

# 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 1/20<sup>th</sup> = 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**
- Provide Information Showing the Insulation Requirements
  - Throughout the Structure, Attic Space, Exterior Walls and Foundation or Floor System. Insulation per Department of Energy [www.energycodes.gov](http://www.energycodes.gov) Res-Check 2012 or Prescriptive Method IECC 2012
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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](http://www.kalispell.com/public_works/permits.php) to fill out the permits and then email them to [publicworks@kalispell.com](mailto: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