TOWN OF NEW CANAAN
Building Department
203-594-3012

RESIDENTIAL PLAN REVIEW CHECKLIST

FOUNDATION
1) Frost protection for footing – 42 inch minimum below finish grade
2) Size of footing – width and thickness
3) Thickness of foundation wall – specify block or poured concrete
4) Footing drains – 4 inch perforated pipe below top of footing, foundation coating, min 6” stone over top of footing, filter fabric over stone.
5) 8 inch minimum exposed concrete from finish grade to wood construction
6) Foundation bolts minimum ½ inch bolts at 6 feet o.c. within 12 inches from corners, 7 inch embedment in concrete. Pressure treated plate.
7) If addition, footing must be continuous (pinned to existing)
8) Horizontal reinforcement--8’ or less=#4 bar within 12’ of top of wall. If >8’= 1 #4 bar within 12” of top of wall, and 1 #4 bar near third points.
9) Steel to be available to electrician for bonding.
10) Vertical reinforcing--Tables 404.1.2 (2)-404.1.2 (8)

PRECAST CONCRETE FOUNDATIONS (Superior Walls)
include:
1) Design loading as applicable
2) Footing design & material
3) Concentrated loads & their points of application
4) Soil bearing capacity
5) Max. allowable total uniform load
6) Seismic design category
7) Basic wind speed
IDENTIFICATION
Precast panels shall be identified by a certificate of inspection label issued by a third party inspection agency.

GARAGE
1) Slab sloped in direction of overhead door.
2) Garage walls and ceiling common to habitable space require single layer 5/8 inch fire rated sheetrock
3) Door from garage to dwelling must have 20 minute fire rating and be self closing.

BASEMENT
1) Girder, column, and footing size and spacing.
2) Room designation if any and ceiling height.
3) Location of ALL Mechanical Equipment.
4) If crawl space, show ventilation.
5) (New Construction) 2 Code Complaint stairways or emergency escape and rescue opening regardless of room designation.
6) Window wells if emergency escape & rescue is required 9 sq ft min. Minimum horizontal projection & width 36”. If greater than 44” deep, must have permanently affixed ladder or steps.
7) Radon controls methods—Appendix F subfloor preparation. A layer of gas permeable material shall be placed under all concrete slabs and other floor systems that directly contact the ground.

FIRST AND SECOND FLOORS, LOFTS AND ATTIC
1) Room designation and size including ceiling height.
2) Wall construction for exterior and interior partitions. 
   (EXAMPLE: 2”X4” 16” O.C.)
3) Direction, Size, span, and Spacing of ALL framing members; 
   (GIRDER, FLOOR JOISTS, CEILING JOISTS AND RAFTERS).
4) Cathedral Ceiling location and spacing of wall ties or structural ridge.
5) Show Attic Access and ceiling height.
• If attic has potential to be Habitable space, ceiling joists for room below must be treated as floor joists at 30 lbs. per square foot live load.

6) Clear span for all floor/ceiling joists and rafters.
   A. Include copy of manufactures drawing for LVL’s and TJI’s.
   B. Full section drawing for entire width of structure. This shall include cathedral ceiling areas for structural ridge Wall Ties.
   C. Tray ceiling, dormer detail.

7) Header sizes: Show double jack studs where required.

8) Habitable attics shall have 1 emergency escape & rescue opening regardless of room designation.

**ROOF**

1) Show ventilation, gable, ridge and soffit. Include roof pitch and cover material and Ice & water shield 2 courses min.

2) Wood roof—1’ X 4’ min nominal for spaced sheathing cedar breather required over solid roof deck.

**WINDOWS**

**TUB LOCATION & STAIRWAYS REQUIRE SAFETY GLASS.**

**BEDROOM SPACE & HABITABLE ATTICS**

• Requires One Egress window.
• 5.7 sq.ft. (820.8 sq.inches).
• 44 inch maximum sill height above floor.
• 20 inch minimum clear opening width
• 24 inch minimum clear opening height.
• Through normal operation of window for new construction an addition
• Remodel and replacement window allow tilt and take out sash to achieve 5.7 sq ft opening. Capable of being removed without the use of a key or tool.

**INSULATION**

Shall comply with 2009 International Energy Conservation Code computer read Out demonstrating compliance must be provided

[www.energycodes.gov](http://www.energycodes.gov)
[www.iccsafe.org](http://www.iccsafe.org)

Hotline: 1-800-270-CODE
STAIRS
Detail showing width, number of risers, riser height, tread depth, clear width wall to wall, 6’-8” height from nosing, and graspable handrail, if 4 or more risers, shall be provided for all stairs.

GUARDRAILS- Residential single family
All guardrails to be minimum 36 inch high,
Less than 4 inch opening between balusters
A handrail that provides part of a guardrail (open stair) must be 34 inch minimum above nosing of tread.

SMOKE DETECTORS:
NEW CONSTRUCTION- AC/DC Type smoke detectors (multi-stationed) are required on each level and in all bedrooms.
These smoke detectors must all be hard wired and interconnected.

ALTERATIONS/ADDITIONS/REMODELING – AC/DC Type smoke detectors shall be provided as required for new construction.

- **Example:** When a bedroom/bedrooms or other levels of the dwelling unit are not involved in the major construction/remodeling and where no walls or ceilings are being opened, a battery operated smoke detector (single station) shall be installed.

- **Exception:** Battery Operated Smoke Detectors shall be substituted for AC/DC when it is infeasible to hard wire AC/DC unit

- **Carbon monoxide detector required in the vicinity of sleeping rooms and one on each level.**