



RESIDENTIAL BUILDING PLANS REQUIREMENT CHECKLIST

March 1st 2013

Review your plan submittal and initial each item below to verify your plans are complete.
One set will be returned to you when the Building Permit is issued.

PLANS

- Two sets minimum 18x24** size and must be drawn to **1/4"** scale with the details listed.
- Structural engineering and **wet-stamped** required for structures of non- conventional construction, over one story above grade or located above 6100' elevation.
- No red lining or hand drawn corrections of engineering stamped plans.**

WILDLAND – URBAN INTERFACE requirements if located within WUI area.

- WUI plan must be submitted and fee paid prior to review and onsite inspection by WUI official, before the Building Official will review your plans.
- Building plans must indicate 1 hr. Ignition Resistant construction design Rating.
- Plans are detailed as per meeting the 1 hr. Ignition Resistant construction.

PLOT PLAN

- Footprint of the new building.
- Front setback _____.
- Rear setback _____.
- Side setbacks, left _____ right _____.
- All easements to be shown on the plot plan.
- All other existing buildings in relation to the new building and fence locations if any.
- Location of power lines, water service, gas service and waste water system to be installed.

GENERAL CONSTRUCTION PLAN AS PER 2009 IRC

- Square footage: Building **Total sq. footage** and each room, garage, porches and decks.
- Front elevation include footing depths and step-downs minimum 30" below grade for frost.
- Rear elevation include footing depths and step-downs minimum 30" below grade for frost.
- Side elevations include footing depths and step-downs minimum 30" below grade for frost.
- All post location footings sizes and depths minimum 30" below grade for frost.
- Footing size, depth and width (must be continuous) minimum 30" below grade for frost.
- Wall Cross section drawn **specifically** for the structure, include detail for each individual wall type, showing materials to be used, stud spacing and wall covering detail.
- Wall height and width (extend a minimum six inches above grade).
- Reinforcement steel placement and size for footings and foundation, (rebar, bolts, etc.).
- Porch and deck framing details.
- Crawl space ventilation and access location and size.
- Attic ventilation and access location and size.
- Framing details & (Bracing as per IRC, garage doors, corners and braced walls with hold downs, straps and nailing schedule requirements).
- Roof framing layout details, truss anchor details and roof covering. (required engineering).
- Floor framing layout details, (type & size of joists, blocking, anchors, hangers, etc.)
- Size span and support of all beams, girders, headers, columns, bearing walls and post supports (type & size of all hangers, braces, anchors, straps, connections, etc.).
- Beams require Engineering or Manufactures specification documentation for design loads.
- Tempered glass locations.
- Fireplace cross section detail.
- Exterior finish materials (brick, stone, siding, etc.).
- Fire separation, garage, fire wall, fire barrier or any fire resistant rated construction detail.
- Cold storage room with insulated and sealed door.

- ___ Insulation type and R-factor for walls, ceilings, floors, basement wall and crawl space and U-factor for doors, windows and skylights.
- ___ Res. Check for the building envelope or equivalent. Software can be downloaded free from www.energycodes.gov (contact your mechanical contractor).

STAIR DETAILS (interior & exterior)

- ___ Rise and run and length of stairs (minimum run: 9", maximum rise: 8").
- ___ Stairway width (minimum 36").
- ___ 3 ft. Landing at top and bottom of stairs.
- ___ Headroom (minimum 6'8").
- ___ Handrails and guardrails interior and exterior.
- ___ Fire blocking detail.
- ___ Required sheetrock on underside of stairs, shown.

FLOOR PLANS

- ___ Layout of main floor with all rooms labeled with dimensions.
- ___ Layout of secondary floors with all rooms labeled with dimensions.
- ___ Layout of basement floor with all rooms labeled and/or unfinished with dimensions.
- ___ Kitchen and Bathroom cabinet layout and detail.
- ___ Appliance and equipment locations.
- ___ Egress from all bedrooms shown (maximum sill height off floor 44" with 5.7 sq. ft. open-able).
- ___ Door sizes and location shown.
- ___ Window sizes and location shown.

ELECTRICAL DETAIL

- ___ Breaker panel and sub panels locations indicated.
- ___ Meter location and size is indicated _____ Amps (contact your electrician).
- ___ All lights, switches, and receptacles are shown.
- ___ GFCI's are shown at all locations interior and exterior (kitchen, bathroom, garage, front, back, etc).
- ___ Smoke detectors and CO detectors alarm locations wired in series shown.
- ___ Required exit lighting shown (all exit doors).
- ___ All outlets required to be tamper resistant, shown.

PLUMBING DETAIL

- ___ Location of all plumbing fixtures, including stub in under-slab piping.
- ___ Water heater and floor drain locations.
- ___ Lateral water line location and size _____ inches.

MECHANICAL DETAIL

- ___ Duct sizing and installation per section 603 IMC 2012 (main and return air duct location).
- ___ Gas pipe design size, length & location (Gas Schematic).
- ___ Mechanical room location [with outside combustion air, showing, insulated room (walls and ceiling), ducts and hot water lines].
- ___ Furnace location and size with flue location and/or combustion air ducts, and insulated flue.
- ___ All gas appliances to be shown with duct locations and BTU's for each.
- ___ Clothes Dryer location, venting location and length of duct with # of elbows.

****Plans will not be reviewed without the applicable information above included****

My signature below indicates that I HAVE CAREFULLY REVIEWED THE PLANS AND VERIFY THAT ALL ITEMS ABOVE HAVE BEEN INCLUDED AND ARE CORRECT. I understand that any items missing or incomplete will delay the processing of my permit until they are furnished and complete.

Authorized agent / Date