



Where Life is Sweet

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RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS

New Construction & Additions

Plan review will not be started until this checklist is submitted and all applicable items are detailed on the plans. <u>Please initial appropriate box.</u>		Provided	N/A
1.	SITE PLAN- Drawn to scale on minimum of 8 ½ x 11 pages, and must include building footprint, and all planned decks, patios and porches. North arrow, scale, lot dimensions, setbacks and all public and/or private easements. Names of all adjacent streets, and all property lines including those within the project site. Driveway and sidewalk location and layout. ORSC R106.2		
2.	ONE (1) COMPLETE SET OF LEGIBLE PLANS- Construction documents will be drawn to scale, showing conformance to the applicable local and State building codes. ORSC R106.1.1		
3.	FOUNDATION PLAN and CROSS SECTION- Provide footing and foundation dimensions, anchor bolts, any hold-downs, reinforcing steel, connection details, vent size and location or note if unvented crawlspace. ORSC Chapter 4		
4.	CROSS SECTIONS and DETAILS- Show all framing member sizes and spacing such as floor beams, headers, joists, sub-floor, wall construction, and roof construction. More than one cross section may be required to clearly portray construction. Show details of all wall and roof sheathing, roofing, roof slope, ceiling height, siding material, footings and foundation, stairs, fireplace construction, thermal insulation with required R-values, etc. ORSC R106.1.1		
5.	FLOOR PLAN- Show all dimensions, room identifications, door and window sizes and locations, location of smoke and c/o detectors, water heater, HVAC equipment, ventilation fans w/ CFM, plumbing fixtures, balconies, and decks 30 inches above grade, patio covers over 200 sf, etc. ORSC Chapter 5		
6.	WHOLE HOUSE VENTILATION (New Dwelling Units only)- Provide narrative and/or information on drawings (suggest floor plan and/or section) to describe the required whole house ventilation concept. ORSC M1505.4		
7.	ELEVATIONS- Provide exterior drawings for new construction; minimum of two elevations for additions. Show dimensions for floor, roof eave, and ridge elevations, opening locations, over finish grade profile. Exterior elevations must reflect the actual grade if the change is greater than 1-ft at building envelope. Full size sheet addendum showing foundation elevations with cross-references is acceptable. ORSC R106.1.1		
8.	WALL BRACING- Building plans must show braced wall lines, bracing method, location and length of braced wall panels and associated connections to roof, floor and foundation. Lateral design details and connections shall be incorporated into the plans. PRESCRIPTIVE PATH - ORSC Sections 106.1.3, R602.10, R301.1.3 NON-PRESCRIPTIVE PATH- provide specs and calculations from an Oregon licensed engineer.		
9.	FLOOR/ROOF FRAMING PLANS- Provide a plan for each roof and floor framing assembly that shows all structural framing members and supports, their sizes, spacing, and bearing locations, method of attachment (e.g hardware) roof pitch, and attic ventilation requirements. ORSC Chapter 5 and Chapter 8		

		Provided	N/A
10.	TRUSS DESIGN DOCUMENTS- Manufactured floor and/or roof truss documents must be stamped by an Oregon licensed engineer. Provide truss engineering and truss layout plan/diagram. ORSC R502.11 and R802.10		
11.	DESIGN CALCULATIONS- Provide for all structural load carrying members that are not based on prescriptive span tables in the code. ORSC Sections R301.1.3		
12.	Energy Code- Show compliance with Chapter 11 Energy Efficiency, identifying the additional Envelope Enhancement Measure and Conservation Measure chosen from Table N1101.1(2). Where Envelope Enhancement Measure No. 6 is chosen, provide supporting calculations.		