Residential Plan Requirements

- 2 sets of plans and scope of work required.
- Plans - general requirements
  o Plans are neat and legible, reasonably clear and contrasting
    ▪ Not too busy or confusing and must use straight edge
    ▪ Free hand sketches not accepted
  o Each page of plans will indicate:
    ▪ The project address
    ▪ Floor being worked (basement, 1st, 2nd, 3rd, attic)
    ▪ What type of plan it is (floor plan, electrical plan, etc.)
  o Plans include a plot plan (site plan) with dimensions to property lines and other structures
  o Plans include fire separation walls, for 2 & 3 family dwellings or walls less than 5 feet from property line
  o Plans shall be scaled or rooms shall contain dimensions (1/8 in = 1 ft)
  o Floor plan/layout of every floor is required if work is taking place on that floor
  o Plans shall have every room labeled (bedroom, kitchen, bathroom, dining room, loft, etc.)
  o Plans differentiate between new and existing construction
  o Plans involving alterations to structural elements are sufficiently detailed and may require design calculations
  o Plans convey method of energy conservation compliance (pertains to insulation, exterior openings, mechanical systems)
    ▪ Prescriptive method
    ▪ Home builders association
    ▪ RESCheck
- Mechanical, electrical, and plumbing plans general requirements
  o All same as general plan requirements plus:
    ▪ Mechanical (HVAC, gas piping and prefabricated fireplace)
      • Provide location of furnace, air conditioning unit and gas meter
      • Provide ventilation requirements
    ▪ Plumbing
      • Provide location of new plumbing fixtures (sinks, toilets, tubs, showers)
      • Size of building drain, stack(s), water service and water distribution mains
      • Material standard for water distribution piping and sanitary drains and vents
      • Fixture Schedule with appropriate standards
      • Proper spacing/clearance for fixtures is detailed
      • **In other than new construction – clearly indicate where tie-ins for new drains and vents will be**
      • Detail for freeze protection when needed
      • If a sewage ejector is part of the design, will need detail for how it is tied into the system including the size of the drain it will be tied into.
    ▪ Electrical
      • Provide service load calculations (only if adding additional load to system/service)
      • Provide location of new receptacles (outlets), switches, can or ceiling lights, ceiling fans, and smoke detectors
      • Provide location of electrical panel

- Scope of work
  o Bullet point list of exactly what you plan to do
  o Divided into 4 categories
    ▪ Structural
    ▪ Electrical
    ▪ Mechanical (HVAC, gas piping and prefabricated fireplace)
    ▪ Plumbing

BE AS SPECIFIC AS POSSIBLE!
Work that is shown incorrectly or not adequately detailed in the construction documents may result in stoppage of work.

Have questions, contact 614-645-7562 or buildingplanreviewinfo@columbus.gov