

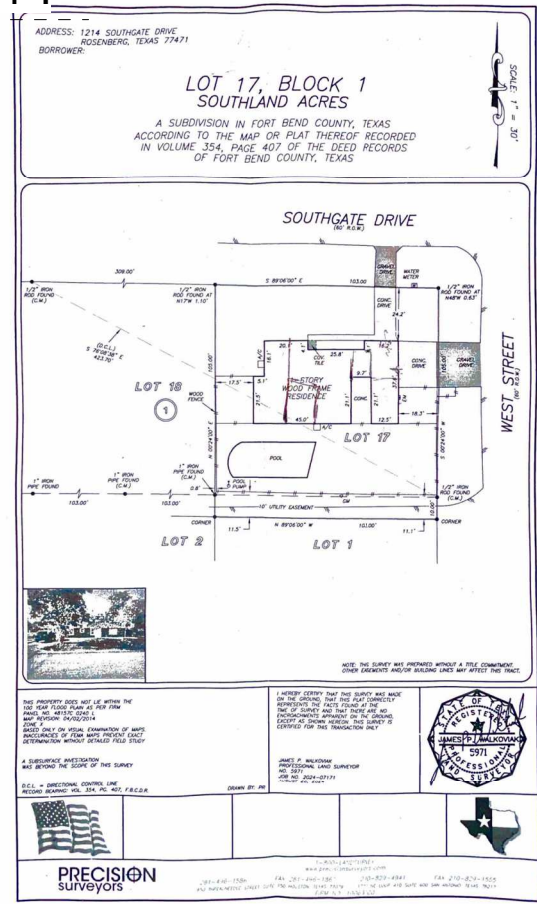
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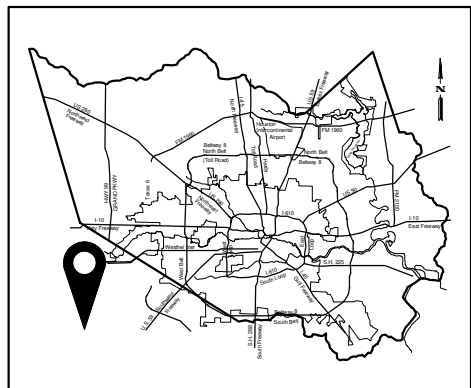


All plans submitted for review, permitting and Work must be compliant with the 2018 International Codes (Building, Residential, Mechanical, Plumbing, Fire, Fuel Gas, Existing Building, and Swimming Pool & Spa), the 2015 International Energy Code, the 2023 National Electrical Code and Locally Adopted Ordinances
***** ALL WORK SUBJECT TO FIELD INSPECTION *****

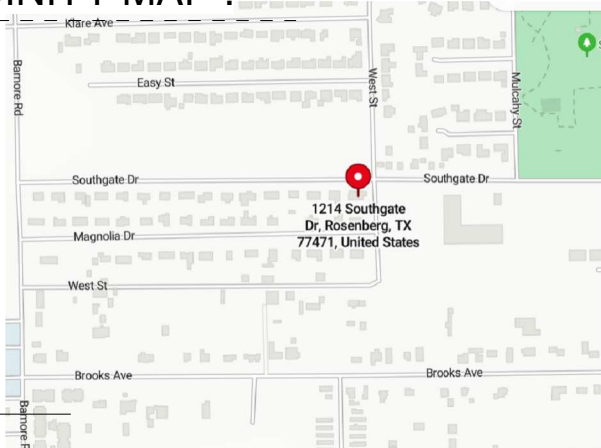
SURVEY :



LOCATION MAP :



VICINITY MAP :

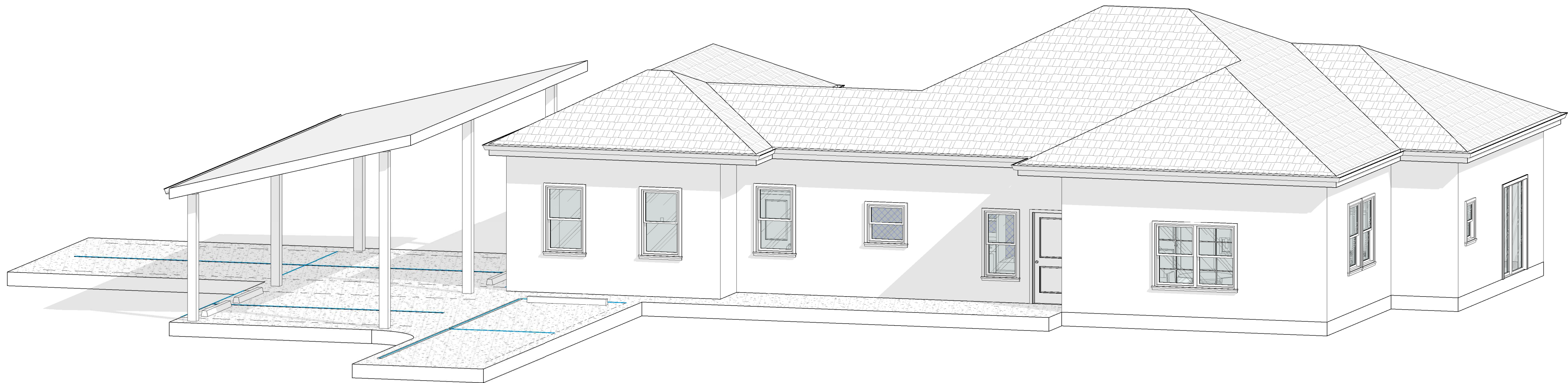


CITY OF ROSENBERG

1214 SOUTHGATE DUPLEX

PLANS & DRAWINGS

FEBRUARY/ 2024



THIS PROJECT SHALL COMPLY WITH THE IRC:
 2018 International Residential Code (IRC)
 2018 International Existing Building Code (IEBC)
 2018 Uniform Mechanical Code (UMC)
 2018 Uniform Plumbing Code (UPC)
 2023 National Electrical Code (NEC)
 2015 International Energy Conservation Code (IECC)
 2015 International Swimming Pool and Spa Code (ISPS)



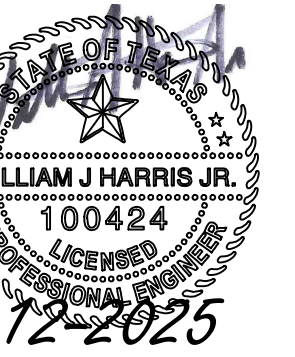
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[illegible]

Project Name :
SOUTHGATE BOURHANI
DUPLEX

Project Address :
1214 Southgate Dr,
Rosenberg, TX 77471

COVER PAGE

Project No.	24080
Date	Feb/02/2025
Drawn by	WO
Checked by	YB

Sheet No.

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Scale

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SHEET SCALE. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH ANY RELATED WORK.
2. THESE DRAWINGS, AND THE DESIGN THEY DESCRIBE, ARE COPYRIGHT PROTECTED DESIGN PLANS AND SHALL NOT BE COPIED OR DISTRIBUTED. ARCO 3D, LLC RESERVES ALL RIGHTS. WITH THESE DRAWINGS, A COPYRIGHT LICENSE IS GRANTED FOR A SINGLE CONSTRUCTION AT THE ADDRESS ON THESE DRAWINGS AND THAT ADDRESS ONLY. THIS IS A LICENSE TO BUILD AND DOES NOT INCLUDE A LICENSE TO MODIFY, EXCEPT AS NOTED BELOW.
3. THE FOLLOWING MODIFICATIONS ARE ALLOWED, PROVIDED THEY DO NOT ALTER THE ESSENTIAL CHARACTERISTICS OF THE DESIGN: BRAND SPECIFIC WINDOW SIZING, CHANGES TO DOOR TYPES AND SIZES, KITCHEN AND BATH DESIGN WITHIN THE ASSIGNED ROOMS, ELECTRICAL LAYOUT, MINOR INTERIOR CHANGES THAT DO NOT CHANGE THE PLACEMENT OF ROOMS AND CHANGES TO EXTERIOR DECKS CHANGES TO ADAPT TO DIFFERENT TOPOGRAPHY.
4. MAXIMUM HEIGHT OF STRUCTURES. THE MAXIMUM HEIGHT OF STRUCTURES SHALL NOT EXCEED 35'. THE HEIGHT OF THE STRUCTURE SHALL BE THE VERTICAL DISTANCE AS MEASURED FROM THE TOP OF THE SLAB TO THE HIGHEST POINT OF THE ROOF OF THE MAIN BUILDING LOCATED ON THE LOT. THE TOP OF THE SLAB MAY BE UP TO 24" HIGHER THAN REQUIRED BY ALL OTHER APPLICABLE CODES AND MAY BE ADDED WITHOUT AFFECTING THE MAXIMUM ALLOWED HEIGHT. FOR ANY ELEVATION AMOUNT EXCEEDING THE 24" ALLOWANCE ABOVE, THE ALLOWED HEIGHT OF THE BUILDING SHALL BE DIMINISHED BY AN EQUAL AMOUNT.
5. GRADING PLAN. A REFERENCE PLAN REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS. WHERE THE FINISHED GROUND LEVEL SLOPES AWAY FROM EXTERIOR WALLS, THE REFERENCE PLANE SHALL BE ESTABLISHED BY THE LOWEST POINT WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHERE THE LOT LINE IS MORE THAN 6 FT. FROM THE BUILDING BETWEEN THE STRUCTURE AND A POINT 6 FT. FROM THE BUILDING.
6. CONTRACTOR SHALL UTILIZE EXISTING WATER TAP AND SANITARY SEWER CONNECTION, IF FEASIBLE AND ACCEPTABLE PER BUILDING INSPECTOR/LOCAL CODE. IF SANITARY CONNECTION IS NOT FEASIBLE, CONTRACTOR TO INSTALL NEW DRAIN LINE TO NEARBY SANITARY SEWER LINE, PER CITY CODE.
7. ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED.
8. BUILDER TO APPROVE LOCATION OF HOUSE OR ADDITION ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING AND SETBACK LINES AND TO OBSERVE ALL DEED RESTRICTIONS PRIOR TO CONSTRUCTION.
9. ALL BEDROOM WINDOW SILLS TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR. MINIMUM OPENINGS ARE 24" HIGH, 20" WIDE AND MINIMUM OF 5.7 SQ. FT. OF NET CLEAR AREA.
10. STAIRWAYS SHALL COMPLY WITH 2021 IRC MINIMUM WIDTH BETWEEN HANDRAILS OF 36".
11. HANDRAILS TO BE 34" TO 38" ABOVE NOSING OF TREADS.
12. GUARDRAILS TO BE 42" ABOVE FINISHED FLOOR WITH BALUSTRES AT 4" O.C. MAX. NEW POST SHALL NOT BE LOCATED ABOVE FIRST TREAD.
13. HANDGRIPPING PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS SECTION.
14. PROVIDE UNDERSIDE OF ALL STAIRWELLS WITH 5/3" TYPE "X" FIRE RATED GYPSUM WHEN UNDERSIDE CAN BE CLOSED OFF.
15. SMOKE DETECTORS REQUIRE 100 VOLT CONNECTION TO HOUSE WIRING WITH BATTERY BACKUP.
16. ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OF STORM SEWER (NOT SANITARY SEWER LINE).
17. PROVIDE A PLUMBING ACCESS PANEL AT ALL BATHTUBS BY PLUMBING CODE 32 (33, 34 REV) SECTIONS 9052, 9053.
18. ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS.
19. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECHANICAL MEANS.
20. ATTIC ACCESS IS PROVIDED ON PLANS TO SERVICE MECHANICAL EQUIPMENT AND LIMITED LIGHT STORAGE BUT IN NO CASE SHALL THE COMBINED DECKED ATTIC AREAS EXCEED 500 SQ. FT.
21. IF APPLICABLE, LOCATE WATER HEATER(S) IN ATTIC ABOVE LOAD-BEARING PARTITION IN A PAN, WITH RELIEF DRAIN LINE TO OUTSIDE OR STORM SEWER LINE.

REFER TO IRC 2021:

- ALL PRE-FAB FIREPLACES TO BE BUILT AND INSTALLED PER 2021 IRC. A COPY OF THE MANUFACTURER INSTALLATION MANUAL SHALL BE AVAILABLE ON SITE FOR THE INSPECTOR REVIEW.
23. CHIMNEYS TO BE MINIMUM 6' ABOVE ANY ROOF LINE FOR WOOD BURNING FIREPLACES AND MINIMUM OF 3' ABOVE ANY ROOF LINE FOR GAS LOG FIREPLACES AND WITHIN A 10' RADIUS OR 3' FROM ANY ROOF LINE (RIDGE).
24. CHIMNEY PIPE(S) SHALL EXIT THROUGH THE ROOF DECKING INSIDE ALL BUILDING AND SETBACK LINES. PROVIDE SPARK ARRESTORS AT CHIMNEY. MESH TO HAVE MAXIMUM GAP OF 1/2". MINIMUM GAP OF 3/3" AND TO COMPLY WITH IRC 2021 CHAPTER 10. ALL GAS APPLIANCE VENTS TO EXIT AN EXTERIOR WALL LOCATED NO LESS THAN 4'-0" FROM ANY PROPERTY LINE OR COMMON WALL. DISTANCE OF GAS VENT PIPES THROUGH A EXTERIOR WALL PERPENDICULAR TO A PROPERTY LINE OR COMMON WALL TO BE MINIMUM OF 4'-0" FROM THE PROPERTY LINE OR COMMON WALL.
25. BATHTUB AND SHOWER SPACES: BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET ABOVE THE FLOOR.
26. NEWEL POST (THAT RAILING TERMINATES INTO) SHALL BE LOCATED NO HIGHER THAN THE FIRST TREAD & MINIMUM CLEAR WIDTH BETWEEN (AND BELOW) HANDRAILS SHALL BE 27" (DOUBLE), AND 31" (SINGLE RAIL). SEE IRC 2021, SECT. R314.1.
27. MAXIMUM RISER HEIGHT SHALL BE 7 3/4", MINIMUM TREAD DEPTH SHALL BE 10" (IRC 2021, SECT. R314.2).
28. MINIMUM HEADROOM IN ALL PARTS OF THE STAIRS SHALL NOT BE LESS THAN 6' - 8" (FINISHED HEIGHT), MEASURED VERTICALLY FROM SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM (IRC 2021, SECT. R314.3).

1. INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL AND NATIONAL CODES AND ORDINANCES AND ELECTRICAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS.
2. ALL CONVENIENCE OUTLETS SHALL BE MOUNTED AT 12" ABOVE FINISH SURFACE BELOW, EXCEPT THAT OUTLETS LOCATED ABOVE CABINETS SHALL BE 3" ABOVE THE NOMINAL WORKING SURFACE OF THE CABINETS; SPECIALTY OUTLETS ARE AS NOTED OR ACCORDING TO STANDARD PRACTICE.
3. ALL EXTERIOR OUTLETS SHALL BE GFCI AND WEATHER PROTECTED
4. GARAGE OUTLETS SHALL BE GFCI AND NOMINAL 44" ABOVE FINISH FLOOR.
5. WASHER AND DRYER SHALL HAVE SEPARATE 20 AMP OUTLETS AT 44" ABOVE FINISHED FLOOR.
6. OUTLET FOR MICROWAVE WITH OR WITHOUT HOOD SHALL BE SEPARATE 20 AMP SINGLE AT 76" ABOVE FINISH FLOOR.
7. SWITCH BOXES SHALL BE MOUNTED AT 54" ABOVE FINISH FLOOR TO CENTERLINE OF BOX OR CLUSTER OF BOXES.
8. ATTIC SHALL BE EQUIPPED WITH SWITCHED KEYLESS FIXTURE WITH INTEGRAL CONVENIENCE OUTLET LOCATED CONVENIENTLY TO ATTIC ACCESS.
9. ALL BEDROOMS TO HAVE DIRECT WIRED SMOKE DETECTORS & CARBON MONOXIDE DETECTORS MOUNTED AT CEILING.
10. OUTLETS AT KITCHEN COUNTERTOPS & BATHROOMS SHALL HAVE GFCI PROTECTION.

13. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FT. FROM AN OUTLET, INCLUDING ANY WALL SPACE 2 FT. WIDE OR GREATER.

