

Residential Plan Review Requirements

1. Plans(s) showing to scale the size and location of all new construction and existing structures on the site. Distances from lot lines, established street grades and the proposed finished grades. Site plan shall be drawn in accordance with an accurate boundary line survey.
2. Two (2) sets of plans and specifications with the following information included:

Building Plan Review Requirements

- Front, rear and side elevations
- Footing/foundation diagram
- Garage/living area separations wall(s)
- Window and door schedule
- Design loads and design calculations
- Location of all smoke detectors or heat detectors
- "R" value of all wall and ceiling insulation

Plumbing Plan Review Requirements

- Isometric diagram of potable water supply system with fixtures. Locations and WSFU values
- Isometric diagram of DWV system with fixtures, location and DFU values

Mechanical Plan Review Requirements

- Location and size of equipment
- Air distribution and return air system
- Ventilation and exhaust schedules
- Combustion air requirements for all new appliances
- Gas piping diagram

Electrical Plan Review Requirements

- Location of electrical devices: lighting, receptacles, switches, equipment, appliances, transformers, panels and sub-panels
- Size and type conductors
- Panel and sub-panel schedule

**** Homeowners are permitted to draw their own plans. All plans must be to scale.**