



2018 INTERNATIONAL RESIDENTIAL SINGLE FAMILY HOME/ ADDITION PLAN SUBMITTAL REQUIREMENTS

- Application
- Water/sewer
- Zoning
- Environmental
- Site plan with setbacks (include all structures on the property)
- Electronic plans with adequate construction details
- Flood Zone/Elevation/flood vents/first floor/crawl space

*TOCMD Whole house blower door test document (new homes only)

*TOCMD Whole house ventilation document (new homes only)

*TOCMD HVAC Duct Pressure Test form (new HVAC system)

These documents are available at PCD Building Department Office or on our website

****The following information must be specified/indicated on the drawings: (The 2018 International Residential Code sections are referenced in parenthesis) ****

1. Elevation view of all sides, including indication of grade. (*Section 106*)
2. Plan view of each floor level, with use of all rooms and spaces identified. (*Section 106.1.1*)
3. Wall Section view(s) showing ceiling heights of all floors, including basement and sloped ceilings. (*Section 106.1.1*)
4. Specify energy compliance path with corresponding details;
 - a. IRC (*Chap 11*)
 - b. Res-Check report. (*2 copies*)
5. R-Values for floor insulation, including concrete slab on grade. (*Chap 11*)
6. Wall insulation R-Values. (*Chap 11*)
7. R-Values for sloped and flat ceiling(s) insulation. (*Chap 11*)
8. Specify air barriers at required locations. (*Section N1102.4.1.1*)
9. Heat-loss/gain calculations (indicating design per ACCA Manual "J", or other approved heating and cooling calculation methodologies). Indicate heat system type and equipment locations. (*Section 303.10 & Section M1401.3*)
10. Habitable attic locations. (*Definition Chap 2*)
11. Window/door schedule; specify type, opening, U values, and height above interior floor, at corresponding locations. (*Sections 303, 312, N1102*)
12. Emergency egress windows opening details. (*Section 311*)
13. Outside air ventilation for habitable rooms. (*Section 303*)
14. Details for mechanical ventilation & method of control. (*303.4*)
15. Safety glazing in hazardous locations. (*Section 308*)
16. Skylight locations and size. (*Section 308.6*)
17. Specify type of door between garage and residence. (*Section 302.5*)
18. 1/2" gypsum separation between garage and dwelling. (*Table 302.6*)
19. Exterior door size. (*Section 311*)
20. Landing details at all exterior doors. (*Section 311.3*)
21. Stairway and hallway width > 36". (*Sections 311.4 & 311.6*)
22. Stairway rise and run details; Maximum stair rise = 7-3/4"; Minimum tread depth = 10"
23. Stairway headroom. (*Section 311.7.2*)
24. Handrail details. (*Sections 311.7.8*)
25. Guardrail details. (*Section 312*)

26. Smoke detectors;
 - a. New homes Interconnected with AC and DC power source. (*Section 314*)
 - b. Existing homes specify locations.
27. Carbon Monoxide detector. (*Section 315*)
28. Footing size & depth below grade including column and pier footings. (*Section 403.1*)
29. Foundation details;
 - a. Type, thickness and height of wall. (*Section 404*)
 - b. Distance above final grade. (*Section 404.1.6*)
 - c. Rebar size, spacing and lap lengths at splices. (*Section 404*)
 - d. Method of damp proofing or waterproofing. (*Section 406*)
 - e. Sill plate width and type of wood. (*Section 317.1*)
 - f. Anchor Bolt spacing. (*Section 403.1.6*)
 - g. Foundation drainage details. (*Section 405*)
30. Protection of wood from decay. (*Section 317*)
31. FHA or solid masonry at top course of change in thickness of masonry, e.g., brick ledge. (*Section 606.4.3*)
32. Crawl space details; (*Section 408*)
 - a. Ventilation details.
 - b. Access size and location.
 - c. Floor framing clearance from finished grade. (*Section 317.1 #1*)
33. Size, location and composition of all columns. (*Section 407*)
34. Species and grade of all floor framing lumber. (*Section 502.1*)
35. Size, spacing and direction of floor joists. (*Section 502.2*)
36. Beam sizes, type and support. ** (*Section 502.5*)
37. Joists under bearing partitions. (*Section 502.4*)
38. Framing of openings in floors and roofs. (*Section 502.10*)
39. Floor sheathing composition, grade and thickness. (*Section 503.1*)
40. Interior and exterior wall stud sizes, grade, and spacing. (*Section 602.3.1*) (Studs on exterior walls must be continuous from bottom plate to floor or roof) (Walls higher than 12' require approval from Registered MD Design Professional.)
41. All headers, composition, location, size and number of jack studs. (*Section 602.7*)
42. Exterior wall sheathing. (*Section 602.3*)
43. Vapor retarder material in exterior walls. (*Section 702.7*)
44. Interior wall covering. (*Section 702*)
45. Exterior wall covering. (*Section 703*)
46. Specify water resistance barrier behind exterior covering. (*Section 703.1.1*)
47. Window and door flashing details from manufacturer. (*Section 703.4*)
48. Masonry veneer support over windows and doors. (*Section 703.8*)
49. Attic access location and size. (*Section 807*)
50. Roof framing details; (*Section 802.1*)
 - a. Size, spacing and direction of all rafters. (*Tables 802.5.1*)
 - b. Size, spacing and direction of all ceiling joists. (*Table 802.4*)
 - c. If trusses, add note to plans: "Truss specification sheets with MD design professionals seal and layout/placement diagram shall be on site at time of framing inspection." (*Section 802.10*)
 - d. Roof covering; including felt paper, and ice protection. (*Sections 905*)
 - e. All roof pitches. (*Section 905*)
51. Roof sheathing; grade, thickness. (*Table 503.2.1(1)*)
52. Attic ventilation. e.g., ridge vent and vented soffit. (*Section 806*)
53. Location of fireplaces and chimneys; (*Chap 10*)
 - a. Type of fuel.
 - b. Masonry or factory built.
 - c. Footing size and thickness.
 - d. Clearance to combustibles.
54. Automatic make-up air for range hood. (*Section 1503.6*)
55. All engineered components shall be accompanied with job specific title, address and MD design professional's seal.

**THIS OUTLINE SHALL NOT BE SUBMITTED AS A PLAN DOCUMENT