- A. IN KITCHENS AND DINING ROOMS, COUNTER SPACE RECEPTACLES SHALL BE INSTALLED:
 - AT EACH WALL COUNTER SPACE THAT IS 12 IN. OR GREATER.
 - NO MORE THAN 43 IN. OC.
 - ON ISLAND COUNTER SPACES (ONE RECEPTACLE MIN.)
 - ON PENINSULAR COUNTER SPACES (ONE RECEPTACLE MIN.)
 - NOT MORE THAN 13 IN. ABOVE THE COUNTERTOP.
 - B. IN BATHROOMS, AT LEAST ONE WALL RECEPTACLE SHALL BE WITHIN 36 IN. OF EACH BASIN.
 - C. IN LAUNDRY ROOMS, AT LEAST ONE RECEPTACLE SHALL BE PROVIDED.
 - D. IN GARAGES, AT LEAST ONE RECEPTACLE SHALL BE PROVIDED.
 - E. IN HALLWAYS OF 10 FT. OR MORE IN LENGTH, AT LEAST ONE RECEPTACLE SHALL BE PROVIDED.
14. GROUND-FAULT CIRCUIT INTERRUPTERS (GFCI): GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION SHALL BE INSTALLED IN:
 - BATHROOMS;
 - GARAGES AND ACCESSORY BUILDINGS;
 - AT ALL EXTERIOR LOCATIONS;
 - IN CRAWL SPACES;
 - KITCHEN; AND
 - WITHIN 6 FT. OF WET BAR SINKS.
15. ALL ELECTRICAL CIRCUIT RUNS SHALL BE CONTAINED IN CONDUIT PER LOCAL ELECTRICAL CODE.
16. CONTRACTOR SHALL UTILIZE EXISTING ELECTRICAL SERVICE AND PANEL, ADD BREAKERS AS NECESSARY. GROUND FAULT CIRCUIT INTERCEPTOR (GFCI) CIRCUITS FOR ALL KITCHEN AND BATHROOM AREAS (WET AREAS).

1. ALL GENERAL LIGHTING IN KITCHENS SHALL BE FLOURESCENT (40 LUMENS PER WATT). LIGHTING SHALL:
 - PROVIDE A UNIFORM PATTERN OF LIGHTING, AND A LIGHT LEVEL SUFFICIENT FOR PERFORMING BASIC KITCHEN TASKS.
 - BE CONTROLLED ON A READILY ACCESSIBLE SWITCH AT AN ENTRANCE TO THE KITCHEN.
 - NOT CONTAIN MEDIUM-BASE INCANDESCENT LAMP SOCKETS.

1. WEATHERSTRIP AT ALL EXTERIOR DOORS.

2. DOORS BETWEEN ATTACHED GARAGE AND THE DWELLING SHALL BE MINIMUM 1 3/8" SOLID CORE WOOD AND SELF CLOSING, OR BE A 20 MINUTE FIRE-RATED ASSEMBLIES.

1. ACCESS: ATTIC STAIRS SHALL COMPLY WITH M1305.1.3 CLEAR OPENING OF NOT LESS THAN 54 INCHES LONG, 30 INCHES WIDE. LOAD CAPACITY OF LADDER TO BE NOT LESS THAN 350 POUNDS PER THE CITY OF ROSENBERG REQUIREMENTS. ATTIC LIGHT: SWITCH FOR ATTIC LIGHT TO BE LOCATED OUTSIDE OF ATTIC SPACE 12 INCHES FROM CEILING. PROVIDE VENTILATION AT ALL BATHS WHICH IS CONNECTED DIRECTLY TO OUTSIDE AIR WITH A POINT OF DISCHARGE AT LEAST 3 FEET FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.

2. ATTIC VENTILATION - M1703.2 TWO OPENING OR DUCTS OUTSIDE COMBUSTION AIR SHALL RE SUPPLIED THROUGH OPENING OR DUCTS, AS ILLUSTRATED IN FIGURES M1703.2(1), M1703.2(2), M1703.2(3), AND M1703.2(4). ONE OPENING SHALL RE WITHIN 12 INCHES (305MM) OF THE TOP OF THE ENCLOSURE, AND ONE WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE. OPENING ARE PERMITTED TO CONNECT TO SFACES DIRECTLY COMMUNICATING WITH OUTDOOR, SUCH AS VENTILATED CRAWL SFACES OR VENTILATED ATTIC SPACES. THE SAME DUCT OR OPENING SHALL NOT SERVE ROTH COMBUSTION AIR OPENINGS. THE DUCT SERVING THE UPPER OPENING SHALL BE LEVEL OR EXTENDED UPWARD FROM APPLIANCE SPACE.

PROVIDE R-13 IN THE EXTERIOR WALLS, R-19 IN WOOD FLOORS OVER NON-LIVING AREAS, PROVIDE R-30 IN THE ROOF OR CEILING UNLESS OTHERWISE RECOMMENDED BY CERTIFIED ENERGY REPORT. EXTERIOR WALL COVERING (SEC R703.1): GENERAL. EXTERIOR WALLS SHALL BE PROVIDE THE BUILDING WITH A WEATHER RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SEC. R703.1. THE EXTERIOR WALL ENVELOPE SHALL BE DESIGNED IN A MANNER THAT PREVENTS THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER RESISTANCE BARRIER BEHIND THE EXTERIOR VENEER AS REQUIRED BY SEC. R703.2 AND A MEANS OF DRAINING WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR. PROTECTION AGAINST CONSIDERATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 11 OF THE 2021 IRC.

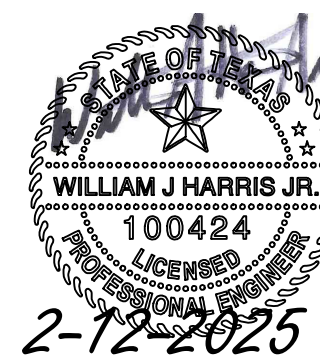
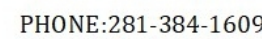
SEC. R703.7.4.1: SIZE AND SPACING. VENEER TIES- EACH TIE SHALL BE SPACED NOT MORE THAN 610 MM ON CENTER HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT ONT MORE THAN 2.67 SQ.FT. OF WALL AREA. AIR SPACE SEC R 703.7.4.2: THE VENEER SHALL BE SEPARATED FROM THE SHEATHING BY AN AIR SPACE OF A MIN. OF A 1 INCH BUT NOT MORE THAN 4 21" WEEPHOLES. WEEPHOLES SHALL BE PROVIDED AT A MIN. SPACING OF 33 INCHES ON CENTER AND NOT LESS THAN 3 16" IN DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.

(SEC R703.6.2.1) WEEP SCREED - PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREA AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN THE EXTERIOR OF THE BUILDING. HEIGHT ABOVE FINISHED GRADE SEC R404.1.6: CONCRETE AND MASONRY WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS IN A MIN. OF 4 INCHES WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6 INCHES ELSEWHERE. PROVIDE BALLOON FRAMING AT EXTERIOR WALL SIDING ON SLOPING CEILING. PROVIDE FIRE BLOCKING, VERTICAL OR HORIZONTAL, SHALL CONFORM TO I.R.C CODE 2021.

1. ARCHITECTURAL SHINGLES: "A" FIRE RATED SHINGLES OVER 0/30 # FELT
A. 2/12 TO 4/12 PITCH: TWO LAYERS, HALF LAPPED.
B. 4/12 OR GREATER PITCH: 1 LAYER
2. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
3. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
4. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
5. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
6. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
7. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQUIRED BY CURRENT CODES.

1. TO SHOW ENERGY CONSERVATION COMPLIANCE USING THE R-VALUE COMPUTATION COMPLIANCE METHOD (SECTION R402.1.2 OF THE 2021 IECC) SPECIFY THE FOLLOWING REQUIRED INSULATION AND PENESTRATION VALUES FOR CLIMATE ZONE 2:
 - MAXIMUM PENESTRATION U-FACTOR: 0.40 (0.65 FOR SKYLIGHTS)
 - MAXIMUM GLAZED PENESTRATION SHGC: 0.25
 - MINIMUM CEILING R-VALUE: 38
 - MINIMUM WALL R-VALUE: 13
 - MINIMUM FLOOR R-VALUE: 13
 - MINIMUM DUCT INSULATION R-VALUE: 8 IN ATTICS
 - MINIMUM DUCT INSULATION R-VALUE: 6 IN OTHER PORTIONS OF HOME
2. WHEN USING FACED INSULATION, INSTALL MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIERS AGAINST WARM SIDE OF ALL INSULATION.
3. ALL EXTERIOR WINDOWS ARE TO BE INSULATING DOUBLE GLAZED.
4. CAULK AND SEAL AT ALL WINDOWS, EXTERIOR DOORS, VENTS, PIPE PENETRATIONS, BOTTOM PLATES AND AROUND ALL ELECTRICAL BOXES MOUNTED IN EXTERIOR WALLS.

1. SIGNALS, MULTIPLE STATION SMOKE ALARMS, AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - IN EACH SLEEPING ROOM.
 - OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS, AND CELLARS BUT NOT INCLUDING CRAWL SPACE AND UNINHABITABLE ATTIC. IN DWELLINGS OR DWELLING UNITS WITH SPLIT 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 WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITH IN A INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOOR CLOSED.
2. SAFETY GLAZING IS REQUIRED AT WARDROBE DOORS, SHOWER DOORS, AND WINDOWS AT BATHTUBS AND SHOWERS AND WITHIN 2' OF DOORS AND 18" ABOVE FINISHED FLOOR. PROVIDE FLOURESCENT LIGHT/VENT FAN, CAPABLE OF 5 AIR CHANGES/ HOURS, AT NEW INTERIOR BATHROOMS, OR ADD WHERE EXTERIOR BATHROOM WINDOW IS REMOVED.

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Project Name :
SOUTHGATE BOURHANI
DUPLEX

Project Address :
1214 Southgate Dr,
Rosenberg, TX 77471

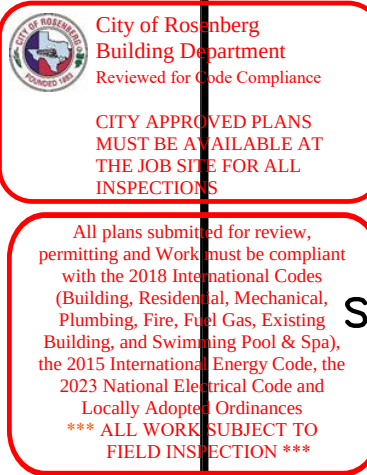
GENERAL NOTES

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Checked by	YB

Sheet No. _____

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Scale



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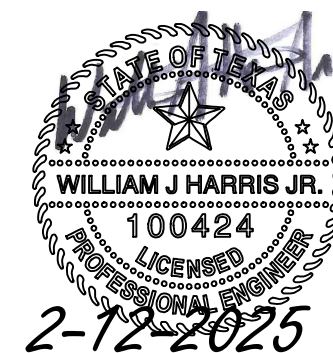
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REG #: F-21523

20106 CALLIOPE KNOLLS DR.
SPRING, TN 37076

PHONE:281-384-1609



Project Name :
SOUTHGATE BOURHANI
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1214 Southgate Dr,
Rosenberg, TX 77471

STANDARD DETAILS (2 OF 2)

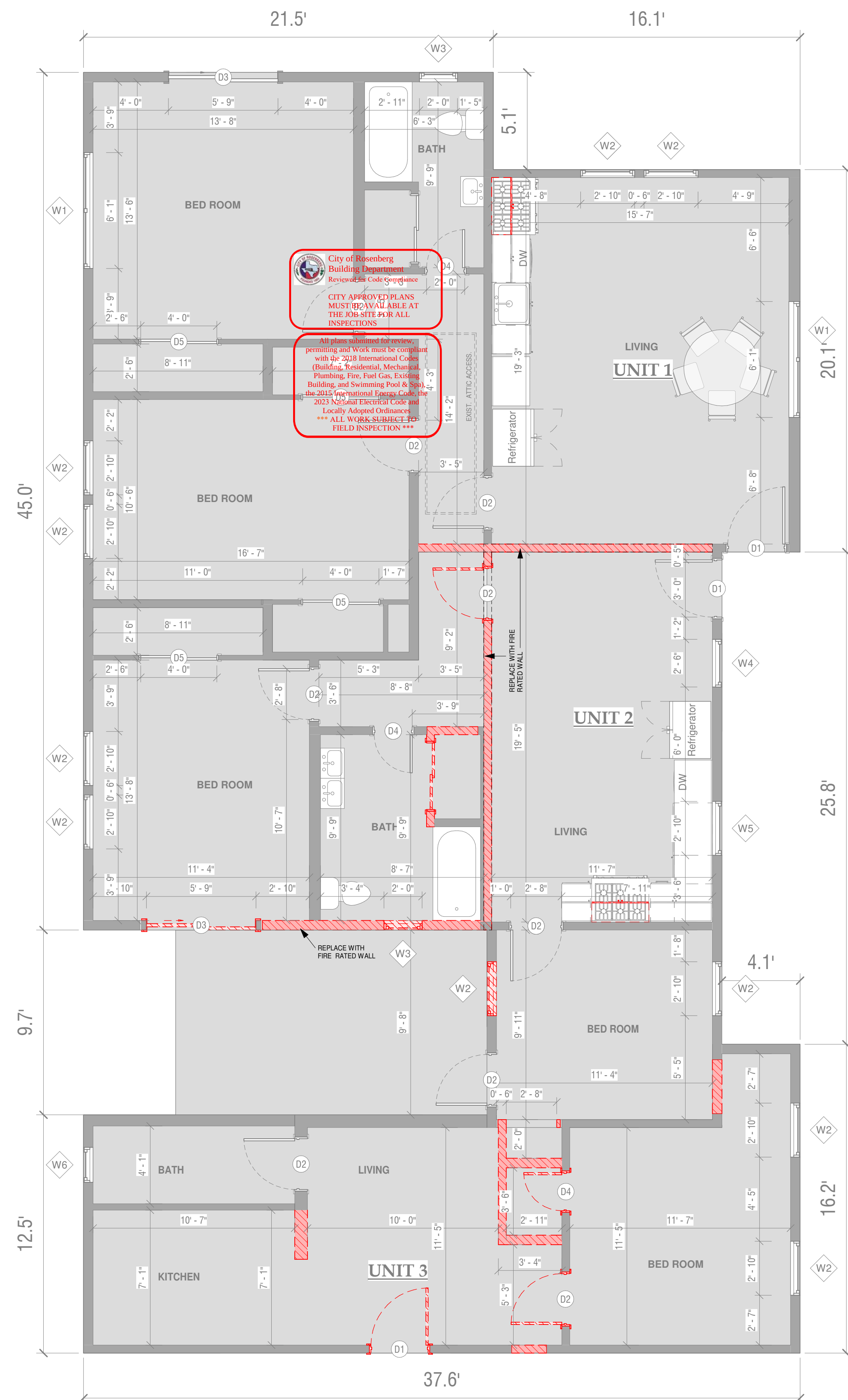
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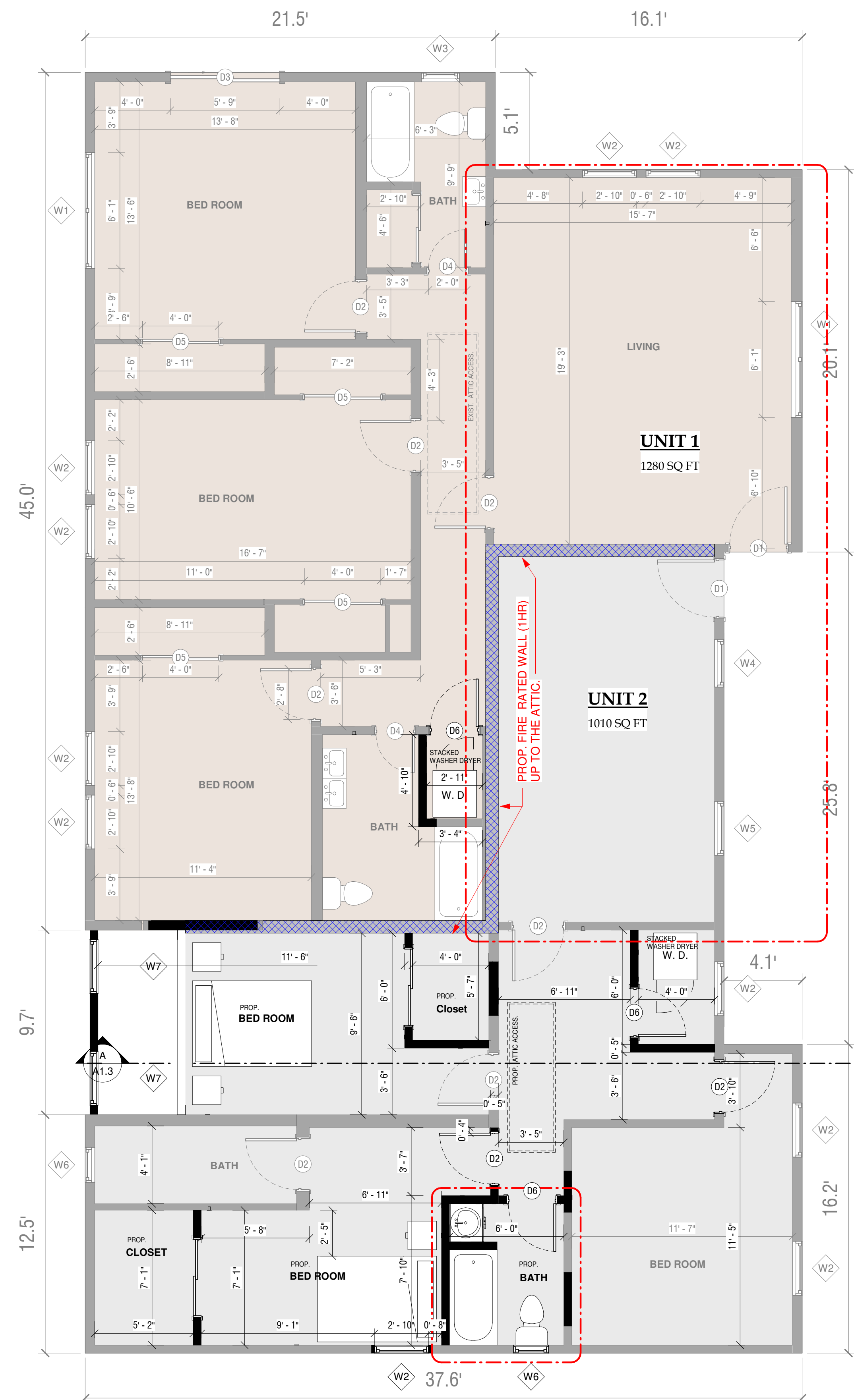
Scale 1" = 1'-0"

