

BUILDING PLAN REQUIREMENTS

Please submit one electronic and/or one paper copy of plans. Plans and documents should be oriented, consistent and of sufficient detail to allow construction without any further information being required from the designer. Architectural and structural plans shall be drawn to an acceptable, approved, scale (1/4" residential scale and 1/8" min commercial scale), dimensioned & consisting of but not limited to the following:

Title Block, on first page, consisting of:

- Address of job
- Name of person who prepared plans and design criteria per Table R301.2 (1)
- Name of owner

Engineered Footing and Foundation Plans shall require Colorado Engineer or Architect stamp. Engineer stamp may be required per the Planning & Zoning Division or the Building Inspector.

Framing Plans: *(may require Colorado Engineer or Architect stamp)*

When a Colorado Architect or Engineer stamp is required, it must be signature dated and must appear on each sheet of design drawings and all other documents submitted. Wind speed, roof & ground snow load and building code used in design must be on one page of the stamped documents.

Include plan view, sections, note location, and sizes of all openings:

(windows, doors, vents, beams, posts, joist, rafters, headers, trusses, etc.)

Floor Plans should provide the following information:

Room usage, location and size of windows and doors, type and thickness of drywall used, location of lights, fans, outlets, GFI's, smoke detectors, fire rated walls and assemblies, exit corridors, and safety glazing. Basements should show location of above items plus, all means of egress, windows, stairs, furnace, water heater, crawl space access and any other pertinent information including sizes of windows and door schedules, water heaters, combustion air, ceiling heights and carbon monoxide detectors.

Elevations:

Four (4) for new structures, (less for some additions), shall show dimensions, grade levels, windows, doors, roof coverings, identification of exterior materials, guardrails, steps, stairs, basement lines, decks, patio covers, and porches.

Building and wall sections:

Section through building showing framing details, flooring, decking, basement walls, insulation, U-factors, R-values, floor and foundation. A typical wall section should note all pertinent information and extend from foundation to roof.

Building thermal envelope

Stair detail:

Standard, winder, spiral or other special stairs.

Cross section drawing of each type of stair used showing the rise and run, nosing, headroom clearance from nose of tread and handrail and baluster details. Treads are measured from nose to nose of treads.

PERSCRIPTIVE PER 2018 IRC/IBC