

# Guidelines for Permitting Residential Construction Projects-by Type

All plans must be accompanied by a completed **Permit Application** that is signed and dated by the applicant and a written **Scope of Work** narrative.

## 1. PERMITS: (as applicable)

- Projects meeting the design requirements by a state licensed Architect must be sealed and dated.
- Projects meeting the design requirements by a state licensed Professional Engineer must be sealed and dated.

## 2. PLANS AND DOCUMENTS (as applicable)

- Completed application form, with the applicant's name legibly printed, and date of the application.
- Full set of final issued Construction Plans in compliance with applicable sections of the International Residential Code, Energy Conservation, Fuel Gas, Mechanical, Plumbing Codes, and National Electrical Code currently adopted and amended in the jurisdiction in which you are applying.
- Prior to approval of the building plan, the items listed on the report must be addressed, and revised documents must be submitted for review. Payment of all fees to all agencies is required to obtain plan and permit approval.
- Please provide a complete plan set of updated plans and a comment response letter detailing how each comment was addressed. Provide all documents in digital formats only. Send responses to my attention by email. If plans are multiple sheets, please combine into one (1) digital plan file. Send complete plan sets. Do not divide.

## 3. SITE PLAN: Full sets must be drawn to scale with the following details:

- Utility Easements
- Street Right of Way
- Setbacks
- Dimensions locating proposed structures
- Vehicular street accesses (Driveways)
- Surveyed grade elevation of highest point (Note as Benchmark Elevation 100')
- First Floor Elevation (Relative to Benchmark)
- Slope of grades showing General Drainage

## Floodplain / Floodway and Report, if required

- Boundaries of any and all FEMA designated flood plains affecting the project
- Indicate FIRM Base Flood Elevation and finished floor elevation (BFE + 2' freeboard) for each structure and utility, if applicable
- Indicate whether structures and utilities will be elevated, or flood proofed, if applicable
- Initial Elevation Certificate based on construction drawings, if applicable

**4. BUILDING PLANS:** Full sets must be drawn to scale with the following details:

- Front, Rear, and Side Elevations
- Exterior finish material (brick, stone, and/or siding type)
- Roof layout and pitch shown with overhand dimensions
- Layout of each floor with all rooms labeled
- Location of all plumbing fixtures, including future fixtures and water heater
- Location of condensing unit(s)
- Door sizes & swing are shown
- Window sizes & type are shown (identify safety glazing where required by Code, sizes must match REScheck)
- Hearth, fireplace, and chimney. Dimension chimney height in accordance with IRC
- Attic access size and location
- Insulation shown for roof, walls, and floor as applicable (must match REScheck report)

**5. STRUCTURAL PLANS:** Full sets must be drawn to scale with the following details:

- Foundation Plan certified by a registered professional engineer
- Roof and ceiling framing details (lumber size, species, and grade) showing all support locations
- Floor and Roof design (trusses) must be available at time of inspection
- Wind Brace Plan

**6. ENERGY COMPLIANCE DETAILS**

- Submit a passing energy compliance report prepared in accordance with the City's current adopted IECC.
- Manuals J & S & D with ACCA approved software required for new homes only.
  - Manual J report calculating all heating and cooling loads for all new SF Residences.
  - Manual S report sizing all heating and cooling equipment based on loads calculated by Manual J.
  - Manual D report indicating heating and cooling equipment duct sizing is in accordance with the load calculations and equipment sized in the Manual J & S.

**7. ELECTRICAL DETAILS**

- Main Disconnect and Breaker panel location is indicated
- All lights, switches and receptacles shown
- GFCI receptacles indicated
- Arc-Fault circuit protection indicated
- Weatherproof/GFCI receptacles shown at exterior
- Smoke detectors, Carbon monoxide alarms, and required ventilation shown

## PLAN CHECKLISTS FOR OTHER PROJECT TYPES

### ADDITIONS, ALTERATIONS & REMODELS

- Demolition Plan
- As applicable: Architectural Existing Floor Plan and Proposed Floor Plan, Elevation drawings and Wall Section details
- Engineered Foundation Plans and Details where applicable.
- Special Inspections Sheet.
- Framing Plans for Floor, Ceiling and Roof.
- Code Matrix/ Means of Egress/ Life Safety Plan.
- Finish Schedule.
- Fire Rated construction details where applicable.
- MEP Plans, Schedules, and Details.
- REScheck reports where applicable.
- Heating and Cooling Load calculations where applicable.

