



201 N. Ector Drive, Euless, Texas 76039
Phone 817-685-1630 • Fax 817/685-1628
Inspections: 817-685-1634
Email: permits@eulesstx.gov

**RESIDENTIAL PLAN REVIEW CHECKLIST
BASED ON 2015 IRC and 2015 IECC (with local amendments)**

Builder _____

Address _____ Permit # _____

The following items shall be included and/or noted on plans at the time of submittal:

BUILDING FLOOR PLAN 2 - COPIES

- Construction documents prepared by a registered design professional plans 24" x 36" to scale
- Total square footage of conditioned area
- Total square footage under roof
- Room Use
- Room Dimensions
- Room Square footage
- Show window dimensions and square footages.
- Show window distance from floor to sill plate for bedrooms.

SITE PLAN

- Site plan including condenser location and drainage arrows including all set-backs and easements
- Verify sound reduction letter included if construction is east of Main St . See 14-23
- State termite protection method being used

ENERGY

- Copy of energy compliance report included (energy star or IC3) (Third party inspection required)

FOUNDATION

- Provide soil report for each lot
- Provide engineered foundation design based on soil report
- Concrete break required with lab report of 7, 14 and 28 day break test meeting 3000 psi

FRAMING/EXTERIOR

- Hurricane fasteners required on all residential homes
- Show roof pitch 6:12 for all R-1 and R-1L and 8:12 for R-1C Soffit vents and similar openings shall be 3' away from all windows and doors
- Roof framing plan with rafter size and spacing include size of decking, state roof covering material If applicable, floor framing plan with joist size and specification included (on two-story houses)
- If used, manufacturer data on prefabricated truss systems is provided
- Exterior walls wrapped with felt paper, tyvek or other approved methods, state method on drawings All exterior elevations shall meet masonry requirements



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ELEVATIONS

- Exterior grade levels and height from finished floor level to peak of roof.
- Elevation of all sides clearly labeled
- Location and height of chimneys
- Exterior material and percentage of masonry.
- Other items required by zoning, such as shutters, porch, etc.
- Show bedroom window sizes & **emergency** egress measurements & locations for tempered safety glass
- State wall and ceiling insulation “R” values
- Provide window % calculated with wall for SEER rating 13, 14 Provide 5/8” sheet rock under all stairs
- Size of attic decking (thickness)
- Show or State shear wall corner bracing State all lintel sizes
- Any plumbing in walls 2” or larger shall be 2”x 6” framing
- If attic access is to be put into garage then the attic shall have a 1 hour fire wall from top plate to underside of roof decking separating the two spaces

ELECTRICAL

- Electrical service shall be underground Note if residence shall be all electric Light and power plan showing switches, receptacles, outlets, etc. (must show GFI and AFI outlets, location and capacity of service)
- Location of smoke and carbon monoxide detectors on plans and interconnect specifications stated Disconnect switch required for electric water heater if not in sight of electrical panel
- If plumbing is PEX piping then a 20’-1/2” rebar shall be placed in the slab for grounding before concrete, or a 20’ #4AWG copper shall be installed. Concrete shall be in direct connection with earth.

PLUMBING

- Location and size of all plumbing fixtures
- State materials to be used
- Location and elevation **No water heaters in attics**
- 3/4” copper or 1” CPVC water heater T and P line Water soluble flux ASTM 813
- Heat traps required on hot and cold piping on all water heaters
- Water heater pan and drain line required on all water heaters, 1” CPVC, show location along with size, type of fuel source, energy rating and a detailed drawing of location. (NOT allowed in attic)
- Unions required on all piping for water heaters Insulate all hot water piping
- Under slab plumbing layout with material and size of piping
- Clay or concrete plug shall be installed where utilities enter under foundation, must be indicated on drawings
- If washing machine is located on second floor, it requires pan and drain to the outside



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GAS REQUIREMENT

All appliances shall connect outside of their housing or cabinet (rigid nipple to the outside). If gas appliances are located in an equipment closet, combustion air shall be required

MECHANICAL

- Provide HVAC duct layout and unit location Duct hangers and saddles state size
- Verify HVAC equipment SEER rating. Outside envelope R-8 duct, all other R-6.
- Bathroom/utility room exhaust fan ventilation on plans (minimum 50 CFM) exhaust vent not to exceed 15' in length and go to exterior with no sharp bends
- Dryer vents maximum 25' feet Deduct 2 ½ feet for each 90° bend

Applicant's Signature: _____

By signing this you have agreed that all boxes have been checked and all info has been submitted. Failure to submit all information may result in the delay of approving your permit.