

Residential Plan Review Drawing Requirements

New, Additions, Remodels, Decks and Detached Garage

Electronic submittals are preferred but if you are unable to submit electronically please

Provide Two Complete Sets of Drawings at a 1/4" per 1'0" Minimum Scale

(NO COLORED DRAWINGS)

_____ (1) **Site Plan**

- Minimum Scale: 1/8" or 1/20th = 1'0"
- Residence Address
- Property Lines & Dimensions from Side, Front & Rear Yards to wall & eaves
- Driveway Details
- All Site Improvements Including:
 - Existing Construction
 - New Construction
 - Patios and Decks

_____ (2) **Foundation Plan**

- Show the type of foundation to be used, dimensions & reinforcement
- Indicate Basement or Crawl Space
- Indicate Mechanical Equipment Location
- Conditioned Crawl Space, Provide Detail Showing Compliance with IECC 2012
- Show alternate bracing where required
- Foundation Drainage Plan
- Damp-proofing Basements & Crawl Spaces

_____ (3) **Floor Plan**

- Provide a Complete Architectural Floor Plan of Each Level Including Basement
- Show All Interior Partitions and Dimensions
- Label Proposed Use of All Rooms or Areas
- Location of All Windows, Doors and their Dimensions, Including the Type of Window
- Indicate Window Well If Basement Egress
- Indicate Any Mechanical Equipment Location, Furnace and Water Heater
- Attic Access, Location and Size
- Crawl Space Access, Location and Size
- Smoke & Carbon Monoxide Detector Locations
- Safety Glazing

_____ (4) **Exterior Elevations**

- Illustrate All Sides of the Building per Scale
- Natural & Finished Grade
- Roof Slope
- Building Height

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- (5) **Stair Section** (if applicable)
- Provide a Stair Section If Applicable
 - Show Rise and Run Dimensions, Headroom Height & Width
 - Handrail and Guardrail Location and Heights
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- (6) **Floor Framing Plan**
- One Complete Structural Plan per Floor Identifying:
 - Framing Material, Type of Material, Spacing
 - Support Headers and Sizes
 - Support Post & connectors
 - Bearing Walls, Required Shear Panels
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- (7) **Roof Framing Plan**
- A Complete Structural Plan Identifying:
 - Framing Material
 - Trusses, Provide Engineering
 - Rafters, Type of Material, Size and Spacing
 - Bearing Walls
 - Attic Ventilation
 - Uplift Connectors
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- (8) **Wall Section** (from bottom of footing to roof peak)
- Detail to Show Complete Foundation Detail
 - Size of Footing and Foundation Detail
 - Anchor Bolts Size and Location
 - Exterior Wall Framing Including:
 - Stud Size and Spacing
 - Header Type and Size for Exterior Openings
 - Truss Blocking
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- (9) **Energy Requirements**
- **PRESCRIPTIVE:** Provide documentation showing insulation amounts and types for building envelope including attic, exterior walls, foundation or floor system.
 - REScheck is an acceptable alternative. Free downloadable program at <https://www.energycodes.gov/rescheck>.
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- (10) **Storm water, Driveway and Right-of-way Permits**
- Visit our Public Works Department at http://www.kalispell.com/public_works/permits.php to fill out the permits and then email them to **publicworks@kalispell.com** or drop them off at City Hall.
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- (11) **Mechanical Requirements**
- Show the Type, BTU Rating and Location of Each Fuel Gas Fixture
 - Provide the Heat-Loss Calculations
 - Provide a Fuel Gas Piping Diagram, Showing Type or Gas Pipe to be Used, BTU Rating of the Fixtures and the Gas Pipe Sizing