



## **RESIDENTIAL CONSTRUCTION PLANS & RESIDENTIAL ADDITIONS**

One set of plans shall be submitted along with residential summary sheet, when applying for a residential building permit. Approved plans will be returned to applicant after review and approval, and shall be kept on job site for reference during construction. If you have any questions, please contact Gary Lance or Tom Stauffer.

For compliance with ISO insurance ratings for Henderson County, the Building Services Dept shall require residential plans for review and approval. Residential plan review for residential construction and residential additions will be conducted that will include construction documents (residential summary sheet) detailing the following items:

1. **Plot:** See residential summary sheet for property line information.
2. **Footing/Foundation**
  - Minimum frost depth (12 inches)
  - Basement and/or crawl space construction, a description of footing materials and dimensions, foundation wall material and dimensions, unbalanced fill, dimensions and spacing of interior piers, monolithic slab dimensions.
3. **Wood Framed Walls**
  - Size (2x4, 2x6, etc) and spacing of studs. Required wood grade
  - Size / span / material headers
  - Type of lateral support (structural sheathing, let in braces, etc)
4. **Wood Framed Roofs**
  - Live loads supported, size of members, type of member (sawn, truss or other engineered item, grade of wood members, means of anchorage to wall.
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5. **High Wind or Seismic Loading Areas.** Provided by design professional

**6. Wood Framed Floors**

- Live loads supported, size of joists (sawn or engineered), joist spans and spacing, wood grade, girder sizes, anchorage (anchor bolts, straps, spacing, size, etc) grade of floor sheathing

- 7.** Detailed cross section of building showing footing, foundation, wall section (size 2x4, etc, and spacing such as 16" o.c.), floor joist sizes, spacing and spans, insulation, wall finishing both interior and exterior, rafter sizes, spacing and spans and whether engineered trusses, etc, type of roof sheathing and covering. If cross section drawing is done properly, it will include items 2,3,4 and 6 as listed above.