



South Central Regional Construction Code Council

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MyPermitNow.Org

New Residential / Residential Additions / Res Accessory - Permit Plan Submittal Check List

Applicant's Name: _____

Applicant's Phone Number (s): _____

Project Address: _____

Project Type: New Residential, Residential Addition or Res Accessory

Applicable Building Codes:

IRC	2012 International Residential Code (Excluding Chapter 11 "Energy Efficiency")
IRC	2009 International Residential Code Chapter 11 "Energy Efficiency" Only
IBC	2012 International Building Code (where applicable)
NEC	2011 National Electric Code
LSPC	2013 Louisiana State Plumbing Code
ICC 600	2008 ICC Standard for Residential Construction in High-Wind Regions
WFCM	2012 Wood Frame Construction Manual for One and Two Family Dwellings

Provide the following items for plan review where applicable:

NOTE: Use this check list for One- and Two-Family Dwellings and Townhouses. More than Two-Family dwellings (i.e. apartments) use commercial plan submittal check list. Townhouses are the exception to having more than Two-Family Dwellings regulating per IRC in that they can be a group of 3 or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides. Also note, detached storage sheds and/or garages are regulated as "Residential Accessory Structures". All others (i.e. homes, habitable pool houses, mother in-law suites, etc...) are regulated as New Residential.

Building Plans:

___ Site Plan

Site plan shall include:

___ Distances of the proposed building from interior property lines

___ Location/distances of other existing building relative to new proposed building

(Note: Any Residential structure less than 5 feet from an interior property line will require a minimum 1 hour

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rated exterior wall. See requirements for fire walls under "Floor Plan" requirements.)

Floor Plan

Floor plans shall include the following:

- ___ Room names and/or uses;
- ___ Additions (if applicable): If permit is for a residential addition, then plan documents shall include names of existing rooms and/or uses. Plans for addition shall also include "Before and After" floor plan layout of existing parts of building (i.e. walls or windows to be removed and/or relocated).
- ___ Door and Window locations & sizes;
- ___ Type and locations of any required fire resistance rated construction used in the project. If proposed project is not using prescriptive designs as allowed per IBC chapter 7, and identified as such, then applicant and/or designer shall identify the listed tested assemblies, from an approved testing agency, used to achieve the fire resistance rating of the proposed construction (UL, ETL, FM, GA, WP, WH, etc.) including joints in the assemblies. *(All Two Family dwellings [duplexes] shall have a minimum 1 hour separation between each unit from floor to roof decking. All town houses shall have a minimum 2 hour fire separation wall with no plumbing or mechanical in wall from floor to roof decking.)*

Elevation drawing

Elevation drawings shall include:

- ___ Vertical distance from grade to the average height of the highest roof surface;
- ___ Vertical distance from each floor to each ceiling plate height. (Note: Wall heights between floor and ceiling plate greater than 10 feet required design/seal/signature by registered architect or engineer.)
- ___ Opening locations;
- ___ For 120MPH (*V-asd*) wind zones and above, documents should clearly identify methods used for opening protection (i.e. single plywood panel alternative (1st and 2nd Stories only) or Large Missile Impact Glazed window)

Electrical drawing

Electrical drawings shall include general lighting and outlet locations. Drawings may be diagrammatic only in nature for most projects. Professional design may be required for larger projects with complex electrical requirements.

Mechanical drawing

Mechanical plans (HVAC) shall include at a minimum an approved HVAC ACCA Manual J, Manual S Compliance Report and Manual D. Manual D duct layout drawing which is produced by the Manual D software shall include duct sizes.

HVAC ACCA MANUAL J, MANUAL S Compliance Report, AND MANUAL D reports shall be submitted to and approved by this office prior to beginning any mechanical work. Whether this report is provided and approved prior to issuing permit or after permit has been issued, any changes made on the project not correctly reflected in the above noted Manual's, shall be re-submitted (in its entirety) and approved before continuing work on mechanical system (i.e. changes in type insulation, R-values used, changes in un-vented attic vs. vented attic, type or size of equipment as noted on Manual S) [IRC M1401.3 and M1601.1].

Energy Details

- ___ Plans shall include details to type and R-value of insulation to be used in walls, ceilings and floors (as applicable). Minimums R-13 walls, R-30 ceiling, R-13 floors (where applicable).
- ___ Spray Foam Insulation (if applicable): IF SPRAY FOAM IS TO BE USED OR SPRAY FOAM IS LATER DECIDED TO BE USED AFTER PERMIT APPROVAL AND START OF CONSTRUCTION, THEN APPLICANT/CONTRACTOR SHALL RESUBMIT NEW HVAC ACCA MANUAL J, S and D

COMPLIANCE REPORTS. NEW COMPLIANCE REPORTS SHALL INDICATE THE USE (I.E. WALL, CEILING, RAFTERS, VENTED OR UNVENTED ATTIC APPLICATION) AND TYPE OF SPRAY FOAM INSULATION. APPLICANT/CONTRACTOR SHALL ALSO PROVIDE PRODUCT INFORMATION AND/OR ICC ES REPORT NUMBER FOR VERIFICATION OF PRODUCT USE AND **R-VALUE** THICKNESS REQUIREMENTS PRIOR TO INSTALLATION AND INSPECTION.

