

Residential Drawing Submittal Most Common Defects

Purpose: Provide our customers an insight to some of the more common code deficiencies found in the review of residential plans.

- Identify the location of the braced wall lines, the bracing method you are using for each line, the total required length of wall bracing for each line, and length & location of the individual braced wall panels.
- Provide 800# hold-down device per R602.10.3(4) (only pertains to the continuous sheathing method).
- Provide additional reinforcing @garage lug stems per R602.10.7.
- Provide required fall protection when bottom of clear window opening is greater than 72" above exterior grade & less than 24" above finished floor per R312.2.1.
- Provide required weep holes @min. 48" o.c. per R703.8.6.
- Revise plans to meet the governing code, the 2018 NC Residential Code.
- Revise wall bracing requirement note to state "The plan has been analyzed and verified to meet the intent of R602.10.5 for.... (for use with engineered designs).
- Provide required water-resistive barrier over wall sheathing per R703.2.
- Provide 34" min. handrail height @ stairs per R311.7.8.1.
- Provide tempered glazing per R308.4.
- Provide treated posts @ screened porch per R317.
- Referenced details missing, incorrectly labeled, or the detail is incorrect.
- Non-rated projections into the 3' fire-separation distance.
- Non-rated walls encroaching into the 3' fire-separation distance.
- Projection of vinyl and aluminum soffits when wall face is within 10' of property line.
- Guard design incorrect. 4" sphere can't pass through horizontal guard openings. (6" sphere rule for ornamental and horizontal rails only applies to Appendix M.).
- Notation for the engineered design aspect for wall bracing, we're continually seeing "Comply with (a referenced code section)" when it does not, it is an engineered design.
- Missing garage separation requirements.
- Seals not updated to current code.
- Seals not updated to revised plan date.

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