PLAN SUBMITTAL REQUIREMENTS FOR RESIDENTIAL PLAN REVIEW

The City of Englewood has adopted the codes with amendments:
2015 International Building Code and Appendix I – Patio Covers
2015 International Residential Code Appendices H – Patio Covers and M- Home Day Care
2015 International Energy Conservation Code
2015 International Mechanical Code
2015 International Plumbing Code
2015 International Fuel Gas Code
2015 International Fire Code
2014 National Electrical Code
ICC/ANSI A117.1-2009 Accessibility Standards

In order for your permit application to be reviewed and processed properly, the following construction information must be provided with the permit application. Plans stamped “preliminary” and/or “Not for Construction: and/or “Permit Set” are unacceptable. Provide two (2) complete wet-stamped sets of all required documents for review. Plan Review fees shall be paid in full before plans will be accepted for plan review.

The determination of valuation shall be made by the Building Official. The Building Valuation Data as published in the ICC Building Safety Journal may be utilized as recognized standard to establish valuation.

**Note:** Applicable codes are required to be notated on plans.

**Soils Report**
Provide an engineer’s soil investigation report indicating type of soil and recommended foundation design. Must be wet-stamped and signed by a Colorado Engineer.

**Improvement Survey Plat**
- Provide an Improvement Survey Plat (ISP) following Colorado Revised Statues for new principal structures, substantial expansions (25% or more) to principal structures, and new accessory dwelling units (ADU’s).
- Provide a permanent reference spot elevation (benchmark) that will not be disturbed during construction.
- Provide existing spot elevations at property corners and at midpoints of the side property lines.
- Must be stamped and signed by a Professional Land Surveyor (PLS) licensed by the state of Colorado.

**Site Plan**
- Provide site plan that shows dimensions reflecting the distances to property lines
- Indicate all public or private easements
- Show location of all proposed and existing structures with dimensions
- Provide type of construction for all structures on site
- Provide landscaping plan. (Contact Community Development for requirements 303-762-2342)
- Show permanent reference spot elevation (benchmark), existing spot elevations at property corners and at midpoints of the side property lines. (Contact Community Development for requirements 303-762-2342)
- Indicate roof drainage on site plan with arrows. Roof drainage shall flow towards the street or alley and away from all structures.

**Structural Plans – Plans must be wet-stamped and signed by a Colorado Structurally Engineer**
- Indicate size, location and method of reinforcement for all proposed footings, column pads, piers, caissons, grade beams, and foundation walls. Specify location of reinforcing steel and anchor bolts.
- Provide complete and clearly dimensioned floor framing plan for each level and roofing framing plan which indicates the materials, types, sizes and location of all structural elements
- Provide complete structural design criteria including but not limited to required design loads, material specifications and structural construction requirements
- Provide complete structural calculations for each structure
**Architectural Plans**
- Provide complete and dimensioned floor layout at each level which identifies the use of each room.
- Provide complete and dimensioned roof plan and indicate all roof slopes.
- Provide complete and dimensioned reflected ceiling plan
- Provide exterior elevation for each side of building which contains clearly dimensioned overall building height and floor-to-floor heights and indicates location, size and types of all doors and glazed openings.
- Provide bulk plane diagram on front and rear exterior elevations relative to the base plane elevation. The base plane for the bulk plane is established by taking the average of the existing grades of the midpoints of the two side property lines. (Contact Community Development for requirements 303-762-2342).
- Provide building and wall sections which clearly identify the required type and location of all materials for construction of beams, columns, floors, walls, ceilings, roofs.
- Provide stair geometry. Include rise and run, handrail and guardrail heights.
- Provide one major section through the exterior wall from footings to the highest part of the roof (min. scale $\frac{1}{4}'' = 1'$).
- Provide square foot area breakdown per floor level.

**Electrical Plans**
- Provide electrical plans showing the location and capacity of the service equipment and electrical panels, the location of all smoke detectors, electrical receptacles, switches and lighting fixtures.

**Mechanical Plans**
- Provide mechanical plans and indicate location of all heating, ventilating and air conditioning equipment
- Provide Manual J and Manual D calculations. *(must be legible)*

**Plumbing Plans**
- Provide plumbing plans and indicate location of all plumbing fixtures and appliances. *(Isometric may be required per the discretion of the plan examiner).*
- Provide supply line size and main discharge size. Note water supply inlet location.
- Indicate whether appliances are gas-operated, electric, or otherwise. List types of material to be used for all water supply, drainage and vent piping.
- Gas load calculations and piping diagram is required for gas appliances.

**Energy Conservation Plans**
- Provide verification that the project meets the requirements of the IECC, or provide a simulated energy performance analysis such as REScheck.

**NOTE:** You will need separate permits for electrical, plumbing and mechanical work. A licensed electrical, plumbing or mechanical contractor may obtain the permit, or a homeowner may obtain these to do his own work on residential property.