

RESIDENTIAL PLAN SUBMITTAL GUIDE

CONSTRUCTION PLANS SHALL CONSIST OF THE FOLLOWING:

- **Elevation drawings** — indicate heights and finished grade
- **Floor plans** — indicate all room sizes and label their use; indicate locations and sizes of all windows and doors
- **Foundation plan**
- **Roof framing plan**
- **Cross section of the structure**
- **Plans shall be to scale** — or have all dimensions noted

PLEASE SUBMIT 3 SETS, UNLESS OTHERWISE INSTRUCTED, OF COMPLETE CONSTRUCTION PLANS THAT INCLUDE THE FOLLOWING:

1. **All design criteria shall be noted on the plans**
2. **Bathroom and/or powder room fixture layout** — to scale
3. **Safety glass locations** — glass next to stairs, tubs/showers, doors, floors
4. **Fire ratings of walls and/or doors** — garages and/or townhouse separations, exterior walls less than 5 feet from a property line
5. **Basement and sleeping room egress compliance** — type and size of window well if applicable
6. **Stair** — width, landing size and location; step rise and step run
7. **Handrails** — height, size, location
8. **Guardrails** — height, spacing, location
9. **Stair lighting** — over stairs or one at each landing
10. **Ramps** — slope, landings, handrail, guards
11. **Smoke detectors** — type, power source, locations
12. **Soil type on construction site** — check site soil and compare it to the soils table in 2006 International Residential Code, chapter 4
13. **Footing size** — include any interior piers or any other piers
14. **Concrete** — indicate concrete strength for all concrete
15. **Footer** — depth below frost line: 36-inch minimum
16. **Foundation** — type, wall thickness, rebar size and spacing, wall height, height of unbalanced fill
17. **Type of foundation coating** — damp-proofing, water-proofing
18. **Foundation exterior drains** — with stone and an approved filter membrane
19. **Foundation anchoring** — anchor bolts/straps, size and spacing, joist clips, per 2009 International Residential Code, section R404

20. **Sill plate** — type and size
21. **Columns / Posts** — sizes and method of anchoring
22. **Crawl space** — for access, indicate vented or conditioned; indicate method of venting or conditioning
23. **Concrete slab** — thickness, vapor barrier
24. **Floor joists** — size, type, cantilever distances, spacing
25. **Beams** — types, sizes, spans, loading information
26. **Framing around openings** — indicate the number of framing members around an opening in the following systems: floor, ceiling, roof
27. **Floor sheathing** — type and thickness
28. **Wall construction** — stud size and spacing, sheathing type and size, type and location of wall wind bracing
29. **Headers** — size and type of typical headers
30. **Window sill heights** — for any sill height less than 24 inches off the floor and 72 inches or more above the finished grade, the window may not open greater than 4 inches
31. **Interior wall coverings** — size and type of all coverings; moisture resistant wall board is not permitted in shower/tub areas, nor permitted as a tile backer board
32. **Exterior wall coverings** — size and type of all coverings; provide details for masonry installations
33. **Ceiling joists** — size, type, spacing
34. **Bearing walls** — all bearing walls shall be within 1 foot horizontally of the beam or bearing wall below; the loads shall stack
35. **Roof pitches** — indicate pitches of all roofs
36. **Roof rafters** — size, type, spacing; if trusses are to be used, provide the Pennsylvania engineer sealed truss designs
37. **Hip and valley rafters** — indicate size of all hip and valley rafters; all hip and valley rafters shall be posted down to a bearing wall or properly-sized beam where the hip or valley meets the ridge
38. **Rafter ties** — rafter ties shall be 4 feet on center to tie the rafters together where the ceiling joists are not parallel to the rafters
39. **Structural ridge beam** — where ceiling joists are deleted, a properly-sized ridge beam shall be designed
40. **Attic access** — size and location of opening for all attic areas
41. **Roof sheathing** — size, type, thickness
42. **Roof covering** — felt paper, ice guard, type of roofing material
43. **Roof ventilation** — method of ventilation to comply with 1/150 ratio
44. **Fireplaces** — manufactured fireplaces, wood or gas: provide installation instructions; if masonry, provide construction details

45. **Insulation / Energy** — provide information on which energy path will be used, along with design, notes, and/or calculations to support the path — 2009 International Residential Code, chapter 11; 2009 Pennsylvania Alternative Energy Provisions, www.dli.state.pa.us; RES, check www.doe.gov
46. **Heating / Air Conditioning** — provide heating, ventilation, and air conditioning information, locations, and designs, including the type of fuel and efficiencies; all appliances shall be listed and labeled
47. **Gas piping** — type of piping material, appliance loads, pipe sizing
48. **Plumbing** — type of piping and sizing for the water supply and drainage system
49. **Electrical** — indicate locations of all switches, receptacles, lighting outlets, appliance feeds