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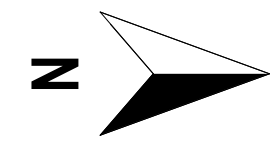
Demolition plan

1/4" = 1'-0" ON 22X34 SHEET



Proposed plan

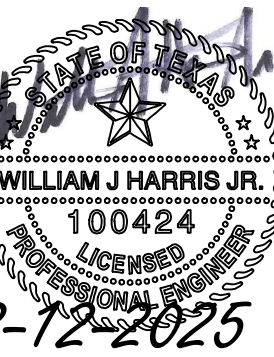
1/4" = 1'-0" ON 11X17 SHEET



REG #: F-21523

20106 CALLIOPE KNOLLS DR.
SPRING TX 77379

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LEGEND :

	Existing Walls
	New Construction Walls
	Walls to be Filled
	Walls to be Demolished
	New Door / Window on Existing Walls
	Door to be Demolished
	Door to be Demolished & Wall to be Filled

	UNIT 1
	UNIT 2

PROP. WINDOWS SCHEDULE					
Type Mark	Description	Count	Size		
			Width	Height	Sill Height
W2	SINGLE HUNG WINDOW	1	2' - 10"	4' - 10"	3' - 0"
W6	SINGLE HUNG WINDOW	1	1' - 10"	1' - 10"	3' - 0"
W7	SINGLE HUNG WINDOW	2	2' - 10"	4' - 0"	2' - 0"

NOTE: All windows will have a U-factor between 0.30 and 0.15

PROP. DOORS SCHEDULE				
Type Mark	Description	Count	Size	
			Width	Height
D2	INTERIOR SINGLE DOOR	2	2' - 8"	6' - 8"
D5	INTERIOR DOUBLE DOOR-CLOSET DOOR	2	4' - 0"	6' - 8"
D6	INTERIOR SINGLE DOOR	3	2' - 6"	6' - 8"

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1st FLOOR PLANS

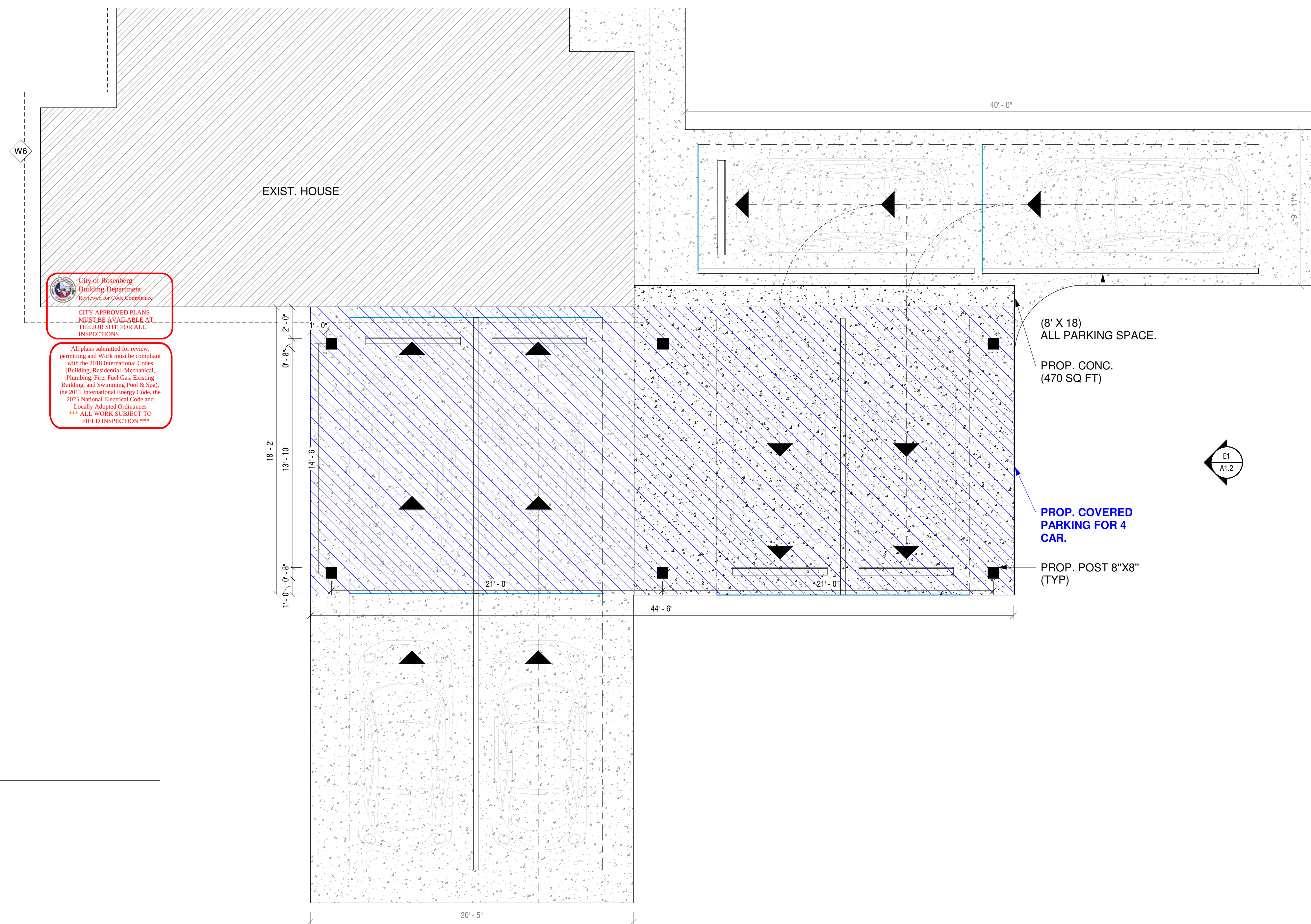
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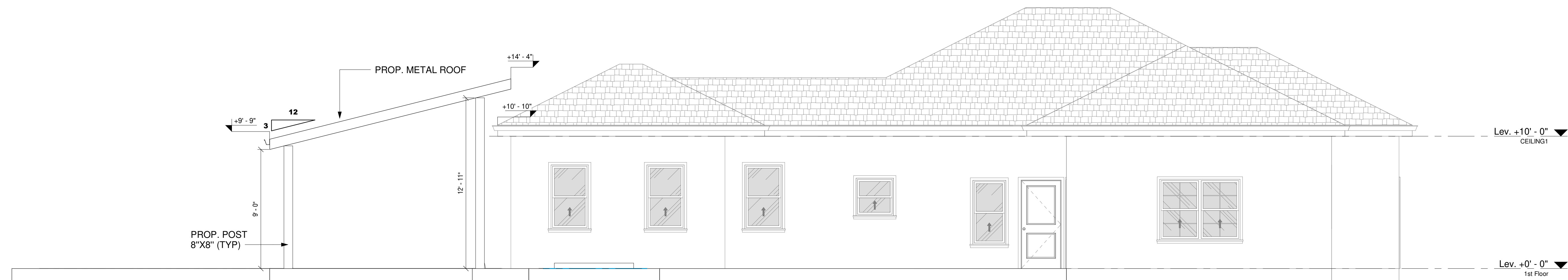
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Scale As indicated

Me

**PROP. COVERED PARKING**

1/4" = 1'-0" ON 22X34 SHEET



E1 ELEVATION

1/4" = 1'-0" ON 22X34 SHEET

[illegible]

Project Name :
SOUTHGATE BOURHANI
DUPLEX

Project Address :
1214 Southgate Dr,
Rosenberg, TX 77471

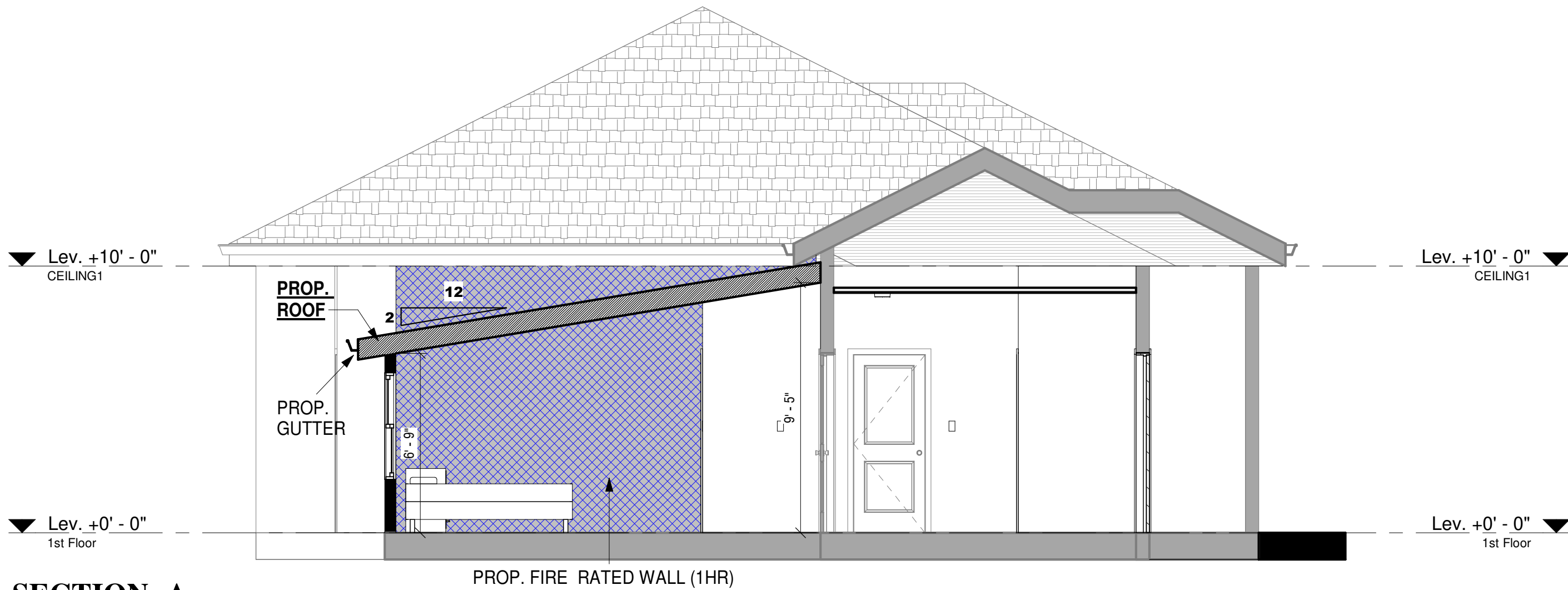
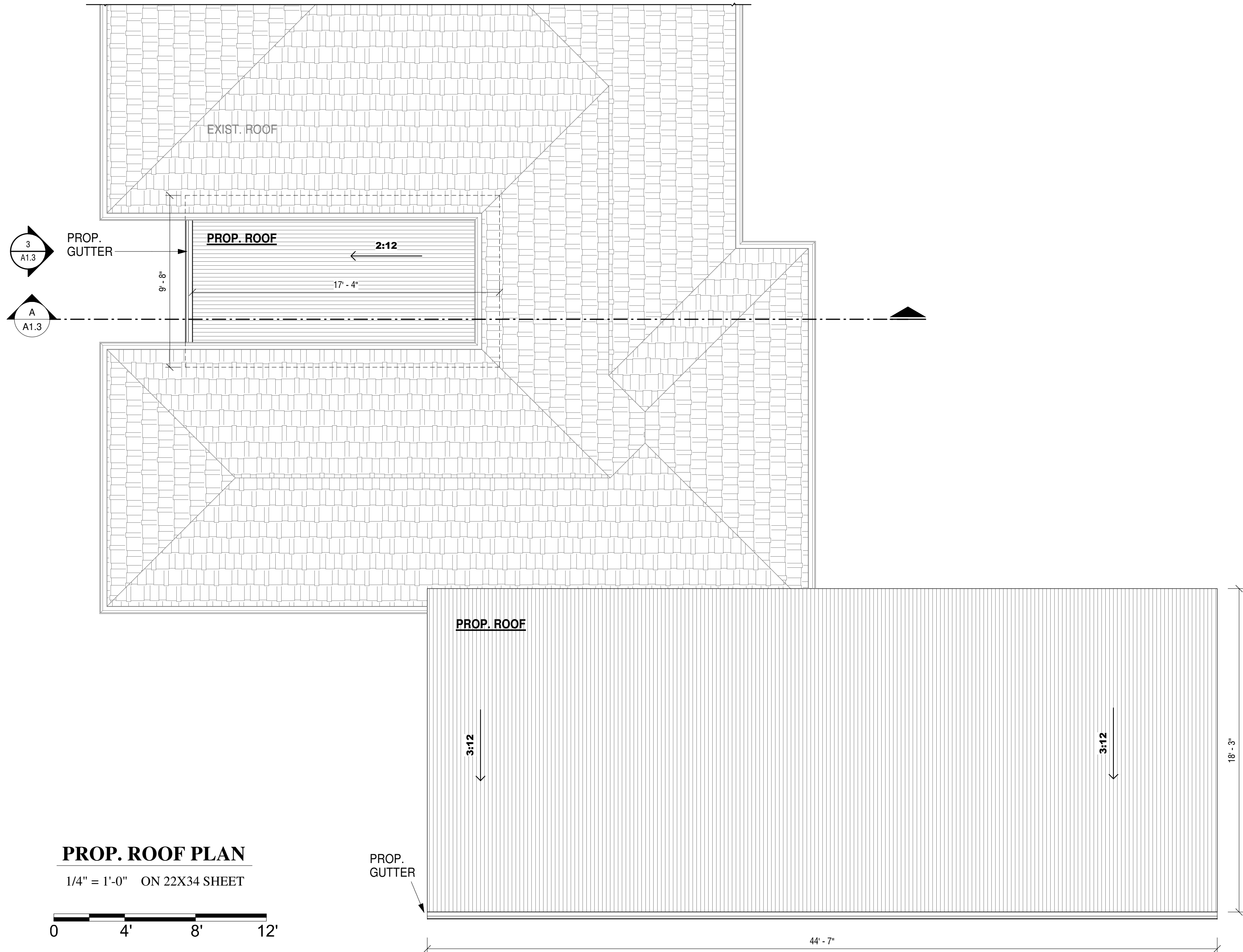
PROP.
COVERED
PARKING

Project No.	24080
Date	Feb/02/2025
Drawn by	WO
Checked by	YB

Sheet No. _____

Scale $1/4" = 1'-0"$

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PROP. ROOF OF
ADDITION AREA

Project No.	24080
Date	Feb/02/2025
Drawn by	WO
Checked by	YB

Sheet No. **A1.3** of 14

Scale $1/4" = 1'-0"$

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PROP. ADDITION CABINETS SCHEDULE			
Item Code	Count	Dimensions	Phase Created
B12	1	12W x 34H x 24D	New Construction
B30	2	30W x 34H x 24D	New Construction
DB24-2	1	24W x 34H x 24D	New Construction
FA2421	1	24W x 33H x 21D	New Construction
MDB24	1	24W x 34H x 24D	New Construction
WM3042H	2	30W x 42H x 12D	New Construction

THE PROPOSED CABINETS DESIGN AND SIZING IS CONCEPTUAL AND EXACT DIMENSIONS MAY VARY DEPENDING ON THE TYPE OF CABINET AND THE SUPPLIER FURNISHING THE CABINETS. CONTRACTOR AND/OR FRAMER SHALL VERIFY DIMENSIONS AND SIZING OF THE PROPOSED CABINETS DESIGN. IF ANY VARIATION, DISCREPANCY, OR OMISSION BETWEEN THE PROPOSED DESIGN AND THE CABINETS BEING FURNISHED IS DISCOVERED, CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL IN WRITING AND OBTAIN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH ANY RELATED WORK.

