

RESIDENTIAL PLAN REVIEW NOTES

SITE:

- S1. Silt fences are required (as per City policy). Failure to comply may result in a cancellation of the called inspection(s).
- S2. Streets shall be kept clean of all debris/dirt (as per City policy). Failure to comply may result in a cancellation of the called inspection(s).
- S3. Driveways shall be a dust-free material (i.e., asphalt or concrete). Driveway must be installed prior to the City authorizing the utilities for the site.
- S4. Property shall be graded to drain from the back to the front of the property.
This requirement shall be for the duration of the project. Interim drainage systems shall be installed during all phases of construction. Final grading & drainage shall be required before any utilities are released. Continuation of inspections is dependent upon compliance with grading & drainage criteria.)
- S5. Sanitary facilities are required on the site before the City will perform inspections.
- S6. Building operations shall be limited to 7:00am-9:00pm and shall not exceed maximum, permitted sound levels as described in Chapter 34 of the Code of Ordinances.
- S7. Contractor/owner shall be responsible for ensuring all construction materials/debris remains on the construction site. Failure to do so shall result in stoppage of inspections and/or code enforcement action.

BUILDING:

- B1. Minimum six-inch (6") stud walls shall be required where drain, waste, & vent (DWV - horizontal and/or vertical) plumbing is installed. The use of 2 x 6 studs (wood or metal) shall be required for new construction and additions (addition of square footage) for both residential and non-residential construction where DWV plumbing is installed.
- B2. All furr-downs shall be fire-blocked.
- B3. At least one operable, exterior window is required for each sleeping room. That egress window shall have a maximum sill height of 44" above the floor, and must have a net clear openable area of 5.0 square feet (minimum 24" high and 20" wide.) Second story bedroom windows have the same sill height limitation, but must have a net clear openable area of 5.7 square feet.
- B4. Draft stop/fire-block all parts of the garage from residence (including attic).
- B5. Comply with City Type V, Windstorm Requirements or provide an engineered design showing compliance with minimum 150 m.p.h.
- B6. Brick shall not be supported by combustible material, as per International Residential Code.
- B7. For State Windstorm Regulations, we recommend contacting the Texas Department of Insurance for properties located east of New Highway 146.(1.800.578.4677)
- B8. For ceiling framing (joists) supporting A/C equipment, use 20# loading to determine member size, or provide suitable bracing and reinforcement.
- B9. Brick ties shall be a minimum of 22 gauge and spaced such that the maximum area supported by one brick tie is no more than 3.0 square feet. Maximum allowable vertical spacing is 16", maximum allowable horizontal spacing is 32".
- B10. A moisture barrier consisting of 15# felt, kraft waterproof paper, or approved panels shall be provided between all non-treated wood construction and brick.
- B11. As per roof policy #P2009-001; All asphalt roof shingles are subject to specific installation and certification requirements. (See policy and checklist in this packet).

ELECTRICAL: The City of La Porte currently utilizes the 2020 National Electrical Code. Existing local amendments remain in effect.

- E1. Plugs serving kitchen counter tops & islands shall be GFI, as per 2020 NEC.
- E2. A 110-GFI plug & disconnect is required at A/C unit. Location in accordance with 2020 NEC & the IRC
- E3. In closets, maintain a 12" clearance from all shelves to outside of light fixture.
- E4. A minimum of one (1) smoke detector is required.
- E5. Outlets shall be in accordance with 2020 NEC, Art. 210-52 (No point in any wall space more than 6' from a receptacle).
- E6. A service disconnecting means shall be installed in accordance with the 2020 NEC.

PLUMBING:

- P1. Vacuum breakers are required on all exterior hose bibbs.
- P2. Watch for low vent. Minimum height is 6" above flood rim prior to re-vent.
- P3. Material for Temperature & Pressure line to outside shall be galvanized, copper, or cpvc.
- P4. Install a minimum 30" x 30" work platform in front of water heater. The walkway to this platform shall be a minimum 24' in width and maximum 20' in length.
- P5. Ground plumbing (under slab) must be Schedule 40 PVC.
- P6. Building sewer (not under slab) may be either Schedule 40 PVC or SDR 35.
- P7. There must be a two-way cleanout located at the juncture of the building drain and the building sewer.

MECHANICAL:

- M1. Exhaust fans shall be vented to the outside.
- M2. Dryer vent maximum length is 25'.
- M3. Install second collar shield around fireplace back vent in accordance with City of La Porte policy and per the International Residential Code.
- M4. Attic installation requires a minimum 22 X 36" access opening with a minimum 24" wide walkway to the equipment. Opening is to be no more than 20' from the equipment and a level working platform extending 30" out from the equipment, the width of the unit or 36" minimum and a 36" high clear working space shall be provided.
- M5. A/C condensate lines must be connected to the fixture side of a working P-trap, or a deep seal trap.
- M6. Adequate lighting and a 110 volt outlet shall be provided in the attic in accordance with the International Residential Code.
- M7. An exterior GFI receptacle shall be provided for the mechanical equipment in accordance with the International Residential Code.