



RESIDENTIAL CONSTRUCTION PLAN REQUIREMENTS

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

Verify that all of the following are provided:

✓	
	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:

✓	(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:

✓	
	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:

✓	
	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

✓	
	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):

✓	
	Coversheet identifying the project location, scope, and the design professionals address and phone number.
	Design Criteria indicated: 2009 IBC/IRC, Ground Snow load 20 psf; Wind 90 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.