



RESIDENTIAL CONSTRUCTION PLAN REQUIREMENTS

Construction Plans: (2-Full Size 24" X 36" -to scale)

Verify that all of the following are provided:

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| | Recognized architectural scale, i.e. 1/8" = 1' or 1/4" = 1' etc. |
| | Floor Plan(s) (Label the use of all rooms, i.e. bedroom, bathroom, kitchen, etc.) |
| | Elevations of all sides, i.e. North, South, East and West. |
| | Foundation plan (Show location of ventilation, underfloor access, piers, size, etc.) |
| | Floor framing plan (Show framing member dimensions, spacing, spans and wood species.) |
| | Roof framing plan (Show framing member dimensions, spacing, spans, hips, valleys, overhangs, etc.) |
| | Building Cross Section (Show from outside wall to outside wall and label all building materials to be used.) |
| | Deck framing plan (Show location on floor & foundation plan and include details) |
| | List of all required special inspections (verify with engineer of record, if applicable, i.e. concrete, welding, etc.) |

Verify that the Construction plan sheets contain all of the following in detail:

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| ✓ | (Include all structural member sizes, wood species, and grades, i.e. 2x10 DF#2, HF#2, PT, etc.) For complex beam/joist systems, structural calculations may be necessary. |
| | Foundation details (footing, and pier sizes, reinforcements, depths, grades, and anchorage) |
| | Concrete wall details (sizes; reinforcement size, location and grade; openings, etc.) |
| | Do any concrete walls exceed 9' in height? _____ if yes, foundation engineering is required. |
| | Floor beams (size, grade, species, spacing and direction) |
| | Floor Joists (size, grade, species, and direction) |
| | Wall framing detail (size, grade, species, and spacing) |
| | Headers and beams (size, grade, and species for all openings) |
| | Roof framing detail (size, grade, species, spacing, direction, and rain gutters) |

Additional information required on plans:

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| | All required fire separation walls (i.e. separation of dwelling to garage, etc.) |
| | Self-closing, solid wood or listed 20 minute door assemblies for the door from garage to dwelling. |
| | All window and door sizes. |
| | Safety glazing indicated for all locations classified as hazardous (bathrooms, by doors, etc.) |
| | Smoke Detectors & Carbon Monoxide Alarms per code. |
| | Insulation values indicated. (walls, ceiling, floor, slab/foundation etc.) |
| | Guardrails for landings or walking surfaces greater than 30" above grade. |
| | Fireplace(s) and/or stove locations; Fuel Type _____; Type(s) _____ |
| | All gas (propane or natural) fueled appliances must be identified on the plans. |
| | Propane is prohibited in locations where heavier-than-air gas might collect (exceptions apply) |
| | If the plans include a fire extinguishing system (sprinkler) an additional, separate permit is required. |

Structural information:

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| | All structural members supporting concentrated point loads. (i.e. large gravity loads bearing at a specific point on a beam) Must be identified & calculations provided. |
| | All braced wall lines and braced wall panel types and locations must be clearly indicated on the plans. |
| | The proposed structure must satisfy the minimum 2009 IRC prescriptive braced wall requirements. |

Unusual shapes: if any of the following conditions exist for your project, an engineered analysis & design will be required by a AZ State Licensed professional

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| | Braced wall panels offset from the vertical plane directly above the foundation. |
| | Any floor or roof not laterally supported on all edges by braced wall lines. |
| | Any roof or floor extending more than 6 feet beyond a braced wall line. |
| | Any required braced wall panel (BWP's) extending more than 1 ft over an opening in the wall below (BWPs may extend over an opening 8 ft or less in width if the header meets criteria.) |
| | Any floor openings more than 12' wide or more than 50% of the least floor dimension. |
| | Any portion(s) of the floor level vertically offset such that the floors cannot be tied together. |
| | Any braced wall lines that do not meet in a perpendicular direction. |

Structural engineering documents (if engineering is performed, the following must be included):

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| | Coversheet identifying the project location, scope, and the design professionals address and phone number. |
| | Design Criteria indicated: 2012 IBC/IRC, Ground Snow load 20 psf; Wind 110 mph, Exposure C, etc; |
| | Stamped & Signed structural calculations, general notes & all structural plan sheets. (2 sets) |
| | AZ State registered engineer's or architect's original seal, signature, signature date, & registration expiration date. |
| | All engineers' or architects' construction requirements must be clearly and accurately be transferred to the plans, if drawn by another person. |