



RESIDENTIAL PLAN SUBMITTAL GUIDE

CONSTRUCTION PLANS SHALL CONSIST OF THE FOLLOWING

- **SITE PLAN**
- **FOUNDATION PLAN**
- **FLOOR PLANS**
- **FRAMING PLANS**
- **CROSS SECTION OF THE STRUCTURE**
- **HVAC, ELECTRICAL AND PLUMBING PLANS**
- **ELEVATION DRAWINGS** - indicate heights and finished grade

Plans shall be to scale and all dimensions must be noted.

Three (3) sets of complete construction plans, signed and sealed by a PA registered design professional, shall be submitted unless otherwise instructed.

PLAN REQUIREMENTS

SITE PLAN

- Size and location of all new construction and all existing structures on the site.
- Distances from lot lines.
- Established street grades and proposed finish grades.

FOUNDATION PLAN

- **Soil type on construction site**
- **Footing size** - include any interior piers or any other piers
- **Footer** - depth below frost line: 42-inch minimum, exterior drains
- **Foundation** - type, wall thickness, rebar size and spacing, wall height, height of unbalanced fill, type of coating (damp-proofing, water-proofing)
- **Foundation anchoring** - Sill plate: type and size, anchor bolts/straps, size and spacing, joist clips
- **Columns / Posts** - sizes and method of anchoring
- **Crawl space** - for access, indicate vented or conditioned; indicate method of venting or conditioning
- **Concrete slab** - thickness, vapor barrier

FLOOR PLANS

- **All design criteria shall be noted on the plans**
- **Rooms** - indicate all sizes and label their use; indicate location of any fireplaces
- **Windows and doors** - indicate locations and sizes
- **Kitchen & Bathroom and/or powder room fixture layout** - to scale
- **Safety glass locations** - glass next to stairs, tubs/showers, doors, floors
- **Fire ratings of walls and/or doors** - garages and/or townhouse separations, exterior walls less than 5 feet from a property line.
- **Sleeping room emergency escape compliance** - type and size of window well if applicable
- **Stairs** - width, landing size and location; step rise and step run, handrails, guards
- **Stair lighting** - over stairs or one at each landing
- **Ramps** - slope, landings, handrail, guards
- **Smoke Alarm** - type, power source, locations

FRAMING PLANS/CROSS SECTION

- **Beams** - types, sizes, spans, loading information; engineered beams require justification
- **Floor sheathing** - type and thickness
- **Wall construction** - stud size and spacing, sheathing type and size
- **Headers** - size and type of typical headers; engineered lumber requires justification
- **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 or provide fall protection
- **Exterior wall coverings** - size and type of all coverings; provide details for masonry installations
- **Ceiling joists** - size, type, spacing
- **Bearing walls** all bearing walls shall be within 1foot horizontally of the beam or bearing wall below the loads shall stack
- **Roof pitches** - indicate pitches of all roofs
- **Roof rafters** - size, type, spacing; if trusses are to be used, provide the Pennsylvania engineer sealed truss designs
- **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
- **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
- **Structural ridge beam** - where ceiling joists are deleted, a properly-sized ridge beam shall be designed
- **Attic access** size and location of opening for all attic areas
- **Roof sheathing** - size, type, thickness
- **Roof covering** - felt paper, ice guard, type of roofing material
- **Roof ventilation** - method of ventilation to comply with 1/150 ratio
- **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

MECHANICAL/PLUMBING/ELECTRICAL PLANS

- **Heating / Air Conditioning** - provide heating, ventilation, and air conditioning information. Indicate locations equipment, supply and return ducts and registers. Provide design calculations including the type of fuel and efficiencies.
- **Gas piping** - type of piping material, appliance loads, pipe sizing
- **Plumbing** - type of piping and sizing for the water supply and drainage system
- **Electrical** - indicate locations of all switches, receptacles, lighting outlets, appliances, and service panel

PLEASE NOTE A RESIDENTIAL PLAN REVIEW TYPICALLY TAKES BETWEEN 5 - 15 WORKING DAYS DEPENDING UPON COMPLEXITY OF PLANS AND CURRENT WORKLOAD.