

Residential Application Requirements For New, Remodel and Additions

- A complete and accurate address 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
- ResCheck Form (Energy Conservation Code)
- Engineered foundation plan and details
- Floor plan and details
- 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, must be submitted on the same size and type of material as the original plans. (No papers to be stapled, taped, glued, clipped, etc., to the plans as documentation)
- Show Plumbing Layout
- HVAC Locations
- Indicate Gas or Electric

STONE, STUCCO, MASONRY REQUIREMENTS

For international builders, building in multiple areas, please include a letter stating you will be meeting all requirements for the ordinance:

85% stone, stucco, masonry for the 1st level and 50% stone, stucco, masonry for the 2nd level.

The letter to comply will meet requirements so your plans do not have to be adjusted to our ordinance. All homes will be inspected for compliance.

METER SIZE CALCULATIONS

Homes with 5 or more water closets will be required to have a 1" water meter installed unless the builder submits written calculations from their plumber stating that a smaller meter is acceptable for the homes usage.

All homes 6000 sq. ft. and larger (this is the living space and garage included) are required to have a 1" meter with no exceptions due to fire requirements which require the house to have a fire sprinkler.

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****

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