



Department of Inspections and Permits
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Residential Construction Inspection Requirements

The plan reviewer will attach this sheet to all approved construction plans. Construction must meet these minimum code requirements.

This set of plans has been examined and is released or construction subject to:

1. All notes and comments by reviewing agencies.
2. Field inspections
3. Full compliance with Building Codes adopted by Anne Arundel County.

Permit # _____ Date: _____ By: _____

No inspections will be made unless an approved set of plans is on the job site. All Electrical, Mechanical and Plumbing construction must be done in accordance with the adopted Anne Arundel County Codes and subject to field inspection.

Footing shall bear on undisturbed soil and below frost line (minimum 30 inches finish grade to bottom). Minimum continuous footing size is: Depth 8 inches; Width 2 time's width of foundation wall. Minimum pier footing size is: 16" round or 14" square by 8" thick.

Reinforce masonry and concrete foundation walls per the IRC that exceed maximum allowable backfill. The maximum depth of unbalanced fill allowed for foundation walls: 8" hollow block=4', 10" hollow block=5', 12" hollow block=6', 8" plain concrete=7'.

Concrete slab on grade to be a minimum of 3'1/2" thick, with 6 mil vapor barrier. A base course of 4" thick crushed stone or gravel is required for slabs below grade.

Submit two copies of roof truss fabricators shop details for approval to the building inspectors at framing inspection, if roof trusses used.

Submit two copies of manufactured floor truss/joist fabricators span/load data for approval to the building inspectors at time of framing inspection, if manufactured floor truss/joists are used.

Provide 12" heel at roof truss bearings for R-38 insulation installation. (12" minimum cavity required).

Provide collar ties @ 4' spacings OR a structural ridge beam at all framed cathedral roofs per IRC Section R802.3.1.

Provide double joists under oversize bathroom tubs.

Deck construction must comply with all specifications provided in the attached deck-constructing guide.

Subsoil drains are required for all dwellings with basements, cellars, crawl spaces, or floors below grade and must be located inside and outside of the foundation.

Foundation walls of habitable rooms located below grade shall be waterproofed with membranes extending from the edge of the footing to the finish grade line. The membrane shall consist of either 2 ply hot mopped felts, 6 mil. polyvinyl chloride, 55-pound roll roofing or equivalent material. The laps in the waterproofing membrane shall be sealed and firmly affixed to the wall.

All stairs must be: width 3'-0", riser 8-1/4" max, tread 9" min, handrails required @ 4 or more risers, 36" high guardrails @ walking surfaces 30" or greater above lower surface. Max. 4" between pickets. No ladder effect rails allowed.

Basements with habitable space and every sleeping room shall have at least one emergency escape and rescue opening. The emergency escape must have a minimum net clearing opening of 5.7 square feet. The minimum net clear opening shall be 24 inches in height and 20 inches in width. Maximum sill height shall be 44 inches. Grade floor windows may have only 5 square feet minimum net clear opening.

Attached garage-separation from residence and attic: 1/2" type "X" gypsum board on common walls and walls supporting quarters, 5/8" type "X" gypsum on ceilings, a non-combustible floor sloped to the overhead door, 20 minute or 1-3/8" solid wood door w/self closer. No openings into sleeping areas.

Firestop all duct chases, bulkheads, laundry chutes, metal flues, tub traps and all shafts at each floor.

Minimum insulation: R-38 ceiling; R-13 wall; R-19 floors over unheated areas.

An access crawl hole 18" by 24" shall be provided to the underfloor space. Vents to be located per 2003 IRC Section 408.

A readily accessible attic access opening not less than 22 inches by 30 inches shall be provided to any attic area having a clear height of over 30 inches.

Safety glazing required per 2003 IRC - Section R-308

Smoke Alarms. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements but not including crawl spaces in uninhabitable attics. In dwellings or units with split-levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level per 2003 IRC-Section R313.

COVER SHEET WITH CODE NOTES MUST BE ATTACHED TO PLANS.