



Building Department
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CHECKLIST FOR SINGLE FAMILY/DUPLEX RESIDENTIAL PLAN REVIEW
SUBMITTAL
(INCLUDES BUT IS NOT LIMITED TO THIS LIST)

Codes adopted by City of La Junta:

- 2018 IRC – International Residential Code
- 2018 IEBC – Existing Building Code
- 2018 IECC – International Energy Code
- 2018 IMC – International Mechanical Code
- 2018 IFC – International Fire Code
- 2018 International Swimming Pool and Spa Code
- Electrical – Current State Code
- Plumbing – Current State Code

Basic Design Criteria:

- Wind Load: 115mph
- Frost Line: 26 Inches
- Snow Load: 25psf
- Seismic Zone: B

Two (2) complete sets of plans:
One (1) paper set submitted to office & one (1) electronic set in
PDF format emailed to ljpermits@lajuntacolorado.org

The following information is required:

- ☐ **Completed Application**
- ☐ **Site Plan**
 - Proposed and existing buildings and dimensions
 - Yard dimensions: side, front & rear
 - Proposed and existing Utilities

SPECIAL NOTE: At least 3 property corners shall exist and be verified or a new Survey will be required. The property corners must be monumented by a professional land surveyor licensed by the State of Colorado prior to the issuance of a building permit. The cost of the survey will be the responsibility of the applicant. The Building Department personnel will be glad to verify if existing property corners will be adequate.

□ **Drawings** to include:

○ **Floor plans** of each floor including basements showing:

- Proposed use of each room, location and sizes of all openings
- Room Sizes and overall dimensions
- Doors
- Windows, including safety or tempered glazing
- Stairs showing rise/run, landing & overall height, head room, handrail and guardrail
- Elevation drawings (4 views) showing limited dimensions, grade levels, windows, doors, guardrails, steps, stairs, basement lines, decks, patio covers, porches and exterior finish material
- Attic access
- Crawl Space access
- Floor and Roof Framing (Certified truss drawings from truss supplier)
- Beams & Headers
- Rated wall details (when applicable)
- Building wall section showing
 - Framing Details, floors, decking, basement walls, insulation, U-Factors, R-Values, and foundation. A typical wall section shall note all pertinent information from foundation to the roof.
- Detailed drawings for miscellaneous details such as special conditions, narrow wall bracing, etc., are required on the plans

○ **Electrical Plan**

- Locations of fixtures
- Outlets
- Switches
- Breaker Box
- Smoke Detectors
- Carbon Monoxide Alarms

○ **Plumbing Plan**

- All Water Lines (existing and proposed)
- All Wastewater Lines (existing and proposed)

○ **Mechanical Plan** shall provide an HVAC layout with equipment locations

- Air distribution ductwork and sizes
- Air intake and exhaust locations
- Fan and pump type location
- Controls diagram indicating type of HVAC control specific to the equipment being controlled.
- Schedules:
 - List heating and cooling equipment capacity, types, sizes and efficiency, fan horsepower, and airflow capacity as well as outside air volume.
 - Duct insulation R-values, pipe insulation thickness

□ **Energy Calculations:** Per section R401.3 of the 2018 IECC: A permanent certificate shall be completed by the builder or other approved party and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building. Where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels.

- 2018 REScheck

2018 International Energy Code

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b, e}	CEILING R-VALUE	WOODFRAME WALL R-VALUE	MASS WALL R-VALUE ⁱ	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWLSPACE ^c WALL R-VALUE
4 except Marine	0.32	0.55	0.40	49	20 or 13+5 ^h	8/13	19	10/13	10, 2 ft	10/13

NR = Not Required.

For SI: 1 foot = 304.8 mm.

a. *R*-values are minimums. *U*-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall be not less than the *R*-value specified in the table.

b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

Exception: In Climate Zones 1 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.

c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.

d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation *R*-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.

e. There are no SHGC requirements in the Marine Zone.

f. Basement wall insulation is not required in warm-humid locations as defined by [Figure R301.1](#) and [Table R301.1](#).

g. Alternatively, insulation sufficient to fill the framing cavity and providing not less than an *R*-value of R-19.

h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.

i. Mass walls shall be in accordance with [Section R402.2.5](#). The second *R*-value applies where more than half of the insulation is on the interior of the mass wall.