



SUPPORTING DOCUMENT

PLAN REVIEW GUIDE

RESIDENTIAL CONSTRUCTION

**THIS CHECKLIST IS PART OF THE APPROVED SET OF PLANS.
DO NOT REMOVE, SEPARATE OR DETACH ANY DOCUMENTS**

Part 1 – Climatic and Geographic Design Criteria - IRC Table R301.2 (1)

Ground Snow Load	Wind Speed/3 Sec Gust	Seismic Design Category	Weathering	Frost Line Depth	Termite	Decay	Winter Design Temp	Ice Shield Underlayment Req'd	Flood Hazard	Air Freezing Index	Mean Annual Temp
30 lbs	85mph/ 38mph 110 mph ultimate	D2	Moderate	12"	Slight to Moderate	Moderate to Severe	26° F	No	(a) 1980, (b) 1980)	148	51.4 °F

Part 2 – Building Code Design Data

- 2012 International Residential Code (IRC), WAC 51-51-003
- 2012 Washington State Energy Code (WSEC), WAC 51-11R
- 2012 Uniform Plumbing Code (UPC), WAC 51-56
- 2012 International Mechanical Code (IMC) and 2012 International Fuel Gas Code (IFGC), WAC 51-52-003

Part 3 – General Code Provisions

The following are common code requirements which apply to residential projects. The numbered items on the following pages are associated with the above referenced codes, as adopted and amended by Kitsap County. This guide is intended to provide basic, helpful information only, and shall not be construed as an all-inclusive list of code requirements.

In order to aid with the transition from the 2009 International Residential Code to the 2012 International Residential Code, substantial code changes or differences are in **BOLD TYPE**.

FLOOR PLAN

1. **EGRESS WINDOWS:** IRC R310.1. Basements, habitable attics, and every sleeping room shall have at least one operable emergency escape and rescue opening. Windows shall have a minimum net clear openable area of 5.7 square feet, or, may be a minimum of 5.0 square feet for grade floor openings. The minimum clear opening height shall be 24", and the minimum clear opening width shall be 20". **The window shall have a finished sill height at 44" or less measured from the finished floor to the bottom of the clear opening.** Emergency escape and rescue openings shall be operational from the inside of the room without

the use of keys, tools, or special knowledge. Window wells shall be provided when egress windows have a finished sill height below the adjacent ground elevation. The well shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 square feet, with a minimum dimension of 36". Window wells with a vertical depth of more than 44" shall be equipped with a permanent ladder or steps. See Page 21, *Emergency Escape and Rescue Windows* for additional information.

2. **SMOKE ALARMS:** IRC Section R314. A smoke alarm listed in accordance with UL217 shall be installed in:

