

I. Minimum Submission

- 1. Two sets of construction documents provided
- 2. Minimum plan size provided.
- 3. Code year design under.
- 4. Choose one: Fairfax County cover sheet attached to each set and filled out completely.
 Cover sheet not required (for addition) modular homes require Industrialized Building / Manufactured Home Affidavit.
- 5. A / E holds a valid license in Virginia. Not applicable.
- 6. Cover sheet and drawings bear A / E seal and original signature. Not applicable.
- 7. Required evaluation reports, certification letters, worksheets, etc. are attached to each set of drawings. No attachments required.

II. Site / Proffers / Soils

Site:

- 1. Choose one: grading plan
 subdivision/site plan
 plat
- 2. Footprint of construction or composite matches that on drawings.
- 3. Construction is located in a flood plain.
- 4. Fire separation distance (ft.): _____ North _____ South _____ East _____ West
- 5. Building related proffers apply.
 - a. Check all that apply: Affordable dwelling units.
 Sound transmission class rating.
 Architectural appearance
 Other: _____
 Other: _____
 - b. Proffer requirements are incorporated into the drawings.
 - c. Letters of compliance from the designer are attached to each set of drawings:

Soils:

- 6. Soils report required.
- 7. Soils report provided.
- 8. Problem soils. Problem Class: I II III
- 9. Soil types, choose one: GW, GP, SW, SP
 GM, GC, SM, SM-SC, ML
 SC, MH, ML-CL, inorganic CL
- 10. Soil types on grading plan/subdivision plan match design criteria on cover sheet and drawings.
- 11. Lateral earth pressure: _____ PCF Soil bearing _____ PSF

III. Energy

- 1. Energy compliance method, choose one: prescriptive compliance. Res-check
- 2. Res-check output is attached to each set. Not applicable.
- 3. R-values and U-factors are shown on drawings and matches required values.
- 4. Exterior walls meeting the prescriptive R-15 or R-13 + R-1 continuously. not applicable
- 5. Exterior walls with R-19 are constructed of 2x6 studs. Not applicable.
- 6. Rafters/floors with R-30 have a minimum depth of 9½". Not applicable.
- 7. Rafters/floors with R-38 have a minimum depth of 11½". Not applicable.
- 8. Slab edge R-10/R-15 insulation provided.
- 9. Foam plastic must be Labeled and Identify per R316.
- 10. Unvented Crawlspace meets insulation values of table N1102.1.1 and meets of section R408.3.

IV. Building Planning

- 1. Building height: 1 2 3 4 stories. If 4 stories: sprinkler systems are provided.
 Building height is less than 35' as calculated per the Fairfax County Zoning Ordinance.
- 2. Habitable Attic - verified it meets limitation. Not applicable.
- 3. Design loads are noted on drawings.
- 4. Design loads meet Fairfax County criteria, R301:
 Live load, 40 PSF.

- Live load, sleeping rooms, 30 PSF.
 - Roof load/snow load, 25 PSF.
 - Design wind speed, 90 mph.
5. Location on lot, R302: Fire Separation distance is greater than or equal to 5'
- Fire Separation distance is less than 5'. Complete the following:
- Rated exterior wall design: _____
 - Opening percentage: _____%
6. Natural light and ventilation provided per R303.
7. Bathroom ventilation provided, R303.3, choose one: glazing. Mechanical.
8. Minimum room areas per R304.
9. Minimum hallway width per R311.6.
10. Minimum ceiling heights provided per R305:
- Rooms with sloped ceilings.
 - Above bathroom fixtures.
 - Basements
11. Minimum bathroom and kitchen fixtures provided per R306.
12. Bathroom fixture clearances per R307.
13. Safety glazing provided at the following locations per R308.4, choose all that apply:
- Doors and sidelights.
 - Tub/shower enclosures and adjacent windows.
 - Guard system.
 - Adjacent to a walking surface per R308.4.3.
 - Adjacent to a stair.
 - Other location: _____
14. Construction includes attached garage. Choose all that apply:
- Door to living space per R302.5.
 - Separation per Table R302.6.
 - Floor surface slopes to garage doors, R309.1.
 - Concrete slab compressive strength = 3,500 PSI per Table R402.2.
15. Emergency egress, R310.1. Choose all that apply:
- In bedrooms.
 - In basements.
 - Window wells for basement egress per R310.2.
 - Habitable Attics
 - Not required; structure is sprinklered with 13, 13R or 13D system.
16. Window sill heights for windows > 72" above outside grade. Choose all that apply:
- Window sill height is > 18".
 - Window sill height is < 18" and window opening will not allow the passage of a 4" diameter sphere per R312.2, exception 1.
 - Window sill height is < 18" and window is provided with a guard or device per R312.2, exceptions 2 or 3.
 - Window sill height is < 18" and window is provided with opening limitation devices per R312.2, exception 2.
17. Means of egress provided per R311.2.
18. Stairways installed per R311.7.
- Width \geq 36".
 - Headroom \geq 6'-8".
 - Stairway run \leq 12' (measured vertically).
 - Treads and risers per R311.7.4.
 - Landings per R311.7.5.
19. Enclosed area under stairways is protected per R302.7.
20. All handrails per R311.7.7.
21. All ramps per R311.8. Not applicable.
22. All guards per R312.
23. Attic access provided per R807.
24. Smoke alarms provided in all locations required by R314.
25. Carbon monoxide alarms provided in all locations required by R315.

26. Interior passage, maintain a path minimum of 34" wide : R311.2.1
- kitchen and living or entertainment room
 - bedroom
 - full bath
27. Foam plastics per R316:
- Flame spread \leq 75.
 - Smoke development \leq 450.
 - Separation from interior provided.
 - Not applicable.
28. Automatic Fire Sprinklers: Required Optional Not applicable.
- a. Identify on plans type of system
 - b. Shop drawings required to be submitted to:
 - Fire Marshall Office 10700 Page Avenue Fairfax, Va. 22030
 - Contact: Sam Singh - FM Sprinkler Reviewer 703-246-4806
29. Protection against decay per R319.1.
- Joists \leq 18" from ground.
 - Beams \leq 12" from ground.
 - Wood is in contact with concrete or masonry.
 - Wood is in wet service conditions.
 - Not applicable.
30. Elevators and platforms R321
- Elevator complies with ASME A17.1/CSA B44. Not applicable
 - Platform complies with ASME A18.1. Not applicable
 - Manufacturer's specification
31. Construction is flood-resistant per R322, FEMA and DPZ. Not applicable.

V. Foundations

1. Allowable bearing pressure: _____ PSF (2000 PSF max. unless verified by soils data.)
2. Allowable bearing pressure in soils report (if applicable), on the cover sheet, and in the drawings match.
3. Exterior wall footing size per Table R403.1. Not applicable.
4. Precast foundation walls provided. Not applicable.
 - Footing: Concrete Crushed stone.
 - Footing thickness per Table R403.4.
5. Minimum footing depth adequate per R403.1.4.
6. Interior spread footing size adequate for column load. Not applicable.
7. Interior bearing wall footings/thickened slab sized adequate for wall load. Not applicable.
8. Lateral earth pressure: _____ PCF. Not applicable.
9. Lateral earth pressure in soils report, cover sheet, and drawings match. Not applicable.
10. Foundation wall height, thickness of wall and height of backfill noted on the cover sheet match dimensions shown in the drawings. Not applicable.
11. Foundation wall design material, choose one: Masonry Concrete Not applicable.
12. Masonry foundation wall design per, choose one:
 - Table R404.1.1 (1) for plain masonry.
 - Table R404.1.1 (2) for reinforced 8" CMU.
 - Table R404.1.1 (3) for reinforced 10" CMU.
 - Table R404.1.1 (4) for reinforced 12" CMU.
 - Based on approved engineer design.
 - Not applicable.
13. Concrete foundation wall horizontal reinforcement per Table R404.1.2 (1), Not applicable.
14. Concrete foundation wall design per, choose one:
 - Table R404.1.2 (2) for 6" flat wall, center rebar.
 - Table R404.1.2 (3) for 8" flat wall, center rebar.
 - Table R404.1.2 (4) for 10" flat wall, center rebar.
 - Table R404.1.2 (5) for 6" waffle wall.
 - Table R404.1.2 (6) for 8" waffle wall.

- Table R404.1.2(7) for 6" screen-grid wall
- Table R404.1.2 (8) for 6", 8", 10", 12" flat wall, inside-face rebar.
- Based on approved engineer design.
- Not applicable.

15. Foundation anchorage: Per R403.1.6 Per evaluation report
16. Foundation drainage per R405.
17. Foundation waterproofing/dampproofing per R406.
18. Standard steel pipe columns per R407.2 and R407.3.
19. Adjustable steel pipe columns provided:
 - Point loads for each column noted on drawings.
 - Corresponding valid evaluation report for column is attached.
 - Point loads are less than allowable loads noted in the evaluation report.
20. Wood columns are adequate per R407.1 and R407.3 or AF&PA NDS. Not applicable.
21. Detail of attachment of columns to footing and floor system above is provided. Not applicable.
22. Crawl space provided:
 - Ventilation is provided per R408.2 Unvented crawl space per R408.3.
 - Access is provided per R408.4.

VI. Floors

1. Garage floor, choose one:
 - Framed slab/grade beams:
 - Grade beam and turned-down slabs adequate per ACI 318. Reinforcement = _____
 - Framed slab adequate per ACI 318. Reinforcement = _____
 - Slab-on-grade. Not applicable.
2. Front stoop: Framed slab adequate per ACI 318. Reinforcement = _____
 - Slab-on-grade.
3. Steel beams provided:
 - Design is adequate per AISC.
 - Attachment detail of nailer plate to top flange provided.
4. Dimensioned lumber beams/headers per R502.5 or AF&PA NDS. Not applicable.
5. Manufactured wood beams/headers adequate per manufacturer's specifications. Not applicable.
6. Floor joists, choose all that apply:
 - Dimensioned lumber per R502.3
 - Manufactured wood joists (TJI, GPI, etc.) per manufacturer's specifications. Size, series number and spacing noted on framing plans
 - Engineered floor trusses
7. Floor sheathing provided per R503.
8. Oversized tub, Jacuzzi or whirlpool provided:
 - Cut sheet attached.
 - Floor system is adequate for added tub load.
9. Draftstopping is provided per R302.12 Not applicable.
10. The structural elements of each floor have a complete and adequate load path to the foundation.
11. Exterior deck is designed and detailed. Not applicable.
 - Lateral bracing.
 - Guard rail. Details Evaluation report Not applicable
 - Decking evaluation report
12. Slab on grade provided (excluding garage):
 - Thickness \geq 3.5".
 - Base course \geq 4".
 - 6 mil vapor barrier provided.
 - WWF provided for temperature and shrinkage.

VII. Wall Construction

1. Story height \leq 11'-7" per R301.3.
2. Exterior walls, R302:, choose one:
 - Fire resistance design (hrs.): _____ North _____ South _____ East _____ West
3. If fire separation distance is less than 5', provide wall opening percentage:

- _____ %North _____ %South _____ %East _____ %West
4. Dwelling unit wall separation design number: _____ N/A
 5. Exterior and interior bearing walls are adequate per R602.3.
 6. Headers are adequate per R602.7. Not applicable.
 7. Lintel schedule for brick veneer is provided:
 - Steel lintel sizes are adequate per Table R703.7.3.
 - Precast lintels adequate per ACI 318.
 8. Wall bracing provided per, choose one: R602.10, R602.12
 9. Wall bracing see interactive worksheet: fairfaxcounty.gov/dpwes/windbracing
 - Attached worksheet.
 - Braced wall lines, spacing, length and method are identified on the drawings.
 - Proprietary system:
 - Product Name: _____ Manufacturer: _____
 - Evaluation Report No.: _____, Details on drawings Yes No
 - Engineer system per IBC Chapter 23 and AF&PA NDS and SDPWS:
 - Wind load per IBC 1609: _____ PSF.
 - Windward and leeward loads are applied to walls simultaneously.
 - Sheathing thickness and nailing pattern for shear walls and diaphragms are specified.
 - An adequate load path to the foundation is provided.
 10. Two story exterior walls are provided, choose one:
 - Framed with 2x6 studs.
 - Framed with 2x4 studs with bracing at midspan with adequately designed beam.
 11. Exterior Insulation and Finish Systems (EIFS) is provided:
 - Cover sheet notes EIFS.
 - Valid evaluation report is attached.
 - Conditions of Use, as noted in the evaluation report, have been met.
 - EIFS detail sheets bear original signature and seal of a registered A/E.

VIII. Roof Ceiling Construction

1. Roof framing is dimensioned lumber. Not applicable.
 - Ceiling joists and rafters are adequate per R802.2.
 - Horizontal thrust at exterior walls is resisted by:
 - Ceiling joists
 - Rafter ties
 - Not applicable; ridge beam is provided
2. Roof framing is comprised of manufactured wood rafters (TJI, GPI), and is adequate per manufacturer's specifications. Not applicable.
3. Roof framing is comprised of engineered wood truss system. Not applicable.
4. Ridge beam. Not applicable.
 - Composed of dimensioned lumber and is adequate per AF&PA NDS
 - Composed of manufactured wood products (LVL, micro-lam) per manufacturer's specifications.
 - Composed of other material(s): _____
5. Roof sheathing adequate per R803.
6. The structural elements of the roof have a complete and adequate load path to the foundation.
7. Roof covering material: _____ R905.
8. Roof slope adequate for roof covering material, R905.

IX. Masonry Chimney/Fireplace

1. Termination of chimney per R1003.9. Not applicable.
2. Cricket at roof per R1003.20. Not applicable.
3. Fireplace is adequate per R1001. Not applicable.
4. Masonry chimney is adequate per R1003. Not applicable.
5. Cantilevered hearth is adequate per ACI 318. Not applicable.
Reinforcement = _____
6. Lintel adequate per Table R703.7.3. Not applicable.