



RESIDENTIAL PLAN REVIEW REQUIREMENTS

Plan review submittal and review requirements for one and two family residential buildings.

- 1) Completed permit application.
- 2) Owner Builders (unlicensed property owners) Only: Copy of recorded deed and signed *Home Builder Licensure Law Exemption Affidavit*.
- 3) Proposed survey / plot plan prepared and sealed by a registered Alabama land surveyor showing all buildings and the distance to property lines. Buildings located in a special flood hazard area shall submit a sealed flood elevation certificate.
- 4) Building Plans - Plans shall contain but not limited to the following:
 - A) One complete set: full size, paper copy, to scale OR one digital PDF copy with building height shown.
 - B) Footing and foundation drawings with typical and any special sections.
 - C) Slab plan with required grade beams.
 - D) Crawl space foundation plan shall provide pier locations, girder locations / sizes, and floor joist size / spacing.
 - E) Floor plans to include: basements / first / second floor plan, floor / ceiling joist layout, and joist sizes / direction / spacing. The plans shall also include locations for all plumbing fixtures, smoke / carbon monoxide detectors, electrical panels, fire places, and gas fired appliances.
 - F) Floor plan shall indicate on the plans all required braced wall panels. Plans shall also show all load bearing interior walls.
 - G) Wall sections shall be provided.
 - H) A roof plan showing the location of all hips, valleys, ridge members, and rafters / spacing.
 - I) Elevations: front, sides, and rear.
 - J) Plan notes to include but not limited to: Window SHGC / U-factor, egress window information, panel amperage, and ceiling heights.
 - K) New homes utilizing on site sewage disposal shall submit a copy of the septic permit from the Health Department.

NOTES:

- 1) *All plan reviews for structural members are based on #2 yellow pine.*
- 2) *Pre-engineered roof, floor, and wall components shall require sealed plans with the required information.*

!! PLANS SUBMITTED WITHOUT THE ABOVE REQUIREMENTS WILL BE SUBJECT TO REJECTION !!