___ **Plumbing Plan** *(not necessary for one- and two-family dwellings and/or townhomes)*

___ **Structural Plan**

Structural plans and/or architectural plans shall include the following:

___ Gravity and Wind design criteria

___ Floor live loads

___ Roof Live load

___ Basic windspeed (V-*asd*) design of proposed construction *(must meet minimum design wind speed for location)*

___ Wind Exposure Category

___ Metal Building Manufacturer's erection drawings *(where applicable)*

Note: Metal building manufacture's drawings maybe supplied after permit issuance prior to foundation pre-pour inspection provided you supply a "Design Load Certification Letter" from the manufacture within plan documents.

___ **Foundation Plan**

Foundations for Metal Buildings shall be designed/signed/sealed by registered architect or engineer. All Residential accessory buildings (site built or pre-fab) shall be supported on and anchored to a permanent foundation system (i.e. poured concrete spread footings, monolithic slab etc.) when greater than 300 square feet. Residential accessory structures less than 300 square feet shall properly anchored per pre-fab manufacturer and/or building code requirements for ground anchors. Note: Maximum soil bearing capacities for prescriptive designs assumed 1500psf. All raised building foundation systems greater than 36 inches or pile supported foundations shall be designed/signed/sealed by registered architect or engineer.

Foundation drawing shall include the following:

___ Foundation types, locations, sizes, depths, shapes, thicknesses, and materials (piers, piles, footings, walls, slabs, etc);

___ Specifications for the type, mix ratio, and minimum compressive strength of concrete (where applicable)

___ Reinforcing details, specified strength or grade, placement and sizes;

___ Imbedded anchoring locations, size and depth;

___ Slab layout for recesses, void, and other irregularities;

___ **Framing/Building/Wall section plans**

Framing/Building/Wall section plans shall include the following details:

___ Floor and roof framing plans (as applicable);

___ Structural members - Materials used, Sizes, and spacing;

___ Main Wind Force Resisting System- Sufficient detail provide to demonstrate that the structure has been designed to withstand the indicated design loads;

___ Locate lateral bracing, ties, clips, sheathing or other elements and materials used to reinforce or otherwise provide stability to the structure and provide continuous path for loads from roof to grade.

___ Anchorage details. Indicate types, locations, sizes and spacing;

___ Design loads must be included within the construction documents in a manner such that the design loads are clear for all parts of the structure. (see wind and gravity requirements above)

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- ___ Wall sections of each bearing wall condition, interior and exterior, to indicate a continuous load path through the structure from the roof to the foundation at each condition;
- ___ Drawings should clearly indicate the components required to resist wind forces and to achieve the required “continuous load path” from roof peak to foundation anchorage.
- ___ Structural members identified;
- ___ Materials provided;
- ___ Dimensions provided;
- ___ Light Frame (wood) construction – Plans are required to be signed/sealed by an architect or engineer with specific framing and bracing details when roof pitches exceed 12 on 12 or exterior wall heights exceed 10 feet between floor and ceiling plate heights.

The following items may not always be required to be provided within the plan drawings but will reduce plan review turnover time and reduce problems during field inspection if indicated on the drawings and made aware to owner/contractor:

- ___ Windows in rooms used for sleeping indicated to meet minimum emergency escape and rescue opening sizes per IRC 310.
- ___ Windows indicate correct design pressure ratings (i.e. DP/HR rating) for proposed wind speed location. (*Note: Window DP/HR AAMA Manufacturer’s sticker shall remain on windows until verified by inspector.*)
- ___ Garage doors (*as applicable*) indicate correct design pressure ratings and/or design wind speed for proposed wind speed location on plan. (*NOTE: Applicant will be required to provide garage door specs upon framing or final inspection if not already attached to door.*)
- ___ Protection of openings required in “Wind Borne Debris Regions” (120mph or greater).
Method provided to be indicated as either Large Missile Impact glazing or approved window covering complying with ASTM E 1996 and ASTM E 1886 or substituted with 7/16” wood structural panel with a maximum span of 8 feet [IRC 301.2.1.2]. Panel shall be pre-cut to match the framing surrounding the opening containing the product with the glazed opening. Panels shall be predrilled as required for the anchorage method and shall be provided with the attachment hardware per IRC Table R301.2 (2) or ASCE 7 upon inspection. NOTE: 7/16 wood structural panel cannot substitute the required design load performance requirements (DP/HR rating). Plywood alternative only allowed were a single 4 X 8 sheet can cover the entire opening.
- ___ Plans should indicate correct insulation to be used and if later changed after permit and start of construction to spray foam, then applicant/contractor shall notify building code inspection department (SCPDC) of those proposed changes (SEE SPRAY FOAM REQUIREMENTS UNDER ENGERGY REQUIREMENTS ABOVE).