



General requirements for Residential Building Plans and Construction Documents:

Applicable Building Codes:

- 2015 IBC
- 21015 IRC
- 2015 IMC
- 2009 IECC

Submitted building plans for building permit application should consist of the following information:

General Information:

- Project Site Address
- Owner's Name and contact Information
- Contractors name and contact information
- Plans can be submitted on minimum 8 1/2 x 11 or maximum 24 x 36 inch paper or can be delivered electronic copy to scopley@ci.alamosa.co.us.

Site Plan page(s):

- Distances of the proposed building from property lines.
- Location/distances of other existing building relative to new proposed building
- Property lines
- Driveways and dimensions
- Surrounding streets: Sidewalk, curb, gutter
- Landscaped areas
- Public Utility Easements and Rights of Way
- Building Footprints

Foundation Plan page(s):

- Foundation Plan Foundations for Metal Buildings shall be designed/signed/sealed by registered architect or engineer. All Residential accessory buildings (site built or prefab) shall be supported on and anchored to a permanent foundation system (i.e. poured concrete spread footings, monolithic slab etc.) unless under 200 sq. ft.
 - *Note: Maximum soil bearing capacities for prescriptive designs assumed 1500psf.*
- See also structural plans requirements.

Floor Plan page(s):

- Additions/Remodels (if applicable): If permit is for a residential addition or remodel, then plan documents shall include names of existing rooms and/or uses. Plans for addition shall also include "Before and After" floor plan layout of existing parts of building (i.e. walls or windows to be removed and/or relocated).
- Wall layout with dimensions.
- Door and Window locations & sizes;
- Type and locations of any required fire resistance rated construction used in the project. If the proposed project is not using prescriptive designs as allowed per IBC chapter 7, and identified as such, then applicant and/or designer shall identify the listed tested assemblies, from an approved testing agency, used to achieve the fire resistance rating of the proposed construction (UL, ETL, FM, GA, WP, WH, etc.) including joints in the assemblies. (All Two Family dwellings [duplexes] shall have a minimum 1 hour separation between each unit from floor to roof decking. All town houses shall have a minimum 2 hour fire separation wall with no plumbing or mechanical in wall from floor to roof decking.)
- See also structural plan requirements for further details.

Floor Framing Plan page(s):

- Floor Joist layout (if applicable) to include Rim board, joist size, headers, girders, piers, columns, cantilevers, blocking as applicable.
- Pre-engineered Wood I-joist or plate truss design requires a design professional documentation.
- See also structural plan requirements for further details.

Roof Framing page:

- Roof plan showing roof surface and slope. Plan view.
- Pre-engineered Truss design (if applicable) shall accompany all sets of submitted construction documents for permit application. A engineered wet stamped final copy (as per section R802.10 IRC) will be required before framing inspection can be finalized

Elevation drawing:

- Elevation of exterior wall and roof surfaces to include views from East, West, North, and South.

Electrical drawing:

- Shall include general lighting and outlet locations. Drawings may be diagrammatic only in nature for most projects. Professional design may be required for larger projects with complex electrical requirements.

Mechanical drawing:

- Mechanical documents are required for HVAC installations. A drawing may be diagrammatic only in nature for most projects. Manufacturer's installation guides and professional design may be required for larger projects with complex mechanical requirements.
- If applicable or upon request, provide Manual J, D, and S.

Energy Details:

- Resident Energy Certificate (RES Check) may accompany new construction permit applications.
- Include details or descriptions of insulation R values as required typical prescriptive R values are as follows:
 - Typical minimums R-20 or 13+5 walls,
 - Typical minimum R-49 ceiling
 - Typical Minimum R-30 floors
 - Typical minimum R-10 continuous foundations (where applicable).
- Spray Foam Insulation (if applicable): IF SPRAY FOAM IS TO BE USED OR SPRAY FOAM IS LATER DECIDED TO BE USED AFTER PERMIT APPROVAL AND START OF CONSTRUCTION, THEN APPLICANT/CONTRACTOR shall provide a Certificate of Installation from the Insulation installer at time of Insulation inspection.

Plumbing Plan:

- Plumbing plans are not required. However, it can be beneficial to layout plumbing diagram with framing plans for location requirements.

Structural Plan:

- Metal Building Manufacture's erection drawings (where applicable) **Note:** *All Metal pre-engineered building structures require design/signed/sealed/ by registered engineered erection drawing and matching foundation drawing.*
- All raised building foundation systems greater than 36 inches or pile supported foundations shall be designed/signed/sealed by registered architect or engineer. Foundation drawing shall include the following
 - Foundation types, locations, sizes, depths, shapes, thicknesses, and materials (piers, piles, footings, walls, slabs, etc.)
 - Specifications for the type, mix ratio, and minimum compressive strength of concrete (where applicable).
 - Reinforcing details, specified strength or grade, placement and sizes;
 - Imbedded anchoring locations, size and depth;
 - Slab layout for recesses, void, and other irregularities;
- Framing/Building/Wall section plans shall include the following details:
 - Floor and roof framing plans (as applicable);
 - Structural members - Materials used, sizes, and spacing;
 - Main Wind Force Resisting System- Sufficient detail provided to demonstrate that the structure has been designed to withstand the indicated design loads;
 - Locate lateral bracing, ties, clips, sheathing or other elements and materials used to reinforce or otherwise provide stability to the structure and provide continuous path for loads from roof to grade.
 - Anchorage details; Indicate types, locations, sizes and spacing;
 - Design loads must be included within the construction documents in a manner such that the design loads are clear for all parts of the structure.
 - Wall sections of each bearing wall condition, interior and exterior, to indicate a continuous load path through the structure from the roof to the foundation at each condition.
- Light Frame (wood) construction- plans are required to be signed/sealed by an architect or engineer with specific framing and bracing details when roof pitches exceed 12:12 or exterior wall heights exceed 10 feet between floor and ceiling plate heights.

The following items may not always be required to be provided within the plan drawings but will reduce plan review turnover time and reduce problems during field inspection if indicated on the drawings and made aware to owner/contractor:

- Windows in rooms used for sleeping indicated to meet minimum emergency escape and rescue opening sizes per IRC 310.
- Interior Finishes to meet flame spread/Index requirements.
- Gas/ Solid Fuel burning fireplace or heater manufacturer's installation guides and requirements (clearances to combustibles).
- Plumbing diagrams.
- Mechanical Manual J, D, and S.