

BUILDING GUIDE

SINGLE FAMILY RESIDENTIAL ADDITION

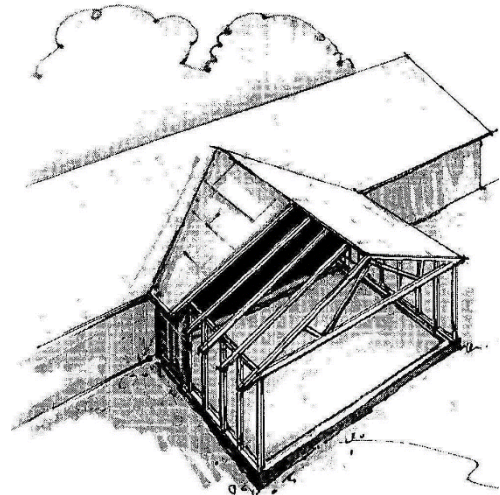
HOW TO USE THIS GUIDE:

PROVIDE THE REQUIRED DOCUMENTS AND COMPLETE THE FOLLOWING.

1. **Complete this Building Guide**, by filling in the blanks and indicating which construction details will be used, and the R-value of the insulation.
2. **Provide a Plot Plan**, must be stamped by a