



## Minimum Residential Plan Submittal Requirements

- 1. Site Plan** –location of building on lot showing setbacks from property lines and from other buildings.
- 2. Soil Testing** – if 12” or more of fill is brought to a building site or the soil is reworked with additives, a compaction test is required. At this time full soil testing may only be required by this office if recommended by the Building Official after reviewing the **USGS** soils map; or when performing a site inspection for footing excavation if exposed soils show unfavorable conditions.
- 3. Footings and Foundation layout.** Show spread footings, piers, grade beams, piles etc.
- 4. Lowest Finished Floor Elevation** – height at or above flood level if located in a special flood hazard area.

### Provide elevation certificate

#### **5. Floor Plans** – room designation and size

- a. Window and door schedule
- b. Stair and handrail detail (if applicable)

#### **6. Wall, Floor & Roof Section Details** – typical section

- a. From footing to top plate; stud size, type, and spacing
- b. From floor joist to top plate; joist size, type, and spacing
- c. Roof details; rafter/joist, size, type, and spacing
- d. Header construction and size
- e. Engineered truss plans if trusses are used

#### **7. Elevation Drawings** – all sides

#### **8. Other Information Required**

- a. **HVAC Details** – size and location of equipment and return air
- b. **Plumbing Details** – fixture location, drain and vent size and location (floor plan only)
- c. **Electrical Details** – outlet location, service size and location
- d. **Energy Details** – RES check (free computer download) or prescriptive requirement from the energy code

**NOTE: Engineered drawings are required for structural steel construction or any construction beyond the scope of the 2012 IRC**