

REQUIREMENTS FOR RESIDENTIAL PLANS Carroll Township, York County

Complete Incomplete

 Construction documents shall be of sufficient clarity to indicate the nature and extent of the work proposed and show how it will conform to the adopted building code.

 Three (3) complete plan sets shall be submitted and drawn on minimum 8-1/2" x 11" paper for small projects (decks, sheds, etc.), and minimum 11" x 17" for proposed residential homes. Plans shall be drawn to scale, and at least 1/4" = 1' or larger. Sufficient dimensioning shall be shown so that sizes and locations of items on plans can be determined. List abbreviations used. Each plan should show any related marks or symbols and their meanings in a legend. Plans shall be legible in every detail (R 106).

The following information, typically shown on individual drawings, must be shown on the plans:

- Cover sheet
- Site plan
- Elevations
- Cross sections and construction detail
- Foundation
- Floor plan
- Electrical (in the form of plan notes)
- Plumbing (in the form of plan notes)
- HVAC (in the form of plan notes)
- Energy (in the form of plan notes)

Cover Sheet: (no specific order is required)

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | • List name, address and telephone number of builder |
| <input type="checkbox"/> | <input type="checkbox"/> | • Physical location of proposed construction |
| <input type="checkbox"/> | <input type="checkbox"/> | • Indicate if located in flood zone |
| <input type="checkbox"/> | <input type="checkbox"/> | • Type of residential structure (i.e., single family dwelling) |
| <input type="checkbox"/> | <input type="checkbox"/> | • Name or model number of structure, if applicable |
| <input type="checkbox"/> | <input type="checkbox"/> | • Number of stories |
| <input type="checkbox"/> | <input type="checkbox"/> | • Square foot area of each floor |
| <input type="checkbox"/> | <input type="checkbox"/> | • Index of drawings |
| <input type="checkbox"/> | <input type="checkbox"/> | • Codes and standards used in construction (IRC 2003) |
| <input type="checkbox"/> | <input type="checkbox"/> | • Type of construction (see 2003 IBC Sec. 602, 603), example VB |
| <input type="checkbox"/> | <input type="checkbox"/> | • Use Group (see 2003 IBC Sec. 302, 310), example R3 |
| <input type="checkbox"/> | <input type="checkbox"/> | • Designed floor, roof, deck loads in pounds per square foot |
| <input type="checkbox"/> | <input type="checkbox"/> | • Design heating degree days |

Site Plan: (R 106.2)

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | • Drawings shall be 40 scale or smaller (1" = 40') |
| <input type="checkbox"/> | <input type="checkbox"/> | • Show location of proposed structures in relation to lot lines, streets, and other structures on lot. Show location of driveway and exit door(s), sidewalk. |
| <input type="checkbox"/> | <input type="checkbox"/> | • Sanitary and storm sewer locations. |

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- Location of windows and doors. Show location and size of exit door and any egress windows (R 310)
- Attic access
- Exit facilities (R 311.5)
- Landings (R 312)
- Identify any special glazing (R 308)
- Type of description of windows and doors, and their insulation values, glazing. Window and door schedule showing rough opening size, light and air provided, and the square foot of rough opening per each window or door, mark or designation. (Some of this information is needed to determine compliance with the 2003 IECC, Energy Code.)

Electrical: (IRC Chap. 33 thru 40)

Note the following:

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- Location and size of service panel and any subpanels. Size and type of service cable.
- Location of receptacles, switches, disconnects, appliance outlets, fixtures and circuit mark.
- Location of AFCI circuits.
- Location of small appliance circuits
- GFCI protected circuits
- Outdoor lights and receptacles
- Smoke detectors (R 313)

Plumbing: (IRC Chap. 26 thru 32)

Note the following:

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- Line drawing of hot and cold water distribution system from supply point to valve at risers or fixture. Note pipe sizes and type of piping material.
- Size of service main.
- Water heater type, fuel, installation.
- Note waste vent system. (see examples in 1995 CABO Appendix B)
- Schedule of fittings and pipe size used and a mark to designate its location on plan. Type of pipe material used.
- Note drainage fixture units on main branches. Building drain should handle total of DFUs.
- Note vent size and discharge point (example, through roof)
- Note cleanouts and backwater valves on plan.

HVAC: (Chap. 10 thru 25)

Note the following:

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- Type of heating system, output and efficiency
- Drawing showing location of furnace, heat pump, boiler, etc, distribution lines, air ducts, etc.
- Type of fuel used and its piping method if applicable.
- System sizing calculations.
- Any wood stoves, fireplaces, gas heaters, etc. Appropriate specifications and installation requirements.

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Energy: 2003 IECC (this may not require any drawings)

- List insulation type, location, material used for building elements (example, wood frame floor with R 19 fiberglass batts)
- Values of fenestration
- Submit method used:
 - System analysis (include stamped engineered documents)
 - Performance (see Chapter 5). Show your calculations (you may use Rescheck software)
 - Prescriptive (see Chapter 6)
 - Show compliance