[illegible]

Project Name :
SOUTHGATE BOURHANI
DUPLEX

Project Address :
1214 Southgate Dr,
Rosenberg, TX 77471

DETAILS

Project No.	24080
Date	Feb/02/2025
Drawn by	WO
Checked by	YB

Sheet No. _____

A2.0 of 14

Scale $1/2" = 1'-0"$

2/2025 12:12:07 PM



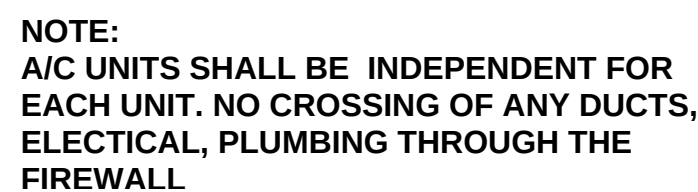
PHONE:281-384-1609



Project Name :
SOUTHGATE BOURHANI
DUPLEX

Project Address :
1214 Southgate Dr,
Rosenberg, TX 77471

Scale As indicated



NOTE:
EACH UNIT ELECTRICAL TO BE RUN TO A SEPERATE ELECTRICAL SERVICE METER

SYM.	DESCRIPTION	QTY.
	GROUND FAULT CIRCUIT INTERCEPTOR OUTLET	5
	SMOKE DETECTOR	4
	EXHAUST FAN	4
	SWITCH	9
	DUPLEX OUTLET 110V	4
	LIGHT FIXTURE - CEILING MOUNTED	14

NOTE: CARBON MONOXIDE DETECTORS SHOULD BE INSTALLED IN THE IMMEDIATE VICINITY OUTSIDE OF EACH SEPARATE SLEEPING AREA. A CARBON MONOXIDE ALARM IS REQUIRED WHERE A BEDROOM OR ITS ATTACHED BATHROOM CONTAINS A FUEL FIRED APPLIANCE

1/4" = 1'-0" ON 11X17 SHEET



20106 CALLIOPE KNOLLS DR
SPRING, TX 77379

STATE OF TEXAS
WILLIAM J. HARRIS JR.
100424
LICENSED
PROFESSIONAL ENGINEER
2-12-2025

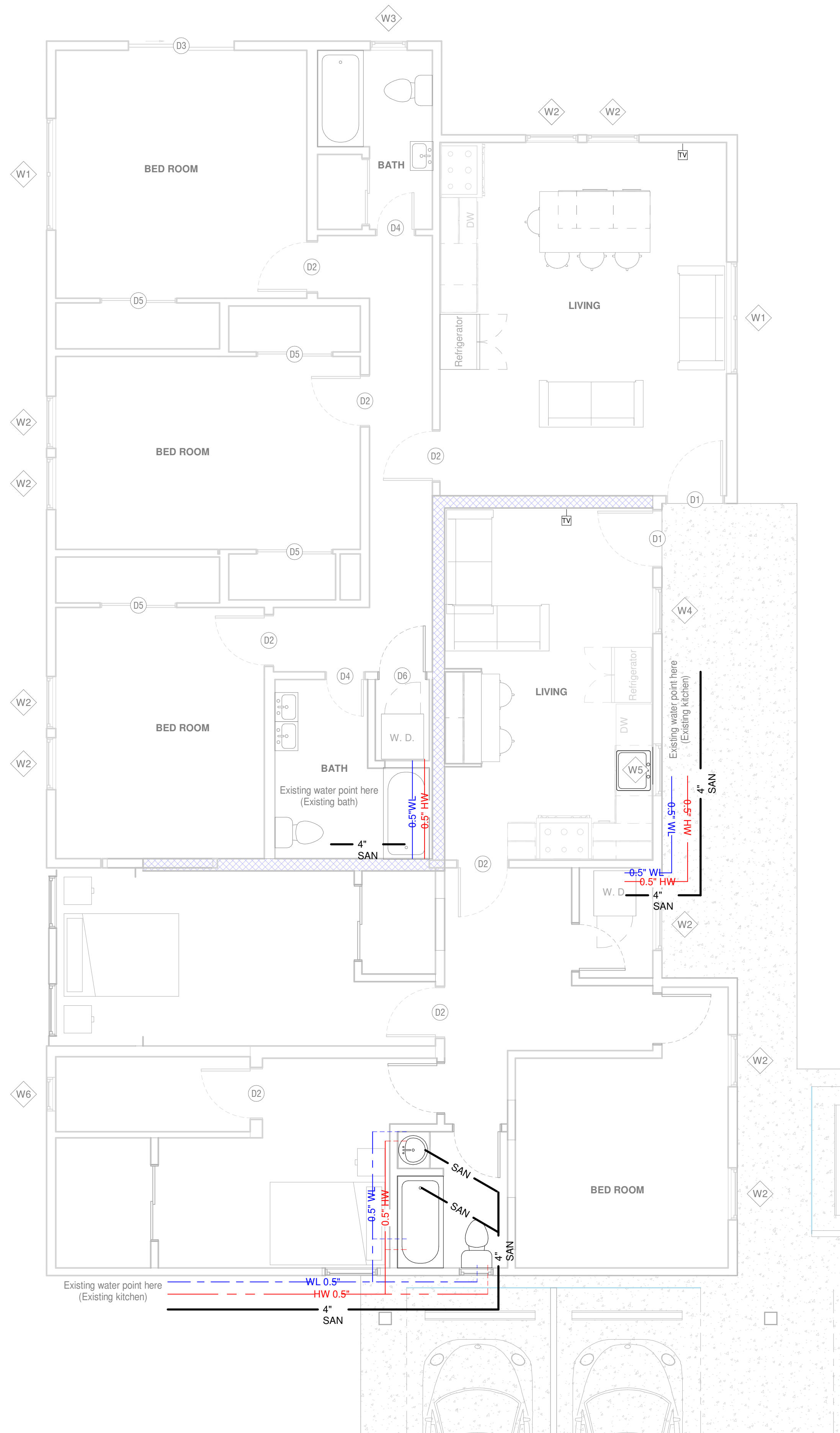
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Project Address :
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Rosenberg, TX 77471

Project No.	24080
Date	Feb/02/2025
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P1.1 of 14

Scale As indicated



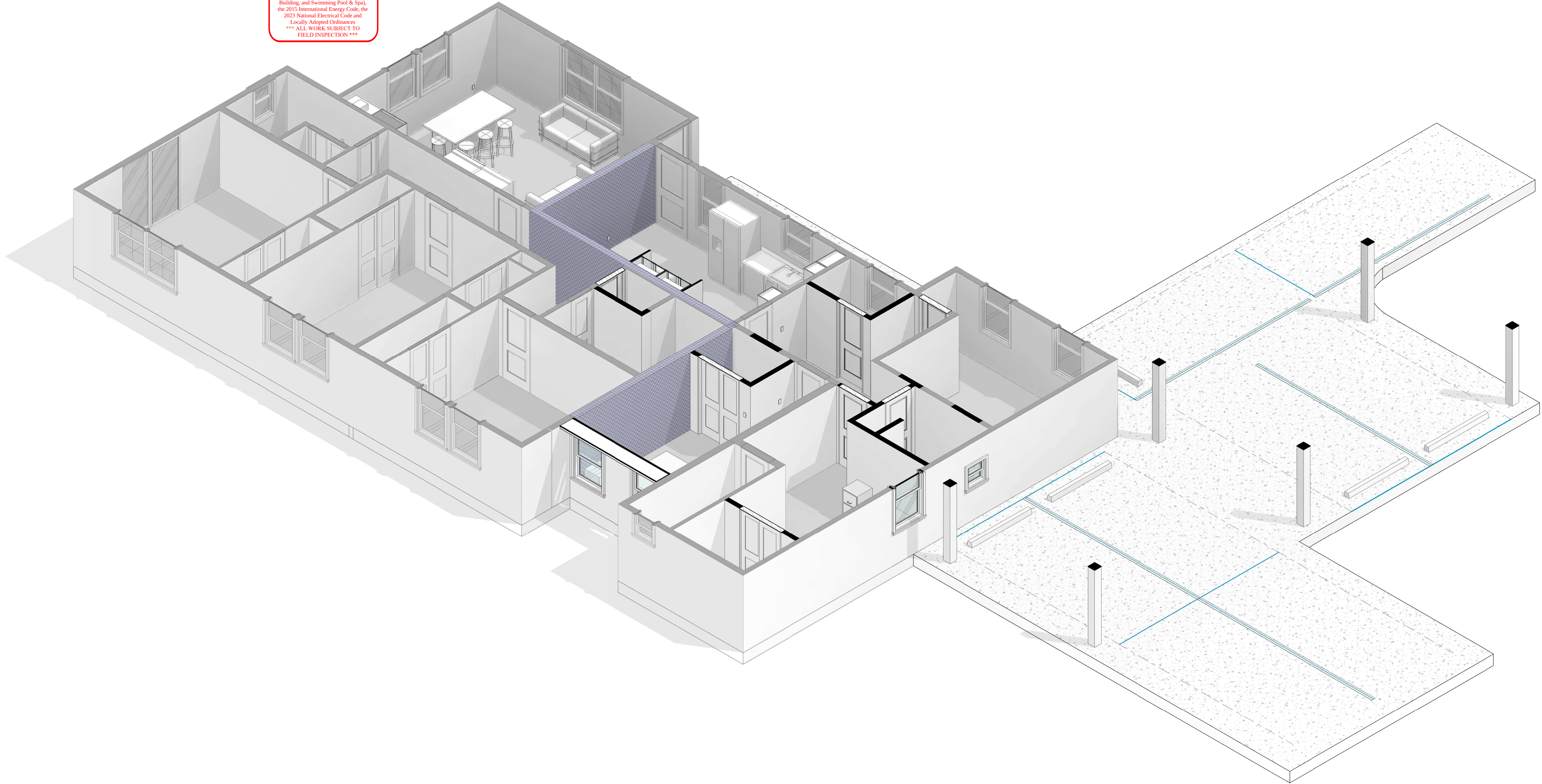
NOTE:
A/C UNITS SHALL BE INDEPENDENT FOR EACH UNIT. NO CROSSING OF ANY DUCTS, ELECTRICAL, PLUMBING THROUGH THE FIREWALL

	WL	COLD WATER
	EX WL	EXISTING COLD WATER
	HW	HOT WATER
	EX HW	EXISTING HOT WATER
	SAN	SANITARY
	EX SAN	EXISTING SANITARY
	STM	STORM SEWER
	EX STM	EXISTING STORM SEWER
	GAS	GAS
	EX GAS	EXISTING GAS
		DRAIN

PLUMBING LINES SHOWN ARE FOR ILLUSTRATIVE
PURPOSE ONLY. CONTRACTOR SHALL DETERMINE
THE BEST LAYOUT FOR THE PLUMBING LINES

CONNECT TO EXISTING WATER AND SANITARY LINES

PLUMBING PLAN



City of Rosenberg
Building Department
Reviewed for Code Compliance

CITY APPROVED PLANS
MUST BE AVAILABLE AT
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(Building, Residential, Mechanical,
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Building, and Swimming Pool & Spa),
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2023 National Electrical Code and
Locally Adopted Ordinances
*** ALL WORK SUBJECT TO
FIELD INSPECTION ***

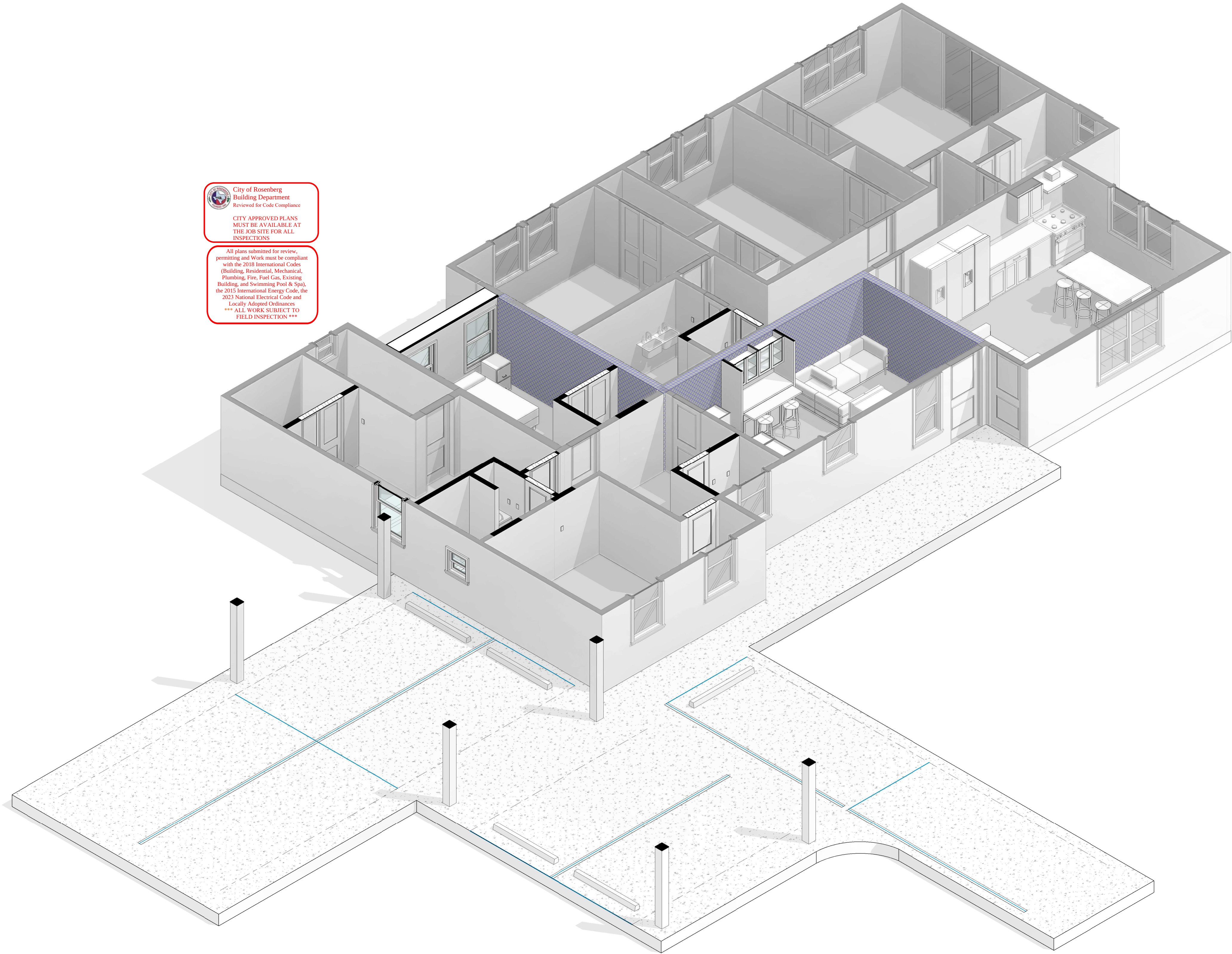
Rev. No.	Description	Date

Project Name :
SOUTHGATE BOURHANI
DUPLEX

Project Address :
1214 Southgate Dr,
Rosenberg, TX 77471

3D VIEW (10F2)

Project No.	24080
Date	Feb/02/2025
Drawn by	WO
Checked by	YB



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Building Department
Reviewed for Code Compliance

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Rev. No.	Description	Date

Project Name :
SOUTHGATE BOURHANI
DUPLEX
Project Address :
1214 Southgate Dr,
Rosenberg, TX 77471

3D VIEW (2OF2)

