

Owner: \_\_\_\_\_ Reviewed by: \_\_\_\_\_  
 Location: \_\_\_\_\_ Date: \_\_\_\_\_

**Form # 3-W**

**Residential Code of New York**

**WOOD FRAME CONSTRUCTION PLAN REVIEW**

| 1 | ITEM  | CODE SECTION  | REQUIRED  | ACTUAL                               |
|---|---|---|---|--------------------------------------|
|   | <b>Wood Floor Framing<br/>Chapter 5</b>   | <b>Section 502</b>  | Joist material<br>Size and spacing  |                                      |
|   | Minimum live loads  | Tab R301.5<br><br>Footnote h  | Sleeping<br>Other rooms<br>Decks<br>Attic, fixed stair  | 30 psf<br>40 psf<br>40 psf<br>30 psf |
|   | Floor Framing Materials<br>Dimension Lumber<br><br>Pressure treated<br><br>I-joist, Glue lam<br><br>Trusses   | R502.1<br><br>R502.1.1 and R319<br><br>Manufact'r Instr'ns<br><br>R502.11   | Grade mark<br>Species and Grade<br><br>Designed system<br><br>Certificate   |                                      |
|   | Floor Joist Spans<br>Sleeping 30 lbs<br>Living areas 40 lbs<br>20 psf Dead Load Limit<br><br>Girder Spans<br>Exterior bearing walls<br>Interior bearing walls | Tab R502.3.1(1)<br>Tab R502.3.1(2)<br>R502.3 .1 & R502.3.2<br><br>Tab R502.5(1)<br>Tab R502.5(2)  |   |                                      |
|   | Joist Framing Details<br>Min. Bearing<br><br>Lateral restraint<br><br>Drilling/Notching<br><br>Fasteners<br><br>Floor openings                                | R502.6<br><br>R502.7<br><br>Fig. R502.8<br><br>R502.9<br>Table R602.3(1)<br>R502.10<br>Header span > 4'<br>Header span > 6'<br>Tail joist > 12' | Min 1 ½" on wood<br>3" on conc/masonry<br>Block at ends<br>Joist > 2x12, Bridging @ 8'<br><br>Double header & trimmer<br>Hangers for header<br>Framing anchor or ledger |                                      |
|   | Floor Sheathing<br>Panel spans  | R503<br>Tab R503.2.1.1(1)   |   |                                      |

| 2 | ITEM  | CODE SECTION  | REQUIRED  | ACTUAL |
|---|---|---|---|--------|
|   | <b>Wood Wall Framing<br/>Chapter 6</b>  | <b>Section R602</b>   | Stud material<br>Size and spacing   |        |
|   | Vapor Retarder  | R601.3  | Climate Zone 5 & 6  |        |
|   | Framing Materials<br>Identification<br>Stud grade   | R602.1<br>R602.2  | Min #3, stud grade  |        |
|   | Top plate<br><br>Notching   | R602.3.2<br><br>R602.6.1  | Doubled, overlap corners<br>Stagger joints 24"<br>Strap if 50% cut, or cover<br>with structural panel               |        |
|   | Bearing Wall Stud Spacing<br>Up to 10' length<br><br>Over 10' length<br><br>Interior bearing wall studs                           | R602.3.1<br>Tab R602.3(5)<br><br>Tab R602.3.1<br><br>R602.4   | <br><br><br>Same as exterior  |        |
|   | Fasteners   | Tables R602.3(1)<br>through R602.3(2)   |   |        |
|   | Drilling and Notching   | R602.6  |   |        |
|   | Headers - Span Tables<br>Exterior bearing<br><br>Interior bearing<br><br>Box header span  | R602.7<br>Tab R502.5(1)<br><br>Tab R 502.5(2)<br><br>Tab R602.7.2<br>Fig R602.7.2                                       |   |        |
|   | Bracing<br>Braced Wall Lines<br><br>Spacing<br><br>Braced Wall Panels<br>Amount<br><br>Continuous Sheathing<br><br>Seismic Design | R602.10<br>R602.10.1<br><br>R602.10.1<br><br>R602.10.3<br>Tab 602.10.1<br><br>R602.10.5<br>Tab R602.10.5<br><br>R602.11 | Panels within 12 ½'<br>Max 4' offset<br>Lines 35' O.C. max<br><br><br>Method 3 panels<br><br>Seismic D <sub>0</sub> |        |
|   | Wall sheathing<br>Structural panels   | Tab R602.3(3)   |   |        |

| 3 | ITEM  | CODE SECTION | REQUIRED   | ACTUAL |
|---|---|--------------|--|--------|
|   | <b>Fireblocking</b><br><br>Required for<br>Concealed Locations                        | R602.8       | 1. Wall cavities<br>1.1. At floor and ceiling<br>1.2 Horizontally 10'<br>2. Soffits, drop ceilings<br>3. Stairs, Top & bottom<br>4. Floor, ceiling<br>penetrations<br>5. Chimneys R1003.19 |        |
|   | Fireblocking Materials<br>Solid blocking<br>Panels, min. thickness<br>Batts, blankets | R602.8.1     | Nominal 2"<br>Based on material<br>Secured in place  |        |
|   | Chimney fireblocking  | R1003.19     | Noncombustible   |        |
|   | Fireplace fireblocking  | R1001.12     |  |        |

| 4 | ITEM  | CODE SECTION                             | REQUIRED  | ACTUAL |
|---|---|--|---|--------|
|   | <b>Roof/Ceiling Framing</b><br><b>Chapter 8</b> | <b>Section 802</b>                       | Rafter material<br>Size and spacing<br>Joist material<br>Size and spacing<br>Ground snow load |        |
|   | Design and construction<br>Prescriptive         | R802.2<br>Fig R606.11(1), (2)<br>and (3) |   |        |
|   | Designed  | AFPA/NDS & ASCE 7                        |   |        |
|   | Truss construction                              | R802.10                                  |   |        |

| 4 | ITEM   | CODE SECTION   | REQUIRED  | ACTUAL |
|---|--|--|---|--------|
|   | Framing Details<br>Ridge support<br><br>Joist/Rafter connection<br><br>Ceiling joists connection<br><br>Ceiling joist lapped<br><br>Min. Bearing<br><br>Drilling/Notching<br><br>Lateral restraint<br><br>Openings | R802.3<br><br>Tab R802.5.1(9)<br><br>R802.3.1<br><br>R802.3.2<br><br>R802.6<br><br>R802.7<br><br>R802.8<br><br>R802.9<br>Header span > 4'<br>Header span > 6'<br>Tail joist > 12 | Ridge board or gusset<br><br><br><br>Continuous wall tie<br><br><br><br>Min 1 ½" on wood<br>3" on conc/masonry<br><br>>2x10 Block at bearing<br>>2x12 Bridging @ 8'<br><br>Double header &<br>trimmer<br>Hangers for header<br>Framing anchor or ledger |        |
|   | Allowable Ceiling Spans<br>Without storage<br><br>With limited storage<br><br>With fixed stair   | R802.4<br>Tab 802.4(1)<br><br>Tab 802.4(2)<br><br>Tab 502.3.1(1)   |   |        |
|   | Allowable Rafter Spans<br>Roof live load<br><br>30 lb Snow load<br><br>50 lb Snow load<br><br>70 lb Snow load  | Tab 802.5.1(1)<br>Tab 802.5.1(2)<br><br>Tab 802.5.1(3)<br>Tab 802.5.1(5)<br><br>Tab 802.5.1(4)<br>Tab 802.5.1(6)<br><br>Tab 802.5.1(7)<br>Tab 802.5.1(8)                         |   |        |