



**PLAN SUBMITTAL REQUIREMENTS FOR
RESIDENTIAL CONSTRUCTION/ALTERATIONS**

Site Plan

Include:

Scaled and dimensional (minimum 1/8" scale)

- a. Dimensions of the lot(s)
- b. Location and Dimensions of all existing buildings
- c. Location and Dimensions of all proposed buildings
- d. Locations of all driveways, walkways and parking
- e. Front, rear and side yard dimensions
- f. All prominent land features, i.e., slopes, streams, right of ways, etc.

Elevation Drawings

All four sides - Scaled (minimum 1/8" scale)

Include:

- a. All exterior door/window/skylight location(s)
- b. Dryer duct termination cap location
- c. Exhaust fan(s) (including range hood) Termination cap location(s)
- d. Type and location of exterior wall finish material(s), including masonry veneers
- e. Type and location of all appliance chimneys and/or vents
- f. Roof pitch (x12)/roofing material/roof overhang depth
- g. location(s) of air inlet(s)

Floor Plan

Scaled and dimensioned (minimum 1/4" scale) indicating overall and individual room sizes,

Each individual room or space labeled to indicate use.

location of IRC prescriptive lateral bracing panels or engineered design

Include:

- a. location, size (R.O.), type and swing of all doors, windows and skylights
- b. Size and type of all load-bearing beams/headers
- c. Delineate area with vaulted ceilings
- d. Location and fuel type of furnace, fireplace or freestanding stove
- e. Location, size (gallons) and fuel type of hot water tank
- f. Location and type of all plumbing fixtures
- g. Location and size of all exhaust fans (including range hood)
- h. Location of all attic access(es)

- i. Location of all smoke alarms (location of all required illumination and controls at stairways), size, type and location(s) of all exterior decks and landings. Include engineering calculations for non-dimensional lumber members.

Mechanical, Electrical and Plumbing

- a. Identify size and location of main and subpanels, outlets (required GFCI locations), switches, light fixtures, location of HVAC and
- b. A/C equipment; duct layout
- c. Plumbing - provide an isometric or line drawing showing sewer, drain, waste, vents and clean out sizes and material. Show the water piping system, pipe sizes and pipe material. State on the plans whether the property is serviced by natural gas or propane and show the location of gas meters or regulators and all gas piping sizes and lengths on outlet side of meter and the demand at each outlet

Foundation Plan

Scaled and dimensioned (minimum 1/8" scale)

Location and dimension of all footings, walls, piers and slabs (including decks)

Include:

- a. Section drawings for each type of footing/wall (see Section Drawings)
- b. Size, grade, location and spacing of reinforcing (see Section Drawings)
- c. Size, type and spacing of anchor bolts
- d. Type and location (s) of required hold downs
- e. Size and locations of foundations vents and access(es)
- f. Annotation for required perimeter or under-slab insulation
- g. Annotation for required moisture barrier (or alternative)

Floor Joisting Plan (Each floor level and exterior decks)

Scaled and dimensioned (minimum 1/8" scale)

Size, location and type of support beams and posts/Interior bearing walls

Size, direction, spacing and type of floor joists

Include:

- a. Specification and installation guide for all engineered joists
- b. Construction details at openings/cantilevers/offsets
- c. Type of rim joist material
- d. Any special connection/construction/fabrication details or requirements
- e. Deck Ledger Attachment

Note: Floor joisting plan(s) may be incorporated with the Foundation or Floor Plan when clarity of detail can be maintained.

Roof Framing Plan

Scaled and dimensioned (minimum 1/8" scale)

Location and O.C. spacing of manufactured trusses, rafters and ceiling joists

Include:

- a. Manufacturer's layout and specifications for all trusses
- b. Size, species and grade of dimensional lumber
- c. Specification and installation guide for a" engineered rafters/ceiling joists
- d. Size, type and location of all roof support beams and bearing walls
- e. Type, size and location of roof vent(s), scaled and dimensioned (minimum W' scale)

Section Drawings

For each wall and/or ceiling height

Include:

- a. Identify all floor, wall, ceiling and roof materials and finishes
- b. Annotate all framing member type and size
- c. Annotate height of crawlspace and each floor and ceiling height
- d. Annotate all structural connections and fasteners
- e. Annotate all insulation type, R-values and locations
- f. Annotate all vapor barrier types and locations
- g. Annotate location and type of flashings at wall and roof penetrations
- h. Annotate type and location of underlayments and water-resistive barriers

Energy Code

- a. Recheck energy compliance certificate or show other method of demonstrating energy code compliance.

Storm Drainage Plan

- a. Dimensions of the lot(s)
- b. Location and dimensions of all existing buildings
- c. Location and dimensions of all proposed buildings
- d. Location of all driveways, walkways and parking
- e. Location and direction of flow of all proposed drain lines
- f. All prominent land features, i.e., slopes, streams, right of ways, etc.

Plan submittals may also require additional information as required by the Code Official; for example, gas line diagram or any mechanical or plumbing that is not typical.