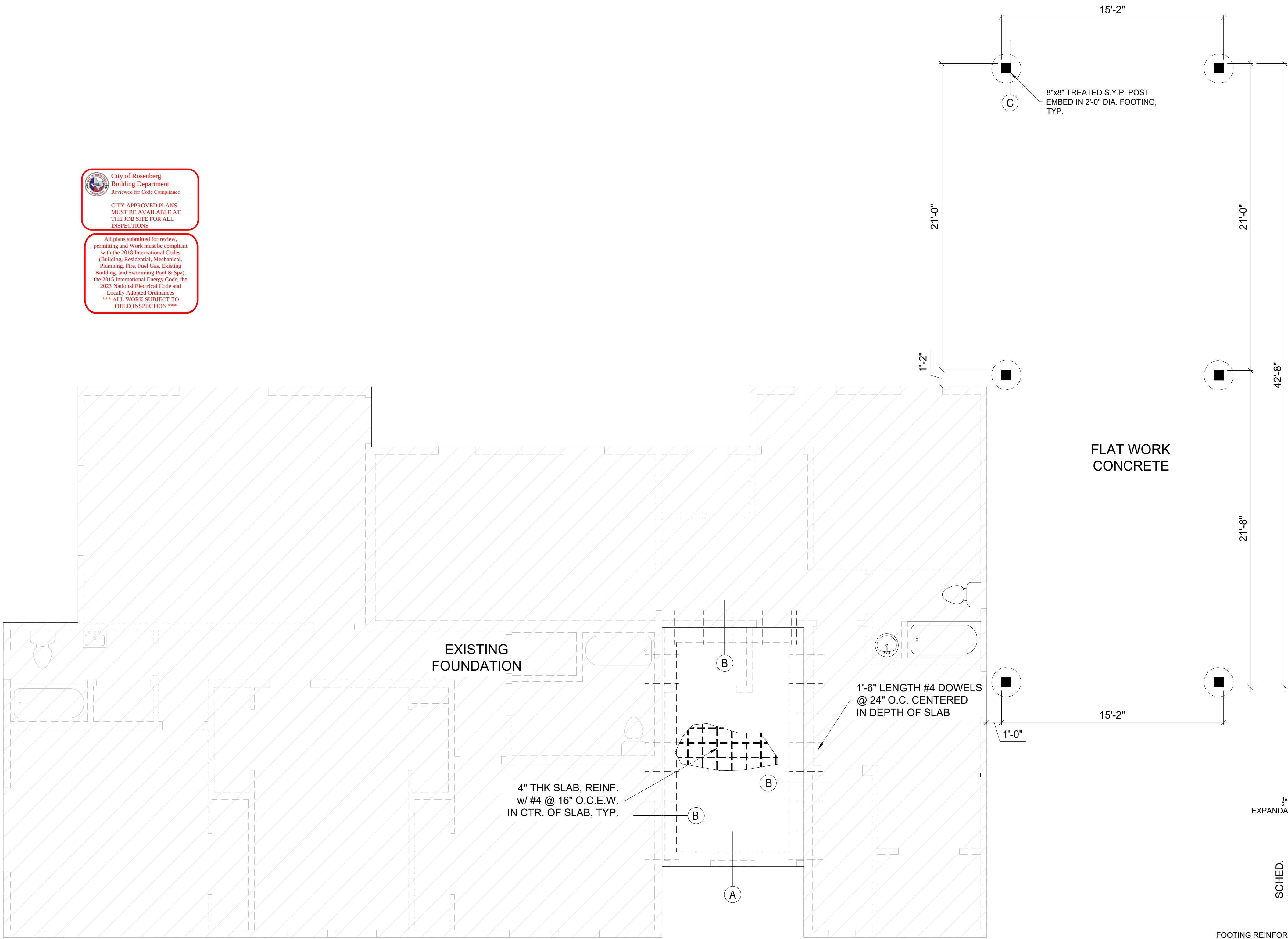
Project No.	24080
Date	Feb/02/2025
Drawn by	WO
Checked by	YB



City of Rosenberg
Building Department
Reviewed for Code Compliance

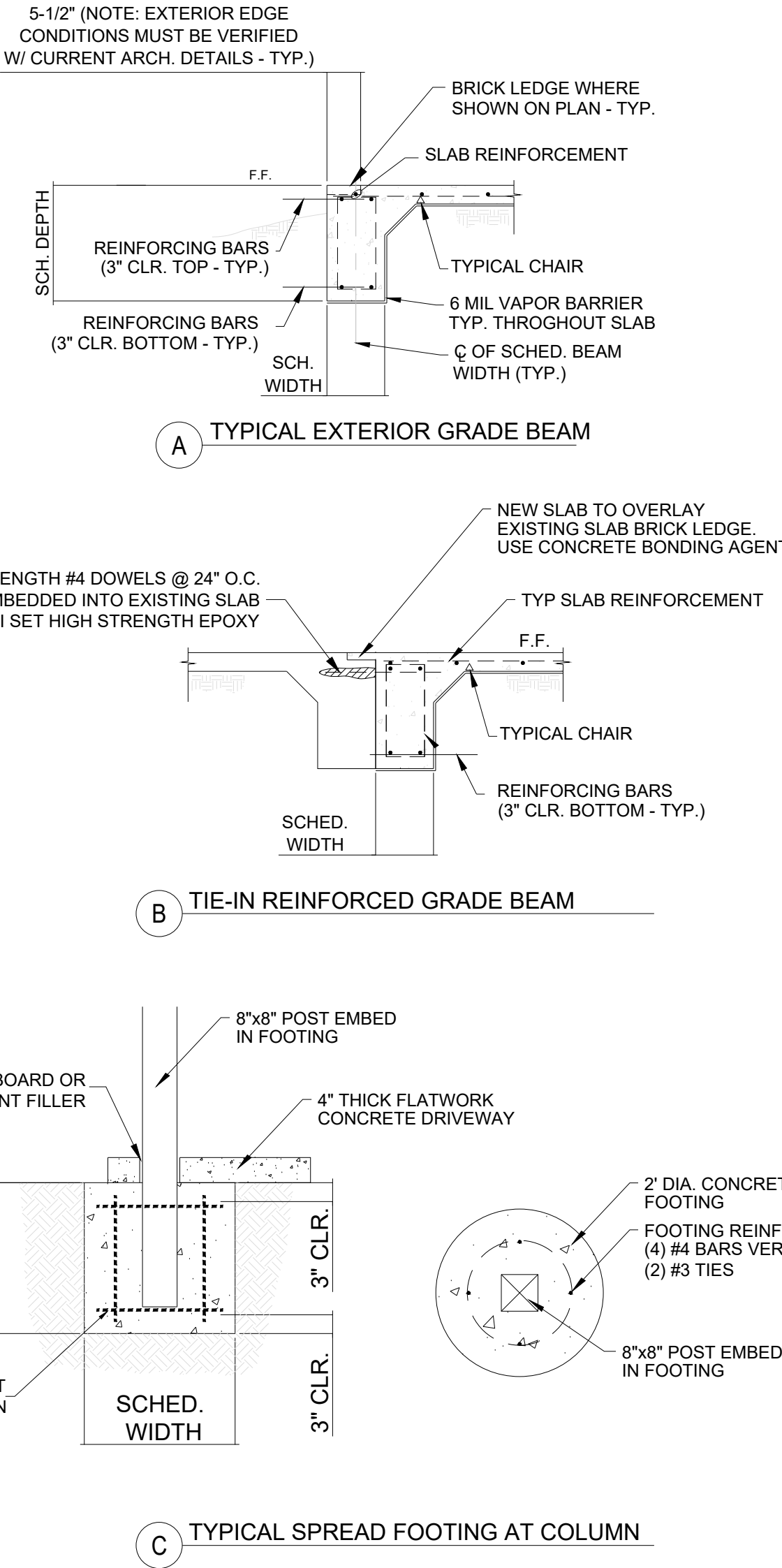
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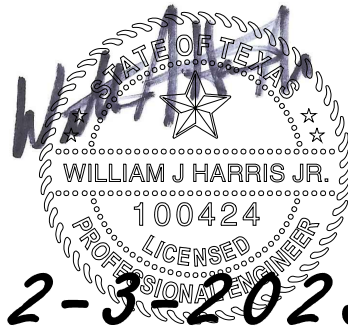


- REINFORCED FOUNDATION NOTES:**
- 4" THICK CONCRETE SLAB TYP. (UNLESS NOTED OTHERWISE - U.N.O.) ON 6 MIL VAPOR BARRIER. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS. SLAB SHALL BE POURED MONOLITHIC W/ GRADE BEAMS.
 - SEE ARCHITECTURAL DRAWINGS FOR SLAB EDGE DIMENSIONS AND WALL LOCATIONS. VERIFY ALL DIMENSIONS GIVEN ON THIS DRAWING WITH ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION.
 - VERIFY BRICK LEDGES, DROP LOCATIONS, SLAB SLOPES, SLAB EDGE DIMENSIONS ETC. WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
 - THE DESIGN FOR THIS FOUNDATION PLAN IS BASED ON THE ASSUMPTION THAT THE SITE IS REASONABLE FLAT. IF HOWEVER, A SLOPE OF MORE THAN 1'-0" EXISTS BETWEEN ANY TWO CORNERS OF THE BUILDING PAD OR IN CASE OF ANY OTHER EXCEPTIONAL SITE CONDITIONS, YOU SHOULD CONTACT THIS OFFICE FOR A RE-EVALUATION OF THIS DESIGN.
 - PROVIDE POSITIVE DRAINAGE ALL AROUND THE FOUNDATION WHILE PROVIDING FINISHED GRADES, MAINTAIN GOOD DRAINAGE CHARACTERISTICS THROUGHOUT THE LIFE OF THE STRUCTURE.
 - BEAMS EXCAVATED MORE THAN THE SCHEDULED DEPTH, SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONCRETE PLACEMENT.

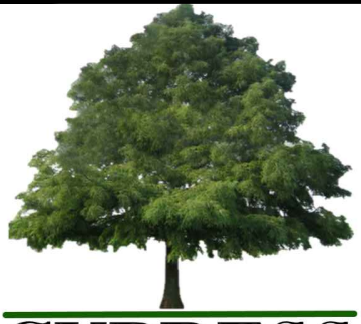
S.O.G. FOUNDATION DATA	
DESCRIPTION	DETAILS
TYP. GRADE BEAM (W x D)	12" x 26"
REINF.	(2) #5 CONT. T&B
AREA	772 SQ. FT.
VOLUME	23.1 CU. YDS



FOUNDATION PLAN



No.	DATE	ISSUE
0	02/03/2025	FOR CONSTRUCTION



CYPRESS
STRUCTURAL ENGINEERING

REG #: F-21523
20106 CALLOPE KNOLLS DR.
SPRING, TX 77379
PHONE 281-384-1609

ARCO 3D
SOUTHGATE BOURHANI DUPLEX
1214 SOUTHGATE DR.
ROSENBERG, TX 77471

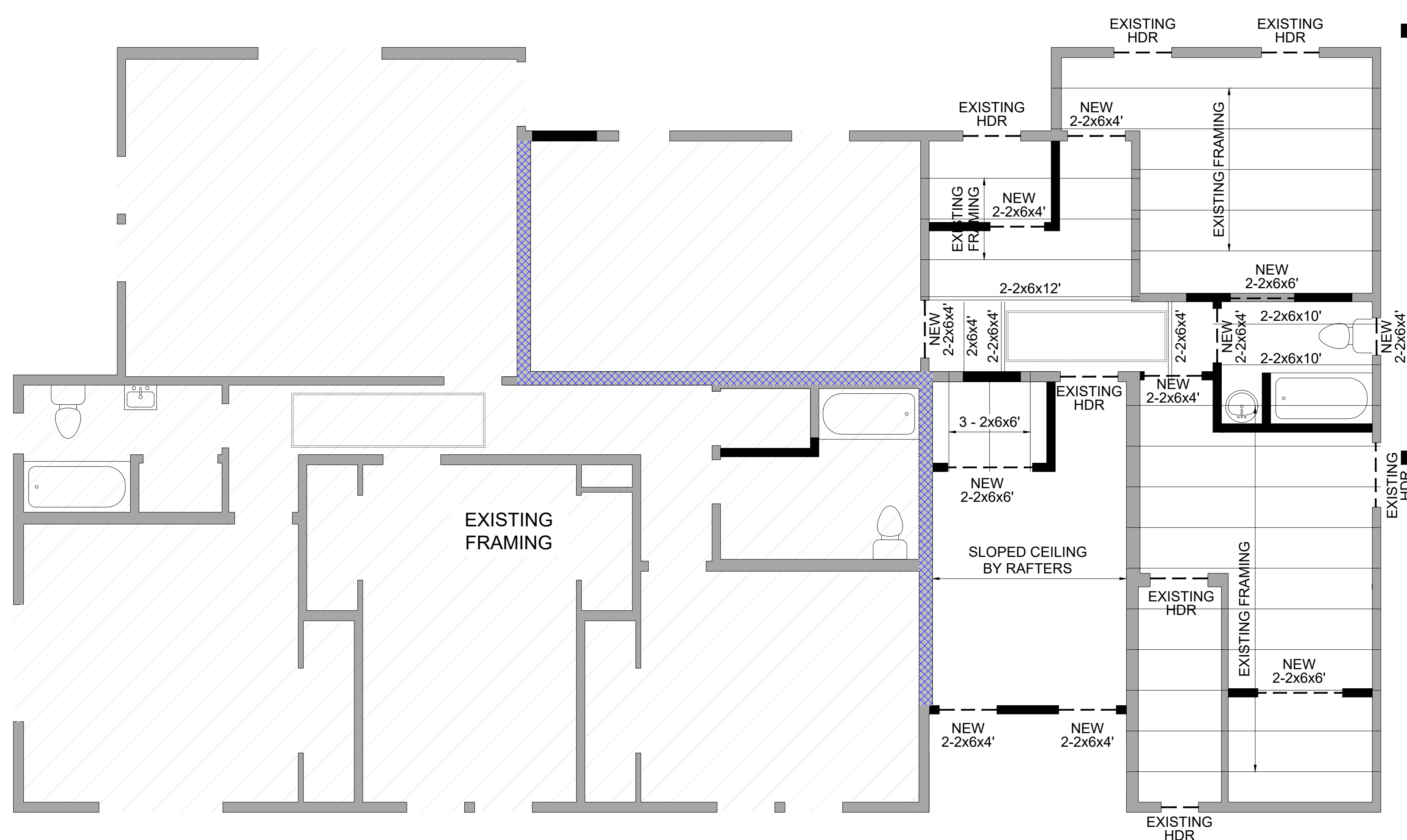
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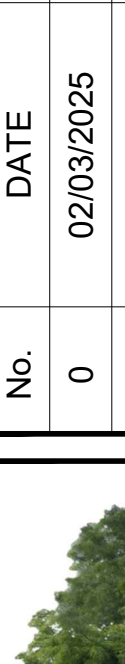
TITLE:
FOUNDATION
PLAN

DATE:
02/03/2025

SCALE:
1/4" = 1'-0"

SHEET No.:
S-1



- | | | | | | |
|-----|---|------|------------|-------|------------------|
| No. | 0 | DATE | 02/03/2025 | ISSUE | FOR CONSTRUCTION |
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- 

CYPRESS
STRUCTURAL ENGINEERING

REG #: F-21523

20106 CALLOPE KNOLLS DR.
SPRING, TX 77379

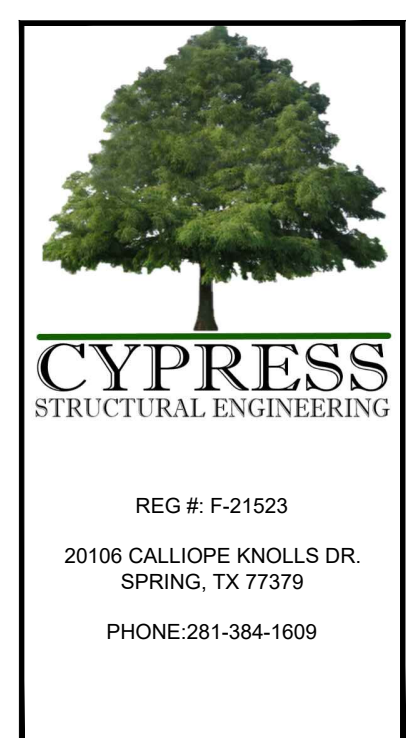
PHONE: 281-384-1609
- ARCO 3D**

SOUTHGATE BOURHANI DUPLEX

1214 SOUTHGATE DR.

ROSENBERG, TX 77471
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- | | |
|-------------------|-----------------------------|
| TITLE: | CEILING FRAMING PLAN |
| DATE: | 02/03/2025 |
| SCALE: | 1/4" = 1'-0" |
| SHEET No.: | S-2 |

