

# Residential Building Plans

---

## 1. Building Site Plan indicating:

- a. Location of Proposed and Existing Buildings
- b. Location of Property Lines
- c. Building Setback Dimensions
- d. Location and Depth of Building Water Service Pipe (or Well)
- e. Location and Depth of Building Sewer (or Sewage System for On-Site Facilities)
- f. Location and Depth of Foundation Drainage Facilities (Drain Fields, if Applicable)
- g. Location of Driveway (Distance to Property Lines)
- h. Any buried utilities

## 2. Foundation and Framing Plan (one view as cross sectional from bottom of footings to top of shingles):

- a. Footings-size, thickness, and depth below grade
- b. Isolated piers - size and thickness
- c. Reinforcement - size and location of rods (if used)
- d. Foundation Wall - size, height of backfill, method of damp proofing, type of mortar and type of reinforcement to be used
- e. Foundation Drains - type and location
- f. Sill Plate/Anchor Bolts - size and location
- g. Basement/Garage Slabs - thickness of concrete and stone base
- h. Floor Joist - size, spacing, span, and type of lumber
- i. Floor Sheathing - thickness and type
- j. Wall Framing - size and spacing
- k. Exterior Wall Covering and Insulation
- l. Corner Bracing
- m. Headers and lintels -size- drawings of design and spans to be used
- n. Interior Finish on Wall and Ceiling
- o. Roof Ventilation
- p. Roof Pitch
- q. Rafters and/or Roof Trusses ( if used, require shop drawings meeting TPI requirements) size, spacing, span, bracing, and collar ties
- r. Roof Sheathing - thickness, type, and edge blocking
- s. Roof Covering
- t. Girders/Beams - size, span, and type
- u. Girder/Beam Support - size, and type
- v. All Stairways - width, rise and run of stairs, headroom, and height of handrail
- w. Guardrails - height and spacing
- x. Crawl Spaces - Height of framing members above exposed earth, vapor barrier, ventilation, and access hole (18"x24" minimum required)
- y. Ceiling Heights
- z. Secondary egress/rescue opening for finished basements

### **3. Interior Floor Plans of All Areas Indicating:**

- a. Use or identification of Each Area, i.e.; kitchen, bedroom, etc.
- b. Dimensions of All Areas including Hallways and Doors
- c. Smoke Detectors - Location on Each Floor (including Basement), in bedrooms and interconnection
- d. Bathroom Ventilation
- e. Attic Access (22"x30" minimum required)
- f. Windows - size and type

NOTE: One approved window is required in each sleeping room with a minimum net clear opening of 5.7 square feet with a minimum net clear opening height of 24 inches and a minimum net clear opening width of 20 inches. (Grade floor window may have a minimum net clear opening of 5.0 square feet.)

- g. Fire separation between garage and residence
- h. Glazing - hazardous locations (large picture windows, special glass applications, skylights)

### **4. Energy-** a written plan to comply with the energy code.

- a. Generic compliance sheet showing values for windows, doors, skylights, walls, roof, ceiling, etc.
- b. A design print-out from RES-check
- c. Any other code accepted method.

### **5. Electrical**

- a. Service size, power company providing power, power company job number
- b. General details, GFI & AFI locations, dedicated circuits
- c. Appliance loads

### **6. Mechanical**

- a. Service type (electric, gas, oil?)
- b. General details of distribution system including type, and insulation values.
- c. Appliance loads and efficiencies

### **7. Plumbing**

- a. Service type (public or private?)
- b. General details of distribution system including type of piping, and insulation (if required)
- c. Fixtures, appliances and general riser diagrams.

### **8. Miscellaneous Requirements**

- a. Fireplace
  - (1) Width of hearth
  - (2) Firebox opening size
  - (3) Distance between firebox opening to combustible trim
  - (4) Lintel
  - (5) Mortar type
- b. Chimney
  - (1) Footing size and thickness
  - (2) Termination above roof
  - (3) Flue lining size and surrounding material
  - (4) Thimble location to combustibles
  - (5) Chimney clearance to combustible framing
  - (6) Fire stopping
  - (7) Mortar type
- c. Wood/Coal Stoves
  - (1) U/L listing information
  - (2) Clearance to walls, ceiling, and combustibles
  - (3) Hearth/foundation structural design information