
PLAN REQUIREMENTS – RESIDENTIAL CONSTRUCTION

The following information shall be the minimum required information for all plans submitted for residential construction.

1. Site Plan – show property lines, setbacks, utilities, right(s)-of-way, easements, and grades/contours
2. Permit Applications
3. Contractor's Information – name, address, phone number, e-mail address and PAHIC number.
4. Determination of flood hazards.
5. Construction Documents – plans and specifications
6. Foundation Drainage or Soil Report
7. Footings – depths, width, rebar with chairs/supports and concrete psi.
8. Foundation – type, height, width, anchor bolts, sill plate, columns, finish grade and rebar
 - a. Basement or Crawl Space – access and ventilation
9. Damp Proofing/Water Proofing
10. Beams/Girders – type, size, connections and spans
11. Floor Joists – type, size, blocking, loads and spans
12. Floor Coverings – basement, garage and house
13. Walls – type size, height, headers and wall bracing (locations and details)
14. Room Areas, Ceiling Height, Glazing, Smoke Alarms, Decay and Termite Protections, Moisture Vapors and Emergency Escapes and Rescue Openings
15. Chimneys/Fireplaces – details (clearances, footings, foundation, height, etc.)
16. Wall Coverings – interior and exterior (stucco-weep screeds and masonry – weep holes)
17. Insulation (walls, roof and ceilings) – type, size, location, clearances and rescheck (optional)
18. Utilities
 - a. Plumbing – drains and vents riser diagrams
 - b. Electrical – switch and outlet layout
 - c. Mechanical – layout and equipment
 - i. HVAC equipment shall be sized based on building loads calculated in accordance with ACCA Manual "J" or other approved heating and cooling calculations methodologies. Please include copies of calculations
19. Roofing/Ceiling – type, size, spans, loads, bracing, tie downs, attic access, and ventilation
20. Roof Covering – type, slope, sheathing, ice barrier, flashing and ventilation