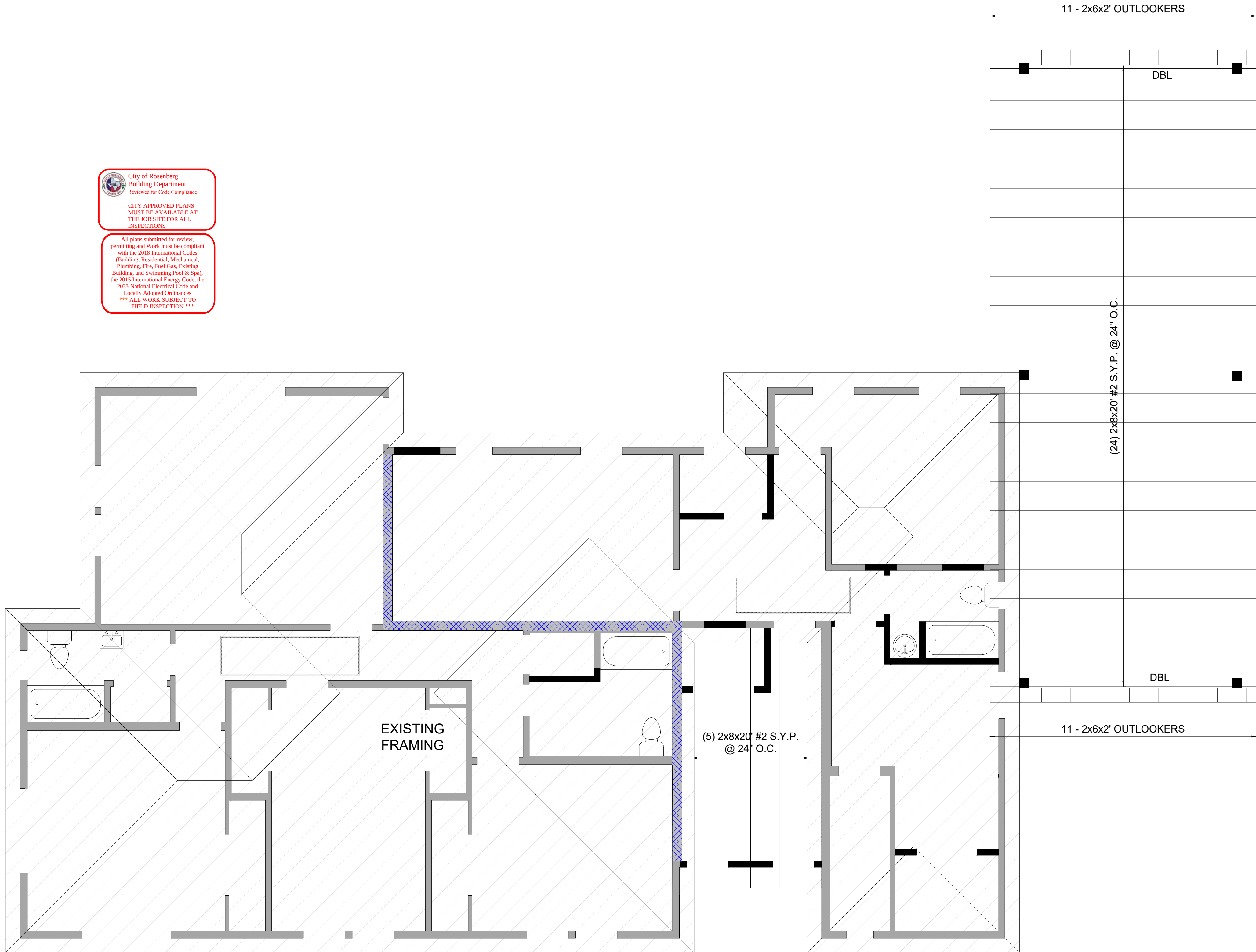
No.	DATE	ISSUE
0	02/03/2025	FOR CONSTRUCTION



ARCO 3D
SOUTHGATE BOURHANI DUPLEX
1214 SOUTHGATE DR.
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TITLE: CEILING FRAMING PLAN
DATE: 02/03/2025
SCALE: 1/4" = 1'-0"
SHEET No.: S-2



City of Rosenberg
Building Department
Reviewed for Code Compliance

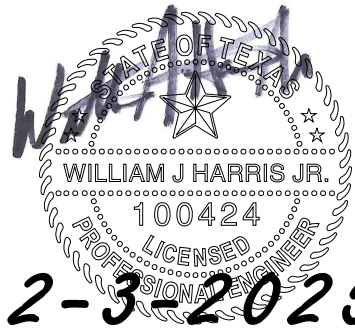
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2023 National Electrical Code and
Locally Adopted Ordinances
*** ALL WORK SUBJECT TO
FIELD INSPECTION ***

- ROOF FRAMING NOTES:**
- ALL ROOF RAFTERS ARE 2"x6" #2 S.Y.P. @ 24" O.C. UNLESS NOTED OTHERWISE (U.N.O.). MAXIMUM SPAN OF COMMON RAFTERS TO LIMITED TO 11'-0". LOADING CRITERIA BELOW IS TO BE USED TO SIZE RAFTERS:
LIVE LOAD = 20 PSF
DEAD LOAD = 10 PSF
DEAD LOAD = 6 PSF (SOLAR PANEL LOADING)
 - ALL HIPPS, VALLEYS, AND RIDGES ARE TO BE ONE SIZE LARGER THAN SPECIFIED RAFTER SIZE (U.N.O.).
 - PURLIN MEMBER SIZE SHALL EQUAL RAFTER SIZE. PURLIN BRACING SIZE SHALL BE MINIMUM 2"x4" #3 S.Y.P. AND SLOPED NO GREATER THAN 45 DEG. FROM VERTICAL AND SPACED AT NO MORE THAN 4'-0" O.C.
 - ROOF BRACING MAY ONLY BEAR UPON TOP PLATES OF WALLS OR DESIGNATED BEAMS. DO NOT BRACE ROOF UPON CEILING JOISTS OR STRONG BACKS UNLESS DESIGNATED F.R.B.
 - RAFTER SIZE SHOWN ARE FOR MINIMUM DEPTH REQUIREMENT FOR STRUCTURAL REASONS AND NOT FOR INSULATION DEPTH PURPOSES. COORDINATE WITH ARCHITECT REQUIREMENTS FOR INSULATION DEPTH PURPOSES.
 - UNLESS NOTED OTHERWISE ON PLAN, DO NOT SUPPORT ANY CHIMNEY UPON RAFTERS. EXTEND WALLS OF CHIMNEY THROUGH THE RAFTERS TO BEAR UPON WALLS OR BEAMS BELOW. SUPPORTING RAFTERS TO BE SUPPORTED BY THE CHIMNEY WALLS.
 - PROVIDE BRACES IN THE ROOF IN THE FOLLOWING LOCATIONS:
4'-0" O.C. UNDER ALL PURLINS
8'-0" O.C. UNDER ALL VALLEYS
8'-0" O.C. UNDER ALL HIPPS THAT ARE SLOPED LESS THAN 45 DEG.
 - ALL BEAM AND HEADER MEMBERS SHALL BE CONSTRUCTED OF #2 S.Y.P. MATERIAL WITH 1/2" OSB/PLYWOOD FILLER MATERIAL TO MATCH SUPPORTING WALL WIDTHS.
 - ROOF DECKING SHALL BE 1/2" EXPOSURE 1 (CDX) OR OSB APA RATED SHEATHING (24/0).
 - STRUCTURAL ENGINEERED WOOD BEAMS SHALL BE INSTALLED PER ENGINEER'S PLAN AND THE MANUFACTURER'S RECOMMENDATIONS. MINIMUM SPECIFICATIONS: Fb=2,900psi, Fv=290psi, E=2x10⁶psi.
 - THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO TABLE R602.3(1) OF THE INTERNATIONAL RESIDENTIAL CODE. MULTIPLE STUDS SHALL BE SECURED WITH 10d NAILS SPACED AT 24" O.C. MULTIPLE JOISTS SHALL BE NAILED WITH (3) ROWS OF 16d NAILS SPACED @ 12" O.C., THERE SHALL BE NO SPLICES IN SAID MULTIPLE JOIST MEMBERS.
 - CONTRACTOR/OWNER SHALL VERIFY FIELD DIMENSIONS AND DETAILS. NOTIFY THE PROJECT ARCHITECT/ENGINEER OF ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES. REFER TO ARCHITECTURAL DRAWINGS FOR ALL ROOF SLOPES.
 - CONTRACTOR/OWNER IS RESPONSIBLE FOR SELECTION AND CORRECT APPLICATION OF ALL MATERIALS FOR CONSTRUCTION.
 - THIS RAFTER LAYOUT IS DESIGNED TO SUPPORT A SLOPED ROOF W/ ASPHALT SHINGLE ROOF. PLEASE CONSULT ENGINEER IF ANY OTHER TYPE OF ROOF COVERING IS TO BE USED.
 - THE FOLLOWING LEGEND REGARDING ROOF FRAMING IS USED TO DETAIL THIS SHEET:

SYMBOL	DESCRIPTION
DBL	DOUBLE
TPL	TRIPLE
PURLIN	PURLIN
BRACING	BRACING

ROOF FRAMING PLAN



ISSUE	DATE	FOR CONSTRUCTION
No.	0	

CYPRESS
STRUCTURAL ENGINEERING

REG #: F-21523

20106 CALLIOPE KNOLLS DR.
SPRING, TX 77379

PHONE: 281-384-1609

ARCO 3D
SOUTHGATE BOURHANI DUPLEX
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ROSENBERG, TX 77471

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TITLE:
ROOF FRAMING PLAN

DATE:
02/03/2025

SCALE:
1/4" = 1'-0"

