

REQUIREMENTS FOR ALL BUILDING PERMITS

Plot plan with house, driveway, decks, outbuildings, sewer, septic, well, public water, outlet of footing, gutter drains, retaining walls.

Label Building Code such as IRC 2021 or IBC 2021, 2022 CT State Building Code.

Building Plans will need stamped letter for engineered lumber, trusses, steel beams, steel buildings, pergolas, timber framed structures and corrections or alternatives to code book construction.

- Testing by soil scientist for soil capacity.
- Foundation plan include footing size, concrete PSI, rebar if required. Foundation wall, type, concrete PSI, height of wall for wall sections, height of backfill for each section, rebar size, grade, spacing for horizontal and vertical.
- Specifications of waterproofing or damp proofing, whichever is required.
- Footing drains — pipe size, location of outlet, stone size, footing drain silt fabric and gutter drains.
- Radon pipe location, gravel under slab, 10 mil poly or equivalent, tape seams and caulk at footing top to walls.
- Slab floor of basement — thickness/concrete PSI.
- Garage thickness of concrete, PSI, slope toward garage door opening.
- Braced wall lines — braced wall calculation, hold-down location and size in poundage. Braced wall construction, portal wall design for windows, garage door openings.
- 2021 Res check, com check, prescriptive or total building performance report for insulation. Show location, type of insulation for floor, wall, ceiling and if changes from one component to another for each location. Vapor barrier if required.
- Whole house ventilation requirement — to meet IRC 2021 1505.4.3 (l) — HRV or ERV specs or other fan ventilation — spec sheets.
- Floor plan with all rooms labeled.
- Framing plan — species of lumber, engineer lumber layout, trusses, floor joist, IVI beams, grade of lumber, size of lumber, spacing of lumber and span.
- Posting, fastening size, spacing, height of finish floor to finish ceiling, cathedral area, sq footage of each floor space.

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- Cross section of all components.
- Windows — U value, egress dimensions, height of finished floor to sill, tempered glass areas. Window sill frame flashing as per manufacturer or code book.
- Doors — R value of garage doors, exterior doors, doors to inhabitable areas, size of doors.
- Siding — Type, air infiltration wrap or rainscreen.
- Roofing — ventilation, ice and water shield, underlayment, tape seams, roof covering.
- Deck framing detail.
- Location and type of heating equipment, duct work, fuel tanks.
- Location of electric service, panel location, generator.
- Access size opening to floor, attic, wall.
- Stairs- riser, tread, landing guardrail dimensions.

