

PLAN CHECK LIST

This check-list is a general outline. Review Codes and Ordinances for specific guidelines. Minimum plan submission per 2012 edition I.R.C. and I.B. C. Codes will include three (3) sets of plans drawn to scale including:

A. APPLICATION REQUIRED

1. Building Permit (separate permit needed for each structure)
2. Curb Cut (if needed) – within 1 mile jurisdiction (County Engineer)
3. Water/Sewer Tap Applications – within 1-mile (NHHS & NDEQ)

B. SITE PLAN

1. Location and size of building including decks and porches
2. Set backs from lot line
3. Easements
4. Zoning and minimum building setbacks (may apply for a variance if needed).
5. Street names
6. Legal description of property
7. Lot dimensions
8. North arrow and indicate scale used
9. Parking spaces dimensioned and driveway access

C. FOOTING/FOUNDATION PLAN

1. Size of footings
2. Size of foundation wall
3. Size and spacing of steel reinforcing when used
4. Beam pockets; indicate minimum beam bearing

D. FLOOR PLANS

1. Use of rooms
2. Room sizes, door sizes, smoke detectors, exhaust fans, attic access
3. Window locations and size of windows
4. Window and door header sizes
5. Floor joist size and spacing (indicate direction of joist)
6. Size of wood or steel support columns
7. Beam sizes and lumber species, steel beam designations

E. ELEVATIONS OF THE FOUR (4) SIDES OF THE BUILDING

1. Door and window location
2. Porches
3. Roof slope
4. Roof overhang
5. Type of roofing used
6. Roof vents
7. Brick or siding

F. WALL SECTION

1. Footing/foundation detail
2. Anchor bolt size and spacing
3. Sill plate and floor joist (size & spacing, species & lumber grade)
4. Type of subfloor material and thickness
5. Size of studs, plates, ceiling joist, rafters (and spacing)
6. Truss details where used: floor and roof
7. Type and thickness of insulation (R-values) vapor barrier
8. Wall and roof sheathing (type and thickness)
9. Exterior wall weather resistive barrier
10. Roofing material used
11. 6" minimum clearance untreated wood to grade

G. WINDOW SCHEDULE

1. Size and type of window
2. Rough opening size, glass and vent size

H. STAIR DETAIL

1. Rise and run (7 3/4" max rise, 10 min run)
2. Headroom (6'- 8" min)
3. Handrail width (1-1/4" min to 1-1/2" max)
4. Landing and Guardrails
5. Spacing of balusters in railings (5" max)

I. OCCUPANCY OR FIRE WALL DETAIL