

WHAT SHOULD BE INCLUDED IN A SET OF PLANS (FINAL CONSTRUCTION DOCUMENTS) FOR BUILDING PERMIT APPLICATION?

The answer to this question is complex and many homeowners don't realize the vast amount of information that is required. Most municipality Plan Examiners have a set criteria that they must adhere to when reviewing a set of plans before it can be approved for granting a building permit. The various departments that review the plans must pass their approval before a building permit is approved.

As mentioned before, looking for the lowest price to get all this drawn is usually not a good option. You should consider the problems that will come from inexperienced designers/draftsman who fail to address many issues in the design phase let alone preparing a set of plans. A good Architect/Designer will not only provide the assistance in design but will also ensure that what they have prepared will meet the requirements of the Plan Examiners.

In addition, a good set of plans for your contractor can accurately provide a solid bid which is essential. Many plans with lack of detail can surely be accepted in Plan Review and a Building Permit may be issued. The question is, at what cost to you will poor plans mean? When your contractor reviews it for bid or starts building it and runs into problems on site, who do you think gets the bill for the changes? You could easily

see increased costs that went above your intended budget. This can be minimized or even avoided if you take the time to understand that this is the base in which all things will be started from.

It is not the time to get this process done for the cheapest price but rather it should be done based on acquiring a professional who can deliver with virtually problem free services in acquiring your goal.

The actual number of pages needed can be many!

Cover sheet

General Notes applicable to site/municipality
Tax Assessor Lot Information
Description of proposed work
Square Footages (existing and proposed)
Code-related notes

Demolition (if applicable)

Special demolition notes
Floor Plan (all of existing)
Elevation Views (if applicable)

Site Plan

Drawn at prescribed scale
Property Lines
Complete and accurate dimensions
All buildings/structures (existing and proposed)
Public right of Ways

Roof Design Plan

Drawn at 1/8" to 1/4" = 1'-0" scale
All hips, gables, ridges and valleys noted
Headers, Beams and Support Posts
Code-related notes
Necessary notes pertaining to the structural system
Floor joist/truss sizes, spacing and direction (if applicable)
Attic Ventilation Calculations
Sheet reference markers
Roof drains, scuppers, parapets, chimney locations
Connectors and notes

Elevations

Drawn at 1/8" to 1/4" = 1'-0" scale
Material labels
Floor-to-floor/ceiling heights
Roof slope indicators
Door and windows including

Easements
Setbacks
Drainage
Utility lines and locations
Adjoining property locations and distances from property lines

Foundation or Slab Plan:

Drawn at 1/8" to 1/4" = 1'-0" scale
Complete and accurate dimensions
Foundation wall and footing sizes
Hold-Down Connectors and notes
Code-related notes
Rough-in plumbing location (not always required)
Mechanical equipment locations (if applicable)
Electrical locations (if applicable)
Sheet reference markers

Floor Plans (All levels)

Drawn at 1/8" to 1/4" = 1'-0" scale
Door and window sizes including Egress, Tempered Glazing
Complete and accurate dimensions
Room labels and interior room sizes
Support Posts
Code-related notes
Light and Vent Calculations
Sheet reference markers

Egress, Tempered Glazing

Cross Sections

Drawn at 1/4" = 1'-0" scale
Beam sizes, connections, and locations
Floor joist size and spacing
Roof truss/rafter sizes and spacing
Floor-to-floor heights
Non-typical plate heights indicated
Key Plan showing showing section location(s)

Code-related notes

Mechanical & Electrical

Drawn at 1/8" to 1/4" = 1'-0" scale
Labels indicating Schematic Duct locations
Plans for Power & Lighting Locations
Electrical Load Calculations
Water Meter Worksheet (if applicable)
Code-related notes

Miscellaneous Notes & Details

Miscellaneous framing details
Stairway details (if applicable)
General notes covering IRC requirements for homes
Roof – Floor Truss Layouts and Calculations
Code-related notes