



# RESIDENTIAL PLAN REQUIREMENTS

(Limited to single family, duplex and triplex not exceeding two stories)

Two (2) sets of complete hard copy plans OR one (1) set of digital plans shall be submitted for residential construction and shall contain the following information:

## 1. **PLOT PLAN**

- a) Plot plan shall be drawn to scale and fully dimensioned.
- b) Plan shall accurately identify correct distance to all property lines.
- c) Show proposed location of electrical, gas, water and sewer service.
- d) Identify all known easements. (Professional assistance may be required.)

## 2. **FOUNDATION PLAN**

- a) Plan view drawn to scale identifying the complete perimeter foundation system, including all interior spread or pier footings.
- b) Typical section detail of foundation wall and footing
- c) Identify location and size of required concrete encased electrode (UFER Ground).
- d) Specify dampproofing material.

## 3. **FLOOR FRAMING PLAN**

- a) Plan view drawn to scale including typical floor joist framing supporting members for each floor.
- b) Specify size and spacing of joists, beams, headers, posts, blocking and stair framing.
- c) Specify type of lumber and grade; i.e. DF, HF, SPF).

## 4. **FLOOR PLAN**

- a) Plan drawn to scale ( $\frac{1}{4}$ " to the foot); show location, size and use of each room.
- b) Show location of all required smoke/CO detectors.
- c) Show location of boiler and required combustion air opening.
- d) Show location of fireplaces and/or woodstoves (if applicable).
- e) Specify fire resistive construction separating habitable space from an attached garage (if applicable).
- f) Identify location of plumbing wall. (Plumbing walls shall be a minimum 2x6 construction.)

## 5. **CROSS SECTION OF BUILDING**

- a) Show a typical exterior wall in its entirety, including:
  - i. Typical stud wall construction including vapor barrier, insulation and wall finishes.
  - ii. Floor sheathing.
  - iii. Roof sheathing, roof covering and ice dam protection (if applicable).
  - iv. Exterior siding.
- b) Specify ceiling height.
- c) Specify R values of wall, ceiling, rim joist and below grade walls.

6. **ELECTRICAL, PLUMBING, AND MECHANICAL LAYOUTS (TRIPLEX ONLY)**

- a) Show proposed location and type of electrical components.
- b) Show proposed location and size of waste and water lines.
- c) Show proposed location and size of mechanical ventilation.

7. **WINDOW AND DOOR SCHEDULE**

- a) Egress bedroom windows must be specifically identified with the actual clear height and opening dimension.
- b) Specify size and R value for exterior doors.

8. **STAIR DETAIL**

- a) Submit a typical stair detail to include rise/run, handrail and minimum headroom.

9. **ROOF FRAMING PLAN**

- a) A plan view drawn to scale showing typical framing. Plan shall include any unique or unusual framing details for dormer or bay window construction. Hip roof, Gambrel or other stick-built rafter designs shall be identified.
- b) Truss Sheets - If manufactured trusses are utilized, a stamped engineered truss sheet (obtained from the truss supplier) shall be submitted prior to the framing inspection. The submittal shall identify truss type, spacing, live load capacity (50 psf) and blocking requirements at bearing walls.

10. **ELEVATION DRAWING**

- a) Submit a front and side elevation drawn to scale.

11. **WOODSTOVE/FIREPLACE SPECIFICATIONS INCLUDING CHIMNEYS**

- a) Submit manufacturer's specifications prior to installation.
- b) Clearance to combustible construction shall be identified.
- c) Show construction and size of hearth if applicable.

Questions regarding zoning setbacks, permitted uses, parking should be directed to the Palmer Community Development Specialist at 907-761-1309.

**A building permit for new construction will not be issued until Code Compliance has approved.**

ANY QUESTIONS REGARDING BUILDING CODE REQUIREMENTS OR PLAN PREPARATION  
SHOULD BE DIRECTED TO THE PALMER BUILDING INSPECTOR AT 907-761-1329