### POOLS

- Site Plan\* showing all existing structures and proposed Pool location.
- Swimming pool, spa, and hot tub construction plan and specifications shall include dimensioned plans for all decks, mechanical equipment, and fencing.
- Structural Plan must include:
  - Type of construction (gunite, poured concrete, etc.)
  - Dimensions of pool, including depth and adequate cross-sections drawn to scale.
  - Pool edge details.
- Mechanical Plans must indicate:
  - The volume, system flow rate in gallons per minute, and turnover in hours.
  - The type and size of filtration.
  - The type and size of pool/spa heater.
  - The pool/spa layout with all sizes shown and types of materials to be used, location of main outlet, surface skimmers, and inlets.
  - The size and length from source to heater and routing of gas line, if applicable.
- Pool Barrier details.

### BACKUP GENERATORS

- Site Plan\* showing all existing structures and proposed Generator location.
- Foundation Plan and Details.
- Electrical Plans including ATS, Grounding, Riser Diagram and Panel Schedule.
- Gas Piping Demand Calculations and Gas Plan where applicable.

### MANUFACTURED HOMES – HUD\*\* OR TDLR IHB\*\*\*

- Site Plan\* showing all existing structures and proposed Manufactured Home.
- HUD or TDLR IHB Data Plate paper graphite rubbing or picture.
- Manufactured Home Anchor and Foundation Plans and Details by a state licensed Structural Engineer.
- Identify the Electric Source (Underground or Overhead Electric), location of the Meter Base and Main Disconnect.
- Identify if Natural Gas or Propane is used. A Gas Test is required.

- Trenches (Underground Electric, Water, Sewer and/ or Gas) must remain open for inspection.
- Metal frame must be bonded to the electrical system.
- Permanent Address Posted visible from the street. Must comply with Fire and EMS requirement.

#### **MOVING A HOME INTO CITY**

- Site Plan\* showing all existing structures and proposed Home.
- Verification from Third-party Inspection service that the Home complies with the city adopted IRC and IECC.
- Foundation Plans and Details by a state licensed Structural Engineer.

#### **SOLAR ARRAY**

- Site Plan\* showing all existing structures and proposed Solar Array.
- Panel layout with all required fire setbacks shown.
- Solar Array Plans and Specs, including Grounding system.
- Identify if Grid-tied or Standalone system.
- Modules conform to and are listed under UL 1703.
- Mounting System in compliance with UL 2703.

\*Site Plan must be scaled and dimensioned, indicate all setbacks and easements. For Swimming Pools, Electric Utility Power Poles, Underground and Overhead Electrical must be shown on the Site Plan.

\*\*"HUD-CODE manufactured home" means a structure constructed on or after June 15, 1976, according to the rule of the United States Department of Housing and Urban Development, transportable in one or more sections., which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems.(2)The term "HUD-CODE manufactured home" does not include a recreational vehicle as that term is defined by 24 CFR 3282.8(g).

\*\*\*\*"Industrialized Housing" means a residential structure that is designed for the use and occupancy of one or more families, that is constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent residential site, and that is designed to be used as a permanent residential structure when the modules or modular components are transported to the permanent residential site and are erected or installed on a permanent foundation system. The term includes the plumbing, heating, air conditioning, and electrical system. (2) The term "industrialized housing" does not include any residential structure that is in excess of three stories or 49 feet in height as measured from the finished grade elevation at the building entrance to the peak of the roof. The term "industrialized housing" does not mean nor apply to: a. Housing constructed of sectional or panelized systems not utilizing modular components; or b. Any ready-built home which is constructed so that the entire living area is contained in a single unit or section at a temporary location for the purpose of selling it and moving it to another location.