

## **Residential Remodel Building Permit Requirements**

### **Master Plan**

1. Attach the following to the online application:
  - a. Site Plan: Submit for permanent record. Site plan must clearly indicate the location of all proposed construction and all clearances in relation to property and any other structures currently on the property. Contact the Zoning Division for setbacks and submittal requirements.
  - b. Foundation Plans. Engineer stamped plans:
    - i. Design Criteria: The drawings are to reflect compliance with the 2015 IBC/IRC, the county adopted amendments and the following county adopted design criteria of 30 per square foot roof snow load, wind speed is a minimum 115 MPH Ultimate Design Speed, Seismic Design Category “B”, Frost Depth 36”
    - ii. Soils report number, and date shall be noted in the foundation plan
    - iii. Provide plan view drawings for decks, including piers, ledgers, beams and post and anchoring information
    - iv. Identify step-downs, block-outs, haunches, plate bolting
  - c. Structural Plans. Engineer stamped plans
    - i. Design Criteria. The drawings are to reflect compliance with the 2015 IBC/IRC, the county adopted amendments and the following county adopted design criteria of 30 per square foot roof snow load, wind speed is a minimum 115 MPH Ultimate Design Speed, Seismic Design Category “B”, Frost Depth 36”
    - ii. Identify lumber species
    - iii. Identify floor sheathing
    - iv. Identify wall sheathing
    - v. Identify roof sheathing
    - vi. Delineate walkout framing
    - vii. Identify balloon framed walls
    - viii. Identify narrow framed walls
    - ix. Identify hold downs, shear-walls
    - x. Mono post and size
    - xi. Steel beams and size
    - xii. Joist, type, size, and spacing
    - xiii. If structural floor, Provide all the above
    - xiv. Partition floating wall information

- d. Soils report must be Engineer stamped
  - i. Identify lot and bloc
  - ii. Provide project number
  - iii. Provide type of foundation
  
- f. Architectural Plans:
  - i. Identify address
  - ii. Identify Lot and block number
  - iii. Identify model number
  - iv. Design criteria:
    - a. The drawings are to reflect compliance with the 2015 IBC/IRC, the county adopted amendments and the following county adopted design criteria of 30 per square foot roof snow load, Wind speed is a minimum 115 mph Ultimate Design Speed, Seismic Design Category “B”, Frost Depth 36”.
    - b. 2017 NEC
    - c. 2009 IEBC
    - d. 2015 IMC
    - e. 2015 IFGC
    - f. 2015 IPC
  - v. Energy compliance method, Performance, prescriptive, UA
  - vi. Provide insulation R-Values or Provide a Res-Check
  - vii. Provide square footage calculations
  - viii. Provide elevations, Section views
  - ix. Provide thermal envelope Section view
  - x. Provide exterior wall envelope section view
  - xi. Roof ventilation calculations, For all elevations
  - xii. Type of roof venting
  - xiii. Identify net free square inches ventilation for each type of vent and quantity
  - xiv. Identify locations of roof venting
  
- g. Roof
  - i. Provide roof pitch
  - ii. Roof covering materials
  - iii. Provide ES Reports for stone and tile, Metal roof, EPDM
  
- h. Windows
  - i. Provide manufactures window quote sheets
  - ii. Provide U-factors, SHGC, locations of windows, and egress
  - iii. Identify windows Required to have tempered glazing
  
- i. Manual J, S&D, and Whole House ventilation
  - i. Heating, and Cooling, design temperature shall be 1° and 91°
  - ii. Identify method of whole house ventilation
    - a. Whole house fan
    - b. VAV
    - c. ERV

- j. Trusses
  - i. Design criteria shall be: 2015 IRC, un-reduced, 30 pound per square foot roof snow load, 115 MPH ultimate wind speed
  - ii. Provide all elevations engineer stamped truss profiles
  - iii. Provide Truss layout including, truss to wall, truss to truss connections
  
- k. Rural, Water, Sewer:
  - i. Provide a copy of the Tri-County onsite wastewater permit
  - ii. Provide a copy of the Tri County onsite well permit
  - iii. Or, if on City water and sewer, provide the City's water, sewer, will serve letter
  
- l. [Rural Driveway Acknowledgement Affidavit](#)