



Residential Plan Review: New Homes

Project Address: _____
Builder Name: _____
Builder Phone: _____

Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338
Phone: (678) 382-6800 | Email: permits@dunwoodyga.gov

Square Footage per Floor

Basement: _____ 1st Floor: _____ 2nd Floor: _____ 3rd Floor: _____

Sprinklered: [] Yes [] No

Minimum frost depth of footings = 12 inches (2 runs #4 re-bar required minimum)

Footing dimensions: _____ x _____, _____ x _____ steel = _____

Basement Slab: _____

Foundation Walls: _____

Retaining Walls: _____ Height, _____ Footing Dimensions

Basement Walls: _____ Size (2x4, 2x6), _____ Spacing (12" oc, 16" oc, etc.)

Wall Bracing: _____

(Sheathing, let-in brace, etc.)

Load bearing framed walls: Size studs: _____ Spacing: _____ Headers: _____

Garage door header: Size: _____ Span: _____ Type: _____

Framing: live load, size, type, spam, etc.

1st Floor Framing: _____

2nd Floor Framing: _____

Other: _____

Roof

Rafter-size, type, span, pitch: _____

Method used to establish continuous tie or load path: _____

Attic ventilation: type and total vent area: _____

Exterior Covering: brick, stucco, wood, and vinyl, EIFS: _____

Chimney type: none, pre-fab, masonry, total: _____

Electrical service: _____ volts, _____ amps, _____ # panels, _____ location

If more than one please note

HVAC # of furnace _____ Capacity: _____ [] Gas [] Electric

of A/C units _____ Capacity: _____ [] Gas [] Electric

of water heaters _____ Capacity: _____ [] Gas [] Electric

Decks Sq. Ft. _____ height from finished grade: _____

Framing members: Size: _____ Live load: _____

Through bolts, 1/2 bolts and washers, flashing 4x4 wood posts higher than 9 feet will Not be approved.



Checklist for Wood Framing in Low-Rise Residential

To be submitted to building department with building plans for review. A copy must be available at the job site for Code Compliance review.

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Check one: New Building Renovation

Entry or Checkmark (if applicable)	
Ceilings	
Access to attic area (minimum R-3)	List R-Value:
Flat ceiling insulation	List R-Value:
Sloped ceiling insulation (UA trade-off calculations required, min. R-19)	List R-Value:
Walls	
Cavity insulation (batt or blown-in)	List R-Value:
Insulated Sheathing (Leave blank for OSB, plywood, etc.)	List R-Value:
Attic Kneewall Insulation (Air barrier on attic side; minimum R-18)	List R-Value:
Fenestration	
Window U-Factor (from label)	List U-Factor:
Window SHGC (from label, max 0.40)	List SHGC:
Skylight U-Factor (from label)	List U-Factor:
Skylight SHGC (from label, max 0.40)	List SHGC:
Door U-Factor	List U-Factor:
Foundations	
Floor insulation	List R-Value:
Basement wall insulation	List R-Value:
Mass wall insulation (min. R-5)	List R-Value:
Vented crawl space: foundation vents installed per code	Check:
Closed crawl space: min. 6-mil (0.15 mm) poly is taped and extends up walls 6 in. (153 mm)	Check:
Air Leakage	
Windows: caulked, sealed with 0.34-0.37 air infiltration rate	Check:
Doors: sealed, weather-stripped (including those to unconditioned areas: attic, unheated basement, etc.)	Check:
Sole Plate: caulked or sealed	Check:
"Can" lights: properly sealed	Check:
Tubs/showers on exterior walls: properly sealed	Check:
Other penetrations/openings: caulked, sealed or gasketed as necessary	Check:
Heating/Cooling Efficiency	
Gas or propane furnace (min. 78% AFUE)	List AFUE:
Heat pump (min. 7.7 HSPF)	List HSPF:
Air conditioner (min. 13 SEER)	List SEER:
Other system(s) (e.g. fuel oil)	List type: List efficiency:
Duct insulation (min. R-6/R-8)	List R-Value:
Ducts: sealed with mastic or code-approved tape	List Sealant Method:
Mechanical Ventilation	
Outdoor air intakes and exhausts installed with automatic or gravity dampers	Check:



Residential Energy Code Compliance Certificate*

Builder: _____
 Phone: _____
 E-mail: _____

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Envelope Summary:

List the R-Value for the following components:

Flat ceiling/roof:	Sloped/vault ceiling:
Exterior wall:	Above grade mass wall:
Attic kneewall:	Attic kneewall sheathing:
Basement stud wall:	Basement continuous:
Crawlspace stud wall:	Crawlspace continuous:
Foundation slab:	Floors over unconditioned space:
Cantilevered floor:	Other insulation:

Fenestration Components:

Window U-factor:	Window SHGC:
Skylight U-factor:	Skylight SHGC:
Glazed door U-factor:	Opaque door U-factor (<50% glazed):

Building Envelope Tightness (BET):

BET test conducted by: _____ Phone: _____

Fan flow at 50 Pascals: _____ CFM₅₀ Total Conditioned Volume: _____ ft³

ACH₅₀ = CFM₅₀ x 60 / Volume = _____ ACH₅₀ (must be less than 7 ACH₅₀)

Low Rise Multifamily Visual Inspection Option

(The visual inspection option may be conducted by a third-party instead of the BET test for R-2 buildings only.)

Visual inspection conducted by: _____ Phone: _____

Mechanical Summary:

Water Heater Energy Factor: _____ Ef Fuel type: Gas Electric Other

Number of heating and cooling systems: _____

Heating System Type (choose one):

Gas: _____ AFUE Air-Source Heat Pump: _____ HSPF

Other: _____ Efficiency: _____

Cooling System Type (Standard DX, Heat Pump, Geothermal, etc.): _____

Cooling System Efficiency: _____ SEER EER Other

Heating/Cooling load calculations performed by: _____ Phone: _____

Total Heating Load (Based on ACCA Man. J or other approved methodology): _____ Btu/h

Total Cooling Load (Based on ACCA Man. J or other approved methodology): _____ Btu/h

Cooling Sensible Load: _____ Btu/h Cooling Latent Load: _____ Btu/h

Total Air Handler CFM (based on design calculations): _____ CFM

Duct Tightness Test Conducted by: _____ Phone: _____

CFM₂₅ per 100ft² of conditioned floor area = CFM₂₅ x 100 / Conditioned floor area served

If all ducts are not located within conditioned space, builder must verify that either the postconstruction duct leakage to outdoors (PCO) is ≤ 12 cfm/100ft², or the rough-in test (RIT) with air handler is installed is ≤ 6 cfm/100 ft². State which method was used to conduct the duct tightness test:

Duct blower (DB), modified blower door subtraction method (MBDS), or automated multipoint blower door (AMBD).

System	Method (DB, etc)	Test (PCO, etc.)	CFM ₂₅	Area Served (ft ²)	Test Result
1					
2					
3					

*This certificate, to be completed by builder or designer, shall be posted on or in the electrical distribution panel. Where there is more than one value for each component, certificate shall list the value covering the largest area.