

RESIDENTIAL PLAN SUBMITTAL CHECKLIST



MINIMUM REQUIREMENTS FOR RESIDENTIAL PROJECT PLAN SUBMITTAL:

ALL NEW RESIDENTIAL PROJECTS TWO (2) OR MORE STORIES MUST BE SIGNED AND SEALED BY A REGISTERED DESIGN PROFESSIONAL, ENGINEER, OR ARCHITECT OR AS OTHERWISE REQUIRED.

MINOR REMODELING PROJECTS – DRAWINGS MUST BE PREPARED BY A REGISTERED DESIGN PROFESSIONAL.

ALL RESIDENTIAL PLAN REVIEW IS 5 – 10 BUSINESS DAYS.

- A) All drawings must be drawn to scale. All project submittals must comply with the 2006 edition of the IRC AND LOCAL ORDINANCES.
- B) Three (3) complete sets of plans and specifications must be submitted when making application. The plans must include the following items and information and must be separately bound into three (3) complete packages. No loose pages will be accepted.

BOUNDARY SURVEY and PLOT PLAN – Show all pertinent information, such as:

1. Buildings on the property (new, proposed, existing, and additions).
2. Satisfy local ordinances for distances from property lines, easements, or other buildings on the plot of ground (front, side, and back).
3. Driveways, approaches, parking and sidewalks (details on site plan).
4. Site drawings (information pertaining to requirements and benchmarks can be obtained from the City Engineering Department)

DESIGN LOAD REQUIREMENTS:

1. As required by the 2006 IRC.
2. Floor joists 40 psf. Live load.
3. Ceiling joists 20 psf. Live load all with use access attic & 10 psf without use access attic.
4. Rafters require 20 psf. Live load for standard decking and composition shingles.
5. Designs must satisfy 90 MPH wind load three (3) second wind burst – 2006 IRC.
6. Engineered floor system plans must be submitted, signed and sealed by engineer of record.

REQUIRED FOUNDATION DETAILS:

All foundations for multi-story structures must be designed by a licensed engineer or architect. Must include full scope of job detail sheet and site specific cover letter which notes Geological report, and design bases using 2006 IRC/IBC. All engineered foundation plans and details must be on a minimum legal size paper (8x14).

NOTE: All vegetation, top soil and foreign materials must be removed from within the foundation. WOOD SILL and BEAM FOUNDATIONS MUST BE DESIGNED PER CODE, (treated components, termite shields and etc).

REQUIRED FRAMING INFORMATION and DETAILS:

1. All structures of two (2) or more stories in height are required to bear the stamp/seal and signature of a State of Texas Registered Engineer/ Architect.
2. Indicate lumber grade, spacing, sizes and species to be used. All must comply with the recognized span tables.
3. Indicate anchor bolts, purlins, rafters, joists, collar ties, wind bracing, strong backs; indicate pitch of roof members and any other pertinent bracing and show spacing.
4. Metal items such as wind bracing straps, sill anchors, joist hangers, etc., need to have nailing requirements indicated.
5. All wood in contact with concrete must be pressure treated.
6. Include a header, beam and required nailing schedule.
7. Show details of cornice, beams or other items that may need clarification.

Construction utilizing materials other than conventional wood framing may require additional Engineered plans and specific design details, prior to building permit approval and construction.

SHOW SUFFICIENT SECTION VIEWS AND ELEVATIONS.

1. **ELECTRICAL** - Must comply with the 2005 NEC. Load analysis and one line diagram required for all projects having more than 5,000 sq. feet.
2. **PLUMBING** - Must comply with the 2006 IPC Amendments. Riser diagram and load calculations required on all projects having more than 5,000 sq. feet.
3. **AIR CONDITIONING and HEATING/IECC**- Must comply with the 2006 IMC, 2006 IECC and the the City of Wylie Mechanical Code Amendments. One (1) copy of the IECC Res check form shall be attached to each copy of plans submitted for permitting. Heat load calculations will accompany IECC Res check forms for all new construction or complete remodel.

Compliance with the IECC section above will require a third party IECC certified inspector, or an Architect registered with the City of Wylie Permit Department. The energy professional shall certify with field inspections prior to cover and final that all areas of the IECC requirements have been met. A City of Wylie Energy Code Certification form, included in this package, shall be on file prior to final inspection and before a Certificate of Occupancy is issued by the Permit Department.