

Town of Thompson Building Office

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815 Riverside Drive - No. Grosvenordale, CT 06255

2022 CT State Building Code – Adopted 10/1/22

2021 IRC Required Plan Review Checklist Items and Current Code Cycle Books Used

This handout does not cover all situations, nor is it intended to do so. Not all listed items may apply to your design.

Site Plan: R106.2

Address clearly marked
Dimensions of property with property lines
Locations of Buildings, decks, and porches from property lines
Elevations of decks and porches to grade
Flood Zone - Location of AE, CAZ and V Zone lines
Flood Zone - BFE +1 elevations of finished floor or lowest supporting member
Flood Zone - Flood Vent elevations when applicable

Design Criteria

Cover Sheet or Code Data Sheet
Table R301.2
Floodplain Construction in accordance with R322
Townhouse Separations R302.2.1 or 302.2.2 and comply with R302.2.3 – R302.2.2.5 Townhouse Structural Independence R302.2.6
Under stair Protection R302.7
Floodplain Inspections R109.1.3
Draft stopping R302.12
Mechanical Ventilation R303.4
Habitable Attics R506.2.3 (50% max)
Water-resistant barrier R703.2
Roof Underlayment's R905.1.1
Ice Barrier R905.1.2
Radon Gas pipe and fan locations- Appendix F

Footing and Foundation

Footing Size and design, meets or exceeds Table R403.1 (1), (2), (3)
Bottom of footings 42" below grade minimum depth R403.1.4
Alternate frost protected footing per R403.3 Footings on or adjacent to Slopes R403.1.7
Foundation Vertical Rebar per Table R404.1.1(1)
Cross section of footing and foundation wall with rebar locations R404.1.3.1 Foundation Anchorage - Spacing and Size R403.1.6
Damp Proofing R406.
Foundation Drainage R405.1
Vented Crawlspace vent locations R408.2
Unvented crawlspaces per R408.3
6 mil vapor barrier R405.2.2
Minimum slab thickness 506.1

Structural

Engineered Designs R301.1.3 -TJI's, LVL's, Trusses Etc. Now Require Stamped Drawings
Allowable Joist spans Tables R502.3.1(1) R502.3.1(2)
Allowable Girder and Header Spans Tables 602.7(1) - (3)
Wood Trusses R502.11 - Stamped Drawing PRIOR to permit issuance (including bracing)
Size and Location of All Braced Wall Panels and hold down locations R602.10.1 - R602.10.2
Braced wall calculations R602.10.3 – 4, Tables R602.10.5 - R602.10.11
Portal Frame design when required with hold downs R106.1.3
Load Path Design - Foundation to Rafters, Interior Beams to Basement Girders R301.1
Joist sizes with live loads Table R502.3.1(2) Floor Sheathing R503.2
Stud spacing and sizes R602.3.1 Table R602.3(5) Wall sheathing R604
Roof-Ceiling framing details R802.g
Collar Ties R802.3.1
Rafter Sizes Tables R802.4.1(1) - (8)
Rafter Notching required detail on plans not to exceed D/4 Max - Figure R802.7.1.1

Floor Plan Details

Alt Dimensions of structure exterior R106.1

Alt Dimensions of interior rooms and tables R303.1

Window sizes and Tempered glass location R308.1

All Dimensions and Clearances of bathroom fixtures R307.1

Electrical layout for Bathrooms and Kitchens R106.1 Must follow NEC 2020 Code

Locations of Smoke Alarms and Carbon Monoxide Alarms R314.1 and R315.1

Energy Efficiency - Connecticut is in Zone 5A

Insulation and Fenestration Criteria Tables N1102.1.2 - N1102.1.3 – (R402.1.2 - R402.1.3)

Eave Baffles N1102.2.3 (R402.2.3)

Access Hatches N1102.2.4 (R402.2.4)

Hot Water Pipe Insulation N1103.5.2 (R402.5.2)

Mechanical Ventilation N1103.6 (R403.6)

Compliance Report for Occupancy N1105.3.2.2

(R405.3.2.2)

Deck Construction R507.I - Many changes in this section

Fasteners and Connections R507.2.3 (Post Base, Post Cap, Hangers, Lateral, Stringers, ECT.)

Flashing R507.2.4

Footings Minimum Size R507.3.1

Deck Posts R507.4

Deck Post to Footing Connection R507.4.1

Deck Beam Maximum Spans Tables R507.5.1 - R507.5.5

Deck Beam to Post Cap connection R507.5.2

Maximum Deck Joist Spans - Tables R507.6

Ledger to Band Joist Connection Spacing Tables R507.9.1.3(1) - (2)

Placement of Connections Figure R507.9.1.3(1)

Lateral Load Connections R507.9.2

Exterior Guards (railings) R507.1C

Wood Posts at Deck Guards R507.10.2 - (NO NOTCHING ALLOWED)

Current Code Cycle Books Used As Of 10-1-2022

The 2022 Connecticut State Building Code is based on the International Code Council's widely adopted 2021

International Codes and references the ICC A117.1 – 2017 Standard for accessibility.

It applies to all projects with permit applications filed on or after October 1, 2022.

- 2021 International Building Code (IBC) by ICC with C.T. Amendments
- 2021 International Existing Building Code (IEBC) by ICC with C.T. Amendments
- 2021 International Energy Conservation Code (IECC) by ICC with C.T. Amendments
- 2021 International Mechanical Code (IMC) by ICC with C.T. Amendments
- 2021 International Plumbing Code (IPC) by ICC with C.T. Amendments
- 2021 International Residential Code (IRC) by ICC with C.T. Amendments
- 2021 International Swimming Pool & Spa Code (ISPS) by ICC with C.T. Amendments
- 2020 NFPA 70 National Electrical Code (NEC) by NFPA with C.T. Amendments
- 2017 ICC A117.1 Accessible and Usable Buildings and Facilities by ICC with C.T. Amendments