



Residential Application Requirements For New, Remodel and Additions

In compliance with 2015 IRC and 2015 IECC

- A complete and accurate address and subdivision to include section and phase is required
- Plot plan of the lot and details
- Must indicate the location of the building on the lot with set-back dimensions, and all easements affecting the lot
- Proposed parking and drainage details to include model home parking requirements
- ResCheck Form (Energy Conservation Code) 2015 IECC
- Engineered foundation plan and details
- Floor plan and details. Please include all NET square footages, this includes all square footage under roof including porches, garages and covered patios.
- Wall construction plan or cross section details/framing details
- Roof plan and framing detail or truss specifications
- Other pertinent structure details
- Elevations
- Electrical plan and details
- Plumbing plan and details
- Mechanical plan and details
- Meter size calculations when Applicable (see explanation below)
- Power, Lighting, and Equipment Layout
- Locate GFCI receptacles
- Electrical Notes on plans to substantiate items.
- Locate smoke detectors (Game rooms and Media rooms with a closing door require a smoke detector)
- All documentation shall be submitted as integral part of the plans. All additional and revised documentation shall be submitted as an integral part of the plans and must also show Engineer's stamp
- HVAC Locations
- Indicate Gas or Electric
- Masonry calculations chart and proper renderings of elevations to show required masonry
- Plot plan of the lot and details, plots larger than 60' wide will need a topographic map. Please also be aware if your home is larger than 6,000 square feet (living space and garage) or you have a long steep drive a topographic map will also need to be submitted
- Wind bracing/sheathing plan engineered stamped and in compliance with the 2015 IRC codes.

STONE, STUCCO, MASONRY REQUIREMENTS

Please refer to the Composite Zoning Ordinance and license agreements for accurate masonry percentage requirements.

METER SIZE CALCULATIONS

Homes with 4 baths or less will have a 5/8" meter.

Homes with 4 1/2 baths will require a 3/4" meter, 5 or more baths will require a 1" meter to be installed, unless the builder submits written calculations from their plumber stating that a smaller meter is acceptable for the homes usage.

Homes over 6,000 square feet (NET square footage of living and garage) will be required to have a fire sprinkler system, which will require a 1" meter.

Depending upon the project additional data may be required (i.e, details, computations, stress diagrams, soil analysis, handicap requirements, engineer seals, architect seals, surveyor seals, electrical riser, diagrams, calculations, analysis, etc.).

****Flood Zone – Must comply with City and Federal Regulations, if applicable****

Apply

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Customer Portal