SHEET No.:
S-3

GENERAL FRAMING NOTES: 1. THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2021 ALONG WITH ADOPTED AMENDMENTS. FRAMING AND ANCHORAGE FOR THIS STRUCTURE ARE IN COMPLIANCE WITH IRC 2021 REQUIREMENTS FOR 135 MPH ULTIMATE WIND SPEED, RISK CATEGORY II, EXP. B. 2. THE DESIGN LOADS ARE CODE RECOMMENDED AS FOLLOWS: ROOF LIVE DEAD 20 PSF 6 PSF (SOLAR PANEL) (20 PSF W TILE) FLOOR 40 PSF 10 PSF (20 PSF W TILE) STAIRS 40 PSF 10 PSF CEILING 20 PSF 10 PSF BALCONIES 60 PSF 10 PSF 3. LIVE LOAD REDUCTIONS FOR THE STRUCTURE ARE IN STRICT ACCORDANCE WITH THE AFOREMENTIONED CODE. 4. METHOD AND PROCEDURE FOR THE SELECTIONS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION. 5. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING (MEP) FOR SLEEVES, CURBS, INSERTS, ETC. NOT SHOWN ON STRUCTURAL DRAWINGS. 6. CONTRACTOR SHALL VERIFY ALL DROPS, OFFSETS, BLOCKOUTS, BRICK LEDGES, AND DIMENSIONS WITH ARCHITECTURAL PLANS PRIOR TO PROJECT LAYOUT. 7. THE USE OF REPRODUCTIONS OF THESE CONTRACT DRAWINGS BY ANY CONTRACTOR, ERECTOR, FABRICATOR OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREON AS CORRECT, AND OBLIGATES HIMSELF TO ANY JOB EXPENSE, REAL OR IMPLIED, DUE TO ANY ERRORS THAT MAY OCCUR HEREON. 8. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS AND TO THE LATEST EDITION OF ALL APPLICABLE BUILDING CODES. 9. ALL WORK SHALL CONFORM TO OSHA STANDARDS. 10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL CODES AND REQUIREMENTS OF PUBLIC AUTHORITIES AND STANDARDS. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT AND BE RESOLVED BEFORE PROCEEDING WITH ANY WORK. 12. THE STRUCTURAL INTEGRITY OF ANY BUILDING RELIES ON THE FULL INTERACTION OF ALL ITS COMPONENT PARTS, WITH NO PROVISIONS MADE FOR CONDITIONS AND/OR SEQUENCES OF CONSTRUCTION AND THE STRUCTURAL DESIGN IS BASED ON THIS PREMISE. THEREFORE, THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING OF SUPERSTRUCTURE DURING CONSTRUCTION. 13. INTERIOR OR EXTERIOR BEARING AND SHEAR WALLS, IF LOADED BEFORE SHEATHING, SHALL HAVE CONTINUOUS, TEMPORARY BRACING AT MID-HEIGHT OF STUDS PRIOR TO APPLYING ANY CONSTRUCTION LOADS. 14. ALL LAYOUTS ARE PROVIDED TO REPRESENT DESIGN CONCEPTS AND SYSTEMS CONSTRUCTION. CONTRACTOR AND HIS SUBCONTRACTORS ARE RESPONSIBLE FOR MATERIAL QUANTITIES AND ANY AND ALL UNSPECIFIED COMPONENTS REQUIRED FOR CONSTRUCTION. 15. CONTRACTOR SHALL BE RESPONSIBLE FOR RIGID BRACING OF ALL WALLS, FORMWORK, SHORING AND FALSE WORK DURING CONSTRUCTION. 16. BEARING WALL STUDS DERIVE THEIR LOAD CARRYING CAPACITY WHEN SHEATHED AND NAILED ON AT LEAST ONE SIDE. FLOOR FRAMING SUPPORTED BY STUD WALLS SHALL NOT BE LOADED BY BUILDING MATERIALS OR ANY OTHER DEAD LOADS UNLESS APPROVED BY THE ENGINEER.	WALL FRAMING NOTES: 1. SIZE, HEIGHT AND SPACING: 2"x4" BEARING WALLS WITH LATERALLY UNSUPPORTED STUDS AT 16" O.C. SHALL NOT EXCEED 10 FEET IN HEIGHT. NON BEARING WALLS MAY REACH 14 FEET IN HEIGHT. 2"x6" BEARING WALLS WITH LATERALLY UNSUPPORTED STUDS 16" O.C. SHALL NOT EXCEED 10 FEET HEIGHT. NON BEARING WALLS MAY REACH 20 FEET IN HEIGHT. BRIDGING NOT LESS THAN 2 INCHES IN THICKNESS AND OF THE SAME WIDTH AS THE STUDS FITTED SNUGLY AND NAILED THERETO TO PROVIDE ADEQUATE LATERAL SUPPORT MAY BE USED TO INCREASE HEIGHT REQUIREMENTS BUT IN NO CASE SHALL 2"x4" STUDS BE USED IN LOAD BEARING WALLS OF MORE THAN 14 FEET IN HEIGHT. 2. ALL WALL STUDS ARE STUD GRADE S.Y.P. AT 24" O.C. FOR UPPER MOST FLOOR (TOP FLOOR ONLY) AND AT 16" O.C. AT ALL OTHER FLOOR LEVELS. BLOCKING SHALL BE INSTALLED AT MID SPANS FOR STUDS GRATER THAN 9 FEET IN HEIGHT. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1"x4" WOOD LET-IN METAL STRAP OR STRUCTURAL PANEL AT EACH END AND AT 25' MAXIMUM SPACING BETWEEN WALL ENDS. ALL FIRST FLOOR MUD SILL SHALL BE CREATED LUMBER. LOAD BEARING WALLS, INCLUDING SHEAR WALLS, CONSTRUCTED FROM FINGER JOINTED STUDS SHALL BE SHEATHED ON AT LEAST ONE FACE OR BRACED WITH 1"x4" HORIZONTAL (CONT.) AT MID HEIGHT OF WALL PRIOR TO LOADING. 3. ALL EXTERIOR WALLS SHALL BE PLACED WITH THEIR WIDE DIMENSION PERPENDICULAR TO THE WALL. NOT LESS THAN 16" STUDS SHALL BE INSTALLED AT EACH CORNER OR AN EXTERIOR WALL. 4. BEARING AND EXTERIOR WALL STUDS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT ALL INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48" INCHES. STUDS SHALL HAVE FULL BEARING ON A PLATE OR SILL NOT LESS THAN 2 INCHES IN THICKNESS HAVING A WIDTH NOT LESS THAN THE WALL STUD. 5. BRACINGS: ALL EXTERIOR WALLS AND MAIN CROSS-STUD PARTITIONS SHALL BE EFFECTIVELY AND THOROUGHLY BRACED TO JOINTS BY IRC D02.10. 6. HEADERS: ALL OPENINGS 4 FEET WIDE OR LESS IN BEARING WALLS SHALL BE PROVIDED WITH HEADERS CONSISTING OF EITHER TWO PIECES OF 2 INCH FRAMING LUMBER PLACED ON EDGE AND SECURELY FASTENED TOGETHER OR 4 INCH LUMBER OF EQUIVALENT CROSS SECTION. ALL OPENINGS MORE THAN 4 FEET WIDE SHALL PROVIDE DOUBLE HEADERS OR LINTELS. EACH END OF A LINTEL OR HEADER SHALL HAVE A LENGTH OF BEARING OF NOT LESS THAN 1.5 INCHES FOR THE FULL WIDTH OF THE HEADER OR LINTEL. ALL SUPPORTING MEMBERS SHALL BE DESIGNED TO SUPPORT LOADS SPECIFIED BY APPLICABLE CODES. 7. BRIDGING: ANY WOOD STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40 PERCENT OF THE WIDTH OF THE STUD IS PERMITTED IN NON-LOAD BEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITIONS. 8. BORED HOLES: A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH MAY BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60 PERCENT OF THE WIDTH OF THE STUD ARE PERMITTED IN NONBEARING PARTITIONS OR IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS AT EACH BORED STUD. AVOID KNOTCHES AND HOLES IN COLUMNS. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.	ROOF AND CEILING FRAMING NOTES: 1. DESIGN AND CONSTRUCTION: THE FRAMING DETAILS GIVEN HERE APPLY TO ROOFS HAVING A MINIMUM SLOPE OF THREE (3) UNITS VERTICAL IN TWELVE (12) UNITS HORIZONTAL OR GREATER. WHERE THE ROOF PITCH IS LESS THAN THREE (3) UNITS VERTICAL IN TWELVE (12) UNITS HORIZONTAL, STRUCTURAL LUMBER SHALL BE USED TO SUPPORT RAFTERS AND CEILING JOISTS. MEMBER AS RIDGE BEAMS, HIPs AND VALLEYS, SHALL BE DESIGNED AS BEAMS. 2. IDENTIFICATION: LOAD BEARING DIMENSION LUMBER FOR RAFTERS, TRUSSES AND CEILING JOISTS SHALL BE IDENTIFIED BY A GRADE MARK OF A LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20. IN LIEU OF A GRADE MARK, A CERTIFICATE OF INSPECTION ISSUED BY A LUMBER GRADING OR INSPECTION AGENCY MEETING THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES SHALL BE ACCEPTED. 3. SPANS: ALLOWABLE SPANS FOR CEILING JOISTS SHALL BE IN ACCORDANCE WITH TABLE R802.3.1(1) AND R802.3.1(2). 4. FRAMING: RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT THE RIDGE AND WHERE POSSIBLE AT HIPs AND VALLEYS. RIDGE BOARD SHALL BE AT LEAST 1-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEYS AND HIPs THERE SHALL BE A MINIMUM OF 2 INCHES NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT. 5. BRACING: RAFTERS SHALL BE BRACED TO JOISTS HAVING A DEPTH-TO-THICKNESS RATIO EXCEEDING 6 TO 1 BASED ON NOMINAL DIMENSIONS SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL) OR A CONTINUOUS 1-INCH BY 3-INCH WOOD STRIP NAILED ACCROSS THE RAFTERS OR CEILING JOISTS AT INTERVALS NOT EXCEEDING 8 FEET. CEILING JOISTS SHALL BE A MINIMUM OF LUMBER GRADE LUMBER AND FULL HEIGHT OF RAFTER OR CEILING JOIST MEMBERS. 6. CEILING JOIST AND RAFTER CONNECTIONS: CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER IN ACCORDANCE WITH TABLE R802.5.1(9). AND THE RAFTER SHALL BE NAILED TO THE TOP WALL PLATE IN ACCORDANCE WITH TABLE R802.5.1(9). CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED IN ACCORDANCE WITH TABLE R802.5.1(9) WHERE THEY MEET OVER INTERIOR PARTITIONS AND ARE NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHEN CUTTING JOISTS ARE NOT NOTCHED TO THE RAFTERS AT THE TOP WALL PLATE, JOISTS CONNECTED HIGHER IN THE ATTIC SHALL BE INSTALLED AS RAFTER TIES, OR RAFTER TIES SHALL BE INSTALLED TO PROVIDE A CONTINUOUS TIE. 7. RAFTER TIES: RAFTER TIES SHALL BE A MINIMUM OF 2-INCHES BY 4-INCHES, INSTALLED IN ACCORDANCE WITH THE CONNECTION REQUIREMENTS IN TABLE R802.5.1(9). OR EQUIVALENT USE OF EQUIVALENT CAPACITIES SHALL BE PROVIDED. WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED, THE RIDGE FORMED BY THESE RAFTERS SHALL BE SUPPORTED BY A WALL, BEAM OR GIRDER DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. 8. PURLINS: INSTALLATION OF PURLINS TO REDUCE THE SPAN OF RAFTERS IS PERMITTED TO PROVIDE ADEQUATE LATERAL SUPPORT. PURLINS SHALL BE SIZED NO LESS THAN THE REQUIRED SIZE OF THE RAFTERS THAT THEY SUPPORT. PURLINS SHALL BE CONTINUOUS AND SHALL BE SUPPORTED BY 2-INCH BY 4-INCH BRACES INSTALLED TO BEARING WALLS AT A SLOPE NOT LESS THAN 45 DEGREES FROM THE HORIZONTAL. THE BRACES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTER AND THE UNBRACED LENGTH OF BRACES SHALL NOT EXCEED 8 FEET. 9. BEARING: THE ENDS OF EACH RAFTER OR CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3-INCHES ON MASONRY OR CONCRETE. 10. CUTTING AND NOTCHING: NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER. SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF THE HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.	FLOOR FRAMING NOTES: 1. IDENTIFICATION: LOAD-BEARING DIMENSION LUMBER FOR JOISTS, BEAMS AND GIRDERS SHALL BE IDENTIFIED BY A GRADE MARK OF A LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20. IN LIEU OF A GRADE MARK, A CERTIFICATE OF INSPECTION ISSUED BY A LUMBER GRADING OR INSPECTION AGENCY MEETING THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES SHALL BE ACCEPTED. 2. ALLOWABLE JOIST SPANS: SPANS FOR FLOOR JOISTS ARE DESIGNED IN ACCORDANCE WITH TABLE R502.3.1(1) AND R502.3.1(2). 3. ALL WALL STUDS ARE STUD GRADE S.Y.P. AT 24" O.C. FOR UPPER MOST FLOOR (TOP FLOOR ONLY) AND AT 16" O.C. AT ALL OTHER FLOOR LEVELS. BLOCKING SHALL BE INSTALLED AT MID SPANS FOR STUDS SUPPORTED ON A 1 INCH BY 4 INCH RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS. 4. LAPPING: RESTRAINT AT STUD ENDS: JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2 INCHES NOMINAL IN THICKNESS; OR BY ATTACHMENT TO A FULL-DEPTH HEADER, BAND OR RIM JOIST TO PREVENT ROTATION. 5. DRILLING AND NOTCHING: NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER. SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE
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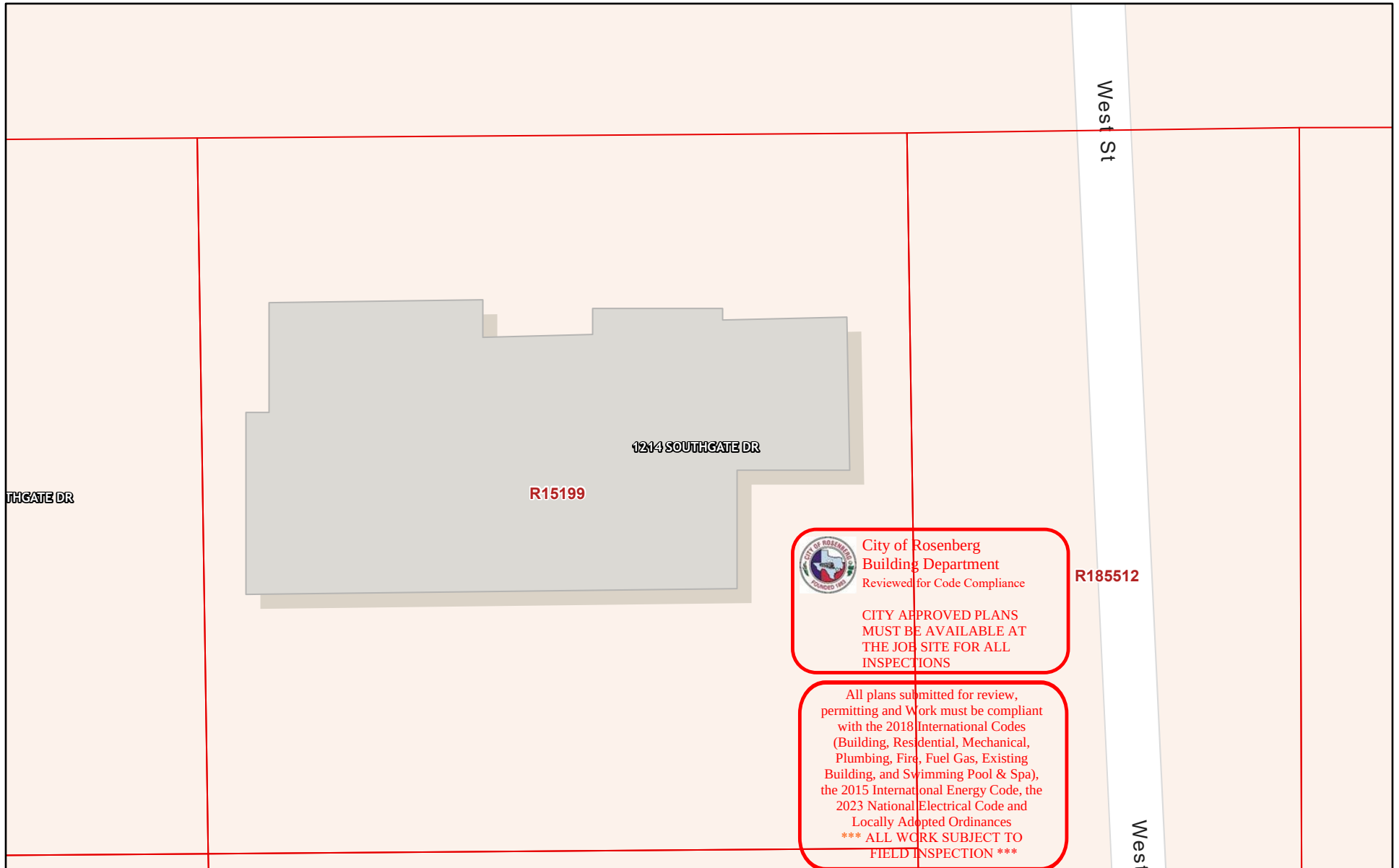
No.	0	DATE	02/03/2025	ISSUE	FOR CONSTRUCTION
 REG #: F-21523 20106 CALLOPHE KNOLLS DR. SPRING, TX 77379 PHONE 281-384-1609					
ARCO 3D SOUTHGATE BOURHANI DUPLEX 1214 SOUTHGATE DR. ROSENBERG, TX 77471					
THIS DOCUMENT, INCLUDING THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CYPRESS STRUCTURAL ENGINEERING AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR PURPOSE, WITHOUT THE WRITTEN CONSENT OF CYPRESS ENGINEERING, LLC.					
TITLE: GENERAL NOTES					
DATE: 02/03/2025					
SCALE: N.T.S.					
SHEET No.:					
SD-1					



NON-LOAD BEARING HEADER SCH.			
HEADER SPAN	MIN HEADER SIZE	MIN REQUIRED CRIPPLE STUDS	MIN REQUIRED FULL HT. STUDS
2'-0"	(1) 2x4 FLAT	1	1
3'-0"	(1) 2x4 FLAT	1	2
4'-0"	(1) 2x4 FLAT	1	2
5'-0"	(2) 2x4 FLAT	1	3
6'-0"	(2) 2x4 FLAT	2	3
7'-0"	(2) 2x4 FLAT	2	3
8'-0"	(2) 2x6 FLAT	2	3
9'-0"	(2) 2x6 FLAT	2	3
10'-0"	(2) 2x6 FLAT	2	4
11'-0"	(2) 2x6 FLAT	3	4
12'-0"	(2) 2x6 FLAT	3	5



Fort Bend CAD Web Map



2/3/2025, 8:31:02 PM

 Parcels  Texas Counties
 Abstracts  Addresses

1:282
0 0 0 0.01 mi
0 0 0.01 0.01 km

Esri Community Maps Contributors, City of Houston, HPB, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin,

Fort Bend County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Property Details

Account		
Quick Ref ID:	R15199	Geographic ID: 8310-00-001-0170-901
Type:	Real Residential	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1214 Southgate DR, Rosenberg, TX 77471	
Map ID:	A-112-P	Mapsc0:
Legal Description:	SOUTHLAND ACRES, BLOCK 1, LOT 17	
Abstract/Subdivision:	8310-00 - SOUTHLAND ACRES	
Neighborhood:	5590	
January 1 Owner ⓘ		
Owner ID:	O0917004	 City of Rosenberg Building Department Reviewed for Code Compliance CITY APPROVED PLANS MUST BE AVAILABLE AT THE JOB SITE FOR ALL INSPECTIONS
Name:	Amalpunj LLC	
Agent:		
Mailing Address:	1214 Southgate DR Rosenberg, TX 77471-4942	
% Ownership:	100.00%	
Exemptions:	CBL - Circuit Breaker Limitation For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)

Value Method:	N/A
Market Value:	N/A (=)
Agricultural Value Loss:?	N/A (-)
HS Cap Loss: ?	N/A (-)
CB Cap Loss: ?	N/A (-)
Appraised Value:	N/A
Ag Use Value:	N/A

The 2024 appraisal roll is certified, and most values displayed are certified values. Some values are subject to change.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.



City of Rosenberg
Building Department
Reviewed for Code Compliance

Property Taxing Jurisdiction

Owner: Amalpunj LLC %Ownership: 100.00%

Entity	Description	Market Value	Taxable Value
C17	City of Rosenberg	N/A	N/A
D01	Fort Bend Drainage	N/A	N/A
F01	Fort Bend Co LFRC	N/A	N/A
G01	Fort Bend General	N/A	N/A
S01	Lamar CISD	N/A	N/A

Total Tax Rate: N/A

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Property Improvement - Building

Type: Residential State Code: A1 Living Area: 2,096.00 sqft Value: N/A

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	RF1+	1959	2,096.00
OP	Open Porch	RF1+	1959	16.00
PA	Patio concrete slab	RF1+	1959	220.00
OP	Open Porch	RF1+	1959	16.00
RP	Swimming Pools	FRP5	1959	300.00
WD	Wood Deck	RF1+	2023	192.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RC	Residential Corner	NaN	10,815.00				



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N/A

N/A

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Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	N/A	N/A	N/A	N/A	N/A
2024	\$202,812	\$97,102	\$0	\$0	\$291,648
2023	\$193,348	\$49,692	\$0	\$0	\$243,040
2022	\$135,810	\$49,690	\$0	\$12,920	\$172,580
2021	\$101,520	\$55,370	\$0	\$0	\$156,890
2020	\$100,380	\$62,500	\$0	\$18,190	\$144,690
2019	\$101,700	\$29,840	\$0	\$0	\$131,540
2018	\$96,190	\$29,840	\$0	\$0	\$126,030

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/28/2024	DG	Deed, General Warranty	1214 Southgate LLC	Amalpunj LLC		 City of Rosenberg Planning Department Reviewed for Code Compliance CITY APPROVED PLANS MUST BE AVAILABLE AT THE JOB SITE FOR ALL INSPECTIONS	2024085309
2/9/2022	DG	Deed, General Warranty		1214 Southgate LLC			2022019945
	Conv	Conversion		Cantu Joe A & Cathy P			9626001



Generated by REScheck-Web Software Compliance Certificate

Project Rosenberg1214Unit1

Energy Code: **2015 IECC**
Location: **Fort Bend County, Texas**
Construction Type: **Single-family**
Project Type: **Addition**
Project SubType: **None**
Climate Zone: **2 (1999 HDD)**
Permit Date:
Permit Number:
All Electric: **false**
Is Renewable: **false**
Has Charger: **false**
Has Battery: **false**
Has Heat Pump: **false**

Construction Site:
Unit 1
1214 Southgate Dr
Rosenburg, TX

Owner/Agent:
Remodel

Designer/Contractor:
Architectural Plans

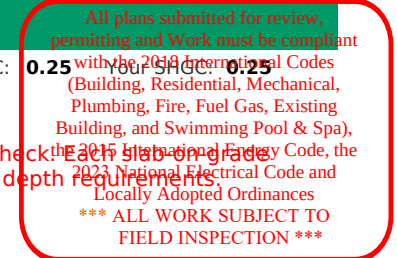


Compliance: Passes using UA trade-off

Compliance: **15.6% Better Than Code** Maximum UA: **231** Your UA: **195** Maximum SHGC: **0.25** Your SHGC: **0.25**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

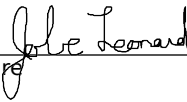


Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling area of home forming top of insulation envelope: Flat Ceiling or Scissor Truss	1,280	49.0	0.0	0.026	0.030	33	38
Wall area of home forming sides of insulation envelope: Wood Frame, 16" o.c.	1,388	13.0	0.0	0.082	0.084	94	96
Energy efficient door: Solid Door (under 50% glazing)	21			0.200	0.400	4	8
Window area of home using energy efficient units: Vinyl Frame SHGC: 0.25	222			0.290	0.400	64	89
Slab perimeter of home forming bottom of insulation envelope: Slab-On-Grade (Unheated) Insulation depth: 0.0' Insulation position: No Insulation	150		0.0	1.042	1.042	0	0

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Jobe Leonard
Name - Title

Signature 

2/11/25
Date



City of Rosenberg
Building Department
Reviewed for Code Compliance

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Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the REScheck software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1] ¹ 	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
103.1, 103.2, 403.7 [PR3] ¹ 	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
302.1, 403.7 [PR2] ² 	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr____ Cooling: Btu/hr____	Heating: Btu/hr____ Cooling: Btu/hr____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	City of Rosenberg Building Department Reviewed for Code Compliance CITY APPROVED PLANS MUST BE AVAILABLE AT THE JOB SITE FOR ALL INSPECTIONS

Additional Comments/Assumptions:

All plans submitted for review, permitting and Work must be compliant with the 2018 International Codes (Building, Residential, Mechanical, Plumbing, Fire, Fuel Gas, Existing Building, and Swimming Pool & Spa), the 2015 International Energy Code, the 2023 National Electrical Code and Locally Adopted Ordinances
*** ALL WORK SUBJECT TO FIELD INSPECTION ***

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.2 [FO1] ¹ 	Slab edge insulation R-value.	R-____ ☐ Unheated ☐ Heated	R-____ ☐ Unheated ☐ Heated	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
402.1.2 [FO3] ¹ 	Slab edge insulation depth/length.	____ ft	____ ft	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.2.1 [FO11] ² 	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.9 [FO12] ² 	Snow- and ice-melting system controls installed.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:



1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1] ¹	Door U-factor.	U-____	U-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2] ¹	Glazing U-factor (area-weighted average).	U-____	U-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.2, 402.3.3, 402.5 [FR3] ¹	Glazing SHGC value (area-weighted average).	SHGC:____	SHGC:____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.1.3 [FR4] ¹	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.1.1 [FR23] ¹	Air barrier and thermal barrier installed per manufacturer's instructions.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.3 [FR20] ¹	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	 City of Rosenberg Building Department Reviewed for Code Compliance CITY APPROVED PLANS MUST BE AVAILABLE AT THE JOB SITE FOR ALL INSPECTIONS
402.4.5 [FR16] ²	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	All plans submitted for review, permitting and Work must be compliant with the 2018 International Codes (Building, Residential, Mechanical, Plumbing, Fire, Fuel Gas, Existing Building, and Swimming Pool & Spa), the 2015 International Energy Code and the 2023 National Electrical Code and Locally Adopted Ordinances *** ALL WORK SUBJECT TO FIELD INSPECTION ***
403.3.1 [FR12] ¹	Supply and return ducts in attics insulated ≥ R-8 where duct is ≥ 3 inches in diameter and ≥ R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated ≥ R-6 for diameter ≥ 3 inches and R-4.2 for < 3 inches in diameter.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.5 [FR15] ³	Building cavities are not used as ducts or plenums.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.4 [FR17] ²	HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥ R-3.	R-____	R-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.4.1 [FR24] ¹	Protection of insulation on HVAC piping.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.5.3 [FR18] ² 	Hot water pipes are insulated to $\geq R-3$.	R-_____	R-_____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.6 [FR19] ²	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:



1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13] ² 	All installed insulation is labeled or the installed R-values provided.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.1.1, 402.2.5, 402.2.6 [IN3] ¹ 	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-_____ ☐ Wood ☐ Mass ☐ Steel	R-_____ ☐ Wood ☐ Mass ☐ Steel	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.2 [IN4] ¹	Wall insulation is installed per manufacturer's instructions.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:



Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [FI1] ¹	Ceiling insulation R-value.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 [FI2] ¹	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft ² .			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.2.3 [FI22] ²	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.2.4 [FI3] ¹	Attic access hatch and door insulation ≥ R-value of the adjacent assembly.	R-____	R-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.1.2 [FI17] ¹	Blower door test @ 50 Pa. ≤ 5 ach in Climate Zones 1-2, and ≤ 3 ach in Climate Zones 3-8.	ACH 50 = ____	ACH 50 = ____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.4 [FI4] ¹	Duct tightness test result of ≤ 4 cfm/100 ft ² across the system or ≤ 3 cfm/100 ft ² without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	____ cfm/100 ft ²	____ cfm/100 ft ²	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	 City of Rosenberg Building Department Reviewed for Code Compliance CITY APPROVED PLANS MUST BE AVAILABLE AT THE JOB SITE FOR ALL INSPECTIONS
403.3.3 [FI27] ¹	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	____ cfm/100 ft ²	____ cfm/100 ft ²	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.2.1 [FI24] ¹	Air handler leakage designated by manufacturer at ≤ 2% of design air flow.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	All plans submitted for review, permitting and Work must be compliant with the 2018 International Codes (Building, Residential, Mechanical, Plumbing, Fire, Fuel Gas, Existing Building, and Swimming Pool & Spa), the 2015 International Energy Code, the 2023 National Electrical Code and Locally Adopted Ordinances *** ALL WORK SUBJECT TO FIELD INSPECTION ***
403.1.1 [FI9] ²	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.1.2 [FI10] ²	Heat pump thermostat installed on heat pumps.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.1 [FI11] ²	Circulating service hot water systems have automatic or accessible manual controls.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6.1 [FI25] ²	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.2 [FI26] ²	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.1.1 [FI28] ²	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermos-syphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.1.2 [FI29] ²	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	 City of Rosenberg Building Department Reviewed for Code Compliance CITY APPROVED PLANS MUST BE AVAILABLE AT THE JOB SITE FOR ALL INSPECTIONS All plans submitted for review, permitting and Work must be compliant with the 2018 International Codes (Building, Residential, Mechanical, Plumbing, Fire, Fuel Gas, Existing Building, and Swimming Pool & Spa), the 2015 International Energy Code, the 2023 National Electrical Code and Locally Adopted Ordinances *** ALL WORK SUBJECT TO FIELD INSPECTION ***
403.5.2 [FI30] ²	Water distribution systems that have recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe have a demand recirculation water system. Pumps have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to 104°F.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.4 [FI31] ²	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
404.1 [FI6] ¹	75% of lamps in permanent fixtures or 75% of permanent fixtures have high efficacy lamps. Does not apply to low-voltage lighting.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
404.1.1 [FI23] ³	Fuel gas lighting systems have no continuous pilot light.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
401.3 [FI7] ²	Compliance certificate posted.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
303.3 [FI18] ³	Manufacturer manuals for mechanical and water heating systems have been provided.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:



1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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2015 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
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Above-Grade Wall	13.00
Below-Grade Wall	0.00
Floor	0.00
Ceiling / Roof	49.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
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Window	0.29	0.25
Door	0.20	

Heating & Cooling Equipment	Efficiency
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Heating System: _____	_____
Cooling System: _____	_____
Water Heater: _____	_____

Name: _____ Date: _____

Comments



City of Rosenberg
Building Department
Reviewed for Code Compliance

CITY APPROVED PLANS
MUST BE AVAILABLE AT
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INSPECTIONS

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Building, and Swimming Pool & Spa),
the 2015 International Energy Code, the
2023 National Electrical Code and
Locally Adopted Ordinances
*** ALL WORK SUBJECT TO
FIELD INSPECTION ***



Generated by REScheck-Web Software Compliance Certificate

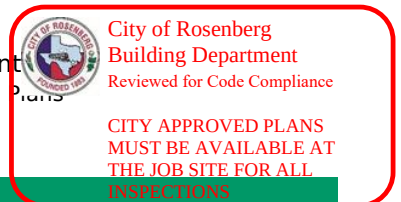
Project Rosenberg1214Unit2

Energy Code: **2015 IECC**
Location: **Fort Bend County, Texas**
Construction Type: **Single-family**
Project Type: **Addition**
Project SubType: **None**
Climate Zone: **2 (1999 HDD)**
Permit Date:
Permit Number:
All Electric: **false**
Is Renewable: **false**
Has Charger: **false**
Has Battery: **false**
Has Heat Pump: **false**

Construction Site:
Unit 2
1214 Southgate Dr
Rosenburg, TX

Owner/Agent:
Remodel

Designer/Contractor:
Architectural Plans

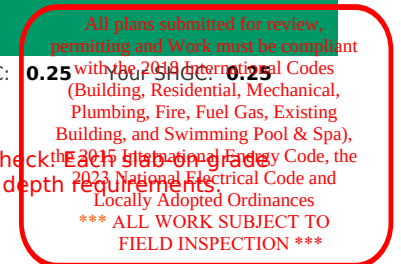


Compliance: Passes using UA trade-off

Compliance: **16.0% Better Than Code** Maximum UA: **194** Your UA: **163** Maximum SHGC: **0.25** Your SHGC: **0.25**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.



Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling area of home forming top of insulation envelope: Flat Ceiling or Scissor Truss	1,010	49.0	0.0	0.026	0.030	26	30
Wall area of home forming sides of insulation envelope: Wood Frame, 16" o.c.	1,169	13.0	0.0	0.082	0.084	79	81
Energy efficient door: Solid Door (under 50% glazing)	21			0.200	0.400	4	8
Window area of home using energy efficient units: Vinyl Frame SHGC: 0.25	187			0.290	0.400	54	75
Slab perimeter of home forming bottom of insulation envelope: Slab-On-Grade (Unheated) Insulation depth: 0.0' Insulation position: No Insulation	126		0.0	1.042	1.042	0	0

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Jobe Leonard
Name - Title

Signature

Jobe Leonard

2/11/25

Date



City of Rosenberg
Building Department
Reviewed for Code Compliance

CITY APPROVED PLANS
MUST BE AVAILABLE AT
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the 2015 International Energy Code, the
2023 National Electrical Code and
Locally Adopted Ordinances
*** ALL WORK SUBJECT TO
FIELD INSPECTION ***



Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the REScheck software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1] ¹ 	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
103.1, 103.2, 403.7 [PR3] ¹ 	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
302.1, 403.7 [PR2] ² 	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr____ Cooling: Btu/hr____	Heating: Btu/hr____ Cooling: Btu/hr____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	City of Rosenberg Building Department Reviewed for Code Compliance CITY APPROVED PLANS MUST BE AVAILABLE AT THE JOB SITE FOR ALL INSPECTIONS

Additional Comments/Assumptions:

All plans submitted for review, permitting and Work must be compliant with the 2018 International Codes (Building, Residential, Mechanical, Plumbing, Fire, Fuel Gas, Existing Building, and Swimming Pool & Spa), the 2015 International Energy Code, the 2023 National Electrical Code and Locally Adopted Ordinances
*** ALL WORK SUBJECT TO FIELD INSPECTION ***

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.2 [FO1] ¹ 	Slab edge insulation R-value.	R-____ ☐ Unheated ☐ Heated	R-____ ☐ Unheated ☐ Heated	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
402.1.2 [FO3] ¹ 	Slab edge insulation depth/length.	____ ft	____ ft	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.2.1 [FO11] ² 	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.9 [FO12] ² 	Snow- and ice-melting system controls installed.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:



1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1] ¹	Door U-factor.	U-____	U-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2] ¹	Glazing U-factor (area-weighted average).	U-____	U-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.2, 402.3.3, 402.5 [FR3] ¹	Glazing SHGC value (area-weighted average).	SHGC:____	SHGC:____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.1.3 [FR4] ¹	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.1.1 [FR23] ¹	Air barrier and thermal barrier installed per manufacturer's instructions.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.3 [FR20] ¹	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	 City of Rosenberg Building Department Reviewed for Code Compliance CITY APPROVED PLANS MUST BE AVAILABLE AT THE JOB SITE FOR ALL INSPECTIONS
402.4.5 [FR16] ²	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	All plans submitted for review, permitting and Work must be compliant with the 2018 International Codes (Building, Residential, Mechanical, Plumbing, Fire, Fuel Gas, Existing Building, and Swimming Pool & Spa), the 2015 International Energy Code and the 2023 National Electrical Code and Locally Adopted Ordinances *** ALL WORK SUBJECT TO FIELD INSPECTION ***
403.3.1 [FR12] ¹	Supply and return ducts in attics insulated ≥ R-8 where duct is ≥ 3 inches in diameter and ≥ R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated ≥ R-6 for diameter ≥ 3 inches and R-4.2 for < 3 inches in diameter.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.5 [FR15] ³	Building cavities are not used as ducts or plenums.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.4 [FR17] ²	HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥R-3.	R-____	R-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.4.1 [FR24] ¹	Protection of insulation on HVAC piping.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.5.3 [FR18] ² 	Hot water pipes are insulated to $\geq R-3$.	R-_____	R-_____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.6 [FR19] ²	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:



1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13] ² 	All installed insulation is labeled or the installed R-values provided.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.1.1, 402.2.5, 402.2.6 [IN3] ¹ 	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-_____ ☐ Wood ☐ Mass ☐ Steel	R-_____ ☐ Wood ☐ Mass ☐ Steel	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.2 [IN4] ¹	Wall insulation is installed per manufacturer's instructions.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:



1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [FI1] ¹	Ceiling insulation R-value.	R-____ ☐ Wood ☐ Steel	R-____ ☐ Wood ☐ Steel	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 [FI2] ¹	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft ² .			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.2.3 [FI22] ²	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.2.4 [FI3] ¹	Attic access hatch and door insulation ≥ R-value of the adjacent assembly.	R-____	R-____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
402.4.1.2 [FI17] ¹	Blower door test @ 50 Pa. ≤ 5 ach in Climate Zones 1-2, and ≤ 3 ach in Climate Zones 3-8.	ACH 50 = ____	ACH 50 = ____	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.4 [FI4] ¹	Duct tightness test result of ≤ 4 cfm/100 ft ² across the system or ≤ 3 cfm/100 ft ² without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	____ cfm/100 ft ²	____ cfm/100 ft ²	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	 City of Rosenberg Building Department Reviewed for Code Compliance CITY APPROVED PLANS MUST BE AVAILABLE AT THE JOB SITE FOR ALL INSPECTIONS
403.3.3 [FI27] ¹	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	____ cfm/100 ft ²	____ cfm/100 ft ²	☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.3.2.1 [FI24] ¹	Air handler leakage designated by manufacturer at ≤ 2% of design air flow.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	All plans submitted for review, permitting and Work must be compliant with the 2018 International Codes (Building, Residential, Mechanical, Plumbing, Fire, Fuel Gas, Existing Building, and Swimming Pool & Spa), the 2015 International Energy Code, the 2023 National Electrical Code and Locally Adopted Ordinances *** ALL WORK SUBJECT TO FIELD INSPECTION ***
403.1.1 [FI9] ²	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.1.2 [FI10] ²	Heat pump thermostat installed on heat pumps.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.1 [FI11] ²	Circulating service hot water systems have automatic or accessible manual controls.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6.1 [FI25] ²	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.2 [FI26] ²	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.1.1 [FI28] ²	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermos-syphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.1.2 [FI29] ²	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	 City of Rosenberg Building Department Reviewed for Code Compliance CITY APPROVED PLANS MUST BE AVAILABLE AT THE JOB SITE FOR ALL INSPECTIONS All plans submitted for review, permitting and Work must be compliant with the 2018 International Codes (Building, Residential, Mechanical, Plumbing, Fire, Fuel Gas, Existing Building, and Swimming Pool & Spa), the 2015 International Energy Code, the 2023 National Electrical Code and Locally Adopted Ordinances *** ALL WORK SUBJECT TO FIELD INSPECTION ***
403.5.2 [FI30] ²	Water distribution systems that have recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe have a demand recirculation water system. Pumps have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to 104°F.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
403.5.4 [FI31] ²	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
404.1 [FI6] ¹	75% of lamps in permanent fixtures or 75% of permanent fixtures have high efficacy lamps. Does not apply to low-voltage lighting.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
404.1.1 [FI23] ³	Fuel gas lighting systems have no continuous pilot light.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
401.3 [FI7] ²	Compliance certificate posted.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	
303.3 [FI18] ³	Manufacturer manuals for mechanical and water heating systems have been provided.			☐ Complies ☐ Does Not ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:



1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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2015 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
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Above-Grade Wall	13.00
Below-Grade Wall	0.00
Floor	0.00
Ceiling / Roof	49.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
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Window	0.29	0.25
Door	0.20	

Heating & Cooling Equipment	Efficiency
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Heating System: _____	_____
Cooling System: _____	_____
Water Heater: _____	_____

Name: _____ Date: _____

Comments



City of Rosenberg
Building Department
Reviewed for Code Compliance

CITY APPROVED PLANS
MUST BE AVAILABLE AT
THE JOB SITE FOR ALL
INSPECTIONS

All plans submitted for review,
permitting and Work must be compliant
with the 2018 International Codes
(Building, Residential, Mechanical,
Plumbing, Fire, Fuel Gas, Existing
Building, and Swimming Pool & Spa),
the 2015 International Energy Code, the
2023 National Electrical Code and
Locally Adopted Ordinances
*** ALL WORK SUBJECT TO
FIELD INSPECTION ***



February 12, 2025

To Whom It May Concern:

The City of Rosenberg has assigned **Unit 1 and Unit 2** as the effective sub-addresses for a residential duplex located at 1214 Southgate Dr. This address is valid for all official City business, including 9-1-1 purposes.

Questions in reference to this address may be directed to the City of Rosenberg GIS Staff at the contact information below.

Address Assigned By:

Paul M. Jones
GIS Supervisor
City of Rosenberg
832-595-3504
pjones@rosenbergtx.gov

