302.7).
- Hallway widths (R311.6).
- Guards at stairs, decks and balconies (R312).
- Landings (R311.3).
- Windows: Minimum net light (R303.1).
  - Emergency escape and rescue openings (R310.1.1, R310.1.2, R310.1.3).
  - Glazing labeled as tempered (R308.4).
- Brace wall calculation and construction schedule.
- Vent terminations for dryer, range hood, **bathrooms** (Appendix C, Range duct M1503.1, dryer duct M1502.1).
- The following, by note:
  - Fire rated doors (R302.5.1).
  - Appliances having an ignition source (M1307.3).



## CITY OF MIDDLETON

1103 W MAIN, MIDDLETON, ID 83644  
208-585-3133, 208-585-9601 FAX  
WWW.MIDDLETON.ID.GOV

## BUILDING

BUILDING OFFICIAL DETERMINATION

REV. 1/10/2018

### ROOF PLAN

- Direction of roof framing members. Show sizes if stick-framed.
- Attic access (R807 & M1305.1.3).
- Asphalt shingles (R905.2).
- Rafter ties (R802.3.1) .
- Roof rafters, ceiling joists, and blocking( R802.8).
- Structural members (R802.3).
- Structural supports other than headers shown on the floor plan, for example: porch posts, beams, secondary roof supports.
- The following, by note:
  - Rafter ties (R802.3.1) .
  - Roof sheathing (R803).
  - Roof sheathing edges (Table 503.2.1.1(1) Note "d").



## STRUCTURAL DETAIL

- Bottom of footing (Table 403.1).
- Chimneys (R 1005).
- Deck support.
- Fireplaces (R1004).
- Framing, include Portal frames (Table R602.10.5).
- Insulation. For air permeable insulations in vented attics, a baffle shall be installed adjacent to soffit and eave vents. Baffles openings shall be equal to or greater than the size of the vents (N1102.2.3)
- Eave vents (R806.3).
- Trusses tied to plates with a Simpson STWC15600 screw, Simpson H2.5 tie, or equiv (R802.11).
- Roof showing framing, sheathing, pitch and attachment to structure.

## ELECTRICAL AND MECHANICAL PLAN

- Electrical showing location of all smoke and carbon monoxide detectors, lights, switches, and outlets (R314, R315). Indicate GFCI and AFCI outlets and/or circuits (R106.1.1, R106.3).
- Mechanical showing all mechanical equipment, access and clearances, including a 3" schedule 40 steel bollard(s) set in minimum 12" x 12" x 12" concrete footing or equivalent to protect appliances from damage caused by vehicles M1307.3.1).
- Plumbing showing all fixture locations.
- REScheck or equivalent energy code compliance analysis (Prescriptive).
- Wood stove manufacturer's ratings, recommended clearance dimensions, base material and dimensions, and cross-section of adjacent wall(s), coverings, and finish trims (R1003.11.1, R1005).

## ELEVATION PLAN

- Elevations of all sides of the building.
- Show and identify wall covering materials.
- Dimensions of eave and ridge height above finish grade.
- Vent locations and ventilation schedule (R806.2).
- Chimney/flue termination (R1003.9).



## ARCHITECTURAL DETAIL

- Weather-resistant wall envelope (Table N1102.4.1.1).
- Siding (Table R703.4) and note installed per manufacturers specifications.
- Minimum 2" gap between wall siding, soffits and finish height of roofing (R 317.1 (5)). Minimum 2" gap between gable siding, soffits and finish height of roofing (R 317.1 (5)).
- Plaster or "stucco" cross-section, and detail for transitions to wood, including backer rod and caulking (R703.6, ASTM C926, ASTM C1063, manufacturer installation specifications).
- Anchored masonry veneer (R703.7.4, Figure R703.7, Table R703.7(1) ASTM C926, ASTM C1063).
- Adhered masonry veneer (R703.6, ASTM C926, ASTM C1063).
- Detail for flashing between dissimilar materials (ASTM E2112, BO Determination – Flashing)
- Flashing above all projecting wood trim (R 703.8.4).
- Exterior window and door penetrations (R 703.8, ASTM E2112, BO Determination - Flashing).
- Any item not generally seen or used. Include detail with manufacturer's specification and installation information.

  
\_\_\_\_\_  
David Wardell, Building Official

  
\_\_\_\_\_  
Date