



NEW HOUSE PLAN REQUIREMENTS

The following information shall be the minimum required information on all plans submitted for residential construction.

1. Site Plan – show property lines, setbacks, utilities, right-of ways, easements and grades/contours
2. Permit Applications with Workman’s Compensation Affidavit and Liability Insurance.
3. Contractor’s Information – PA registration number, name, address and phone number.
4. Construction Documents – plans, specifications, details, profiles and special inspections.
5. Determination of Flood Hazards.
6. Footings – stepped elevation difference areas with a detail of dimensions, depths, width, rebar with chairs/supports and concrete psi.
7. Foundation – type, height, width, anchor bolts, sill plate, columns, finish grade (6 inches down from the top of the foundation and 6 inches of fall in the first 10 feet) and rebar.
 - a. Show Basement (7’ minimum height) or Crawl Space with access and ventilation.
 - b. Show Foundation/Footing Drainage or provide a Soil Report from a Geo-Tech.
 - c. Show Parging/Dampproofing/Waterproofing.
8. Beams/Girders – calculations for Engineered Lumber, type, size, connections and spans.
9. Floor Joists – calculations for Engineered Lumber, type, size, blocking, loads and spans.
10. Floor Coverings – basement, garage and house.
11. Provide information and details for the Decks, Porches and Steps (refer to the 2009 International Residential Code and the American Wood Council “awc.org”, DCA 6 for information for code compliance).
12. Walls – material, coverings, type, size, height, headers, etc.... – Air Leakage Testing is required – provide method.
13. Wall Bracing – method, wall lines, panel locations, panel lengths, portal frame and details.
14. Room Areas, Ceiling Height, Glazing, Smoke Alarms, Carbon Monoxide Detectors, Decay and Termite Protections, Moisture Vapors and Emergency Escapes and Rescue Openings.
15. Chimneys/Fireplaces – provide details (construction, clearances, termination, pipes, footings, foundation, height, etc...)
16. Exterior Wall Coverings – i.e. stucco and masonry (brick and stone) – weep screed, weep holes, expansion & control joints, reinforced corners and beads around windows and doors.
17. Insulation (floors, walls, roof and ceilings) – type, size, location, clearances and re-check(optional).
18. Plumbing – show layout, fixture clearances, water and drain riser diagrams and venting.
19. Sprinkler Layouts and Specifications - to be drawn by a NICET or greater design professional or Horizontal Fire Assemblies.

DEPARTMENT OF BUILDING & LIFE SAFETY

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20. Electrical - show lights, switches, receptacles, panels, feeds, etc... (**All** receptacles are required to be tamper resistant and, other than GFCI's, to be arc fault protected, the recessed lights in the building thermal envelope are required to be IC Airtight, at Least 50% of all permanently installed lamps are required to be high efficiency lights, etc...).
21. HVAC with Manual "J" – show insulation r-value of ducts, duct work, sizes of ducts, sizes of supply and return grills, material, connection to the system, etc... – Duct Testing is required – provide method.
22. Roofing/Ceiling - type, size, spans, loads, bracing, tie downs, attic access, and ventilation – provide signed and sealed Truss Drawings.
23. Roof Covering – type, slope, sheathing, ice barrier, flashing, and ventilation.