



# Residential Construction Plan Requirements

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Construction plans for residences should include all of the following information in the order shown.

## Cover Sheet

- Identify version/edition of the building code
- Identify building areas – square footage of home, garage, decks, patios, etc.
- Energy code information and credits

## Elevation Plans

- A view of each side of the building (label N, S, E, W)
- All window and doors
- Elevation measurements—show existing grade, floor height, top of wall, top of roof
- If lot is sloped, show lower and upper grade. Elevations should reflect the topography of the building site.
- Pitch of roof
- Type of finishes (siding, brick or stone, roofing, soffit)
- Base flood elevation and finished floor height, if in the floodplain

## Floor Plan (each story or level)

- Room names
- Decks, porches, and patios along with steps
- Cabinets
- Measurements of exterior of building and interior room dimensions to scale
- Exterior and interior wall widths
- Door and window locations (with sizes and types)
- Plumbing fixture locations (toilets, sinks, tubs, showers, dishwasher, washer, water heater)
- Mechanical devices (heating system, bath fans, kitchen fan, dryer, whole-house ventilation system)
- Smoke detectors and carbon monoxide detector
- Stairs—See Detail requirements below
- Fireplace—note gas or wood
- Attic access—location and size

## Foundation Plan

- Footing size (width and thickness)
- Wall size (width and height)
- Rebar placement for wall footing and walls (horizontal and vertical)
- Foundation bolt size and spacing along with square washers
- Foundation vents size and location placement
- Flood openings, including calculations if applicable
- Hold-downs—type and location placement
- Section view of foundation
- If slab on grade, vapor barrier and R-10 insulation

## Floor Framing Plan

- Supports for floor joist framed pony wall or post and beam (show size and spacing)
- Floor joist size, span and spacing

- Blocking and connections (e.g., joist hangers, post brackets)
- Sheathing type
- Location of interior point loads
- Window and door headers

## Roof Framing Plan

- Headers supporting roof—list type and size
- Truss or stick framing layout
- Ventilation requirements for roof
- Window and door headers for lower floor, if applicable

## Wall Bracing Plan

- Plan for each story showing either:
  - Engineering—name each wall line for exterior walls and interior walls; or
  - Prescriptive framed panels—provide type of bracing method, minimum wall length for wind and seismic, hold-down requirements and footing requirements for interior braced wall panels. See the [Simpson Wall Bracing Calculator](#) for more info.
- Location of hold downs

## Wall Cross Sections

- Exterior wall (from foundation to roof)
- Foundation—listing footing and wall size, rebar size and placement, bolt size and placement, plate
- Floor—joist size, sheet size, insulation
- Wall—bottom plate, stud, top plates, sheathing, insulation,
- Roof—framing, sheathing, roofing, soffit, insulation
- Base flood elevation, finish floor elevation, type of materials used, if in the floodplain

## Details

- Header framing method with insulation
- Flashing for windows and doors
- Waterproofing
- Ventilation—roof and floor
- Step foundation detail
- Pony or cripple wall detail
- Stair detail, including head height, rise, run and railing information
- Deck to wall—Ledger, bolting requirements, joist size and span, joist hangers, lateral attachment, flashing
- Deck to roof—footing size and rebar, post bracket, post, post to beam attachment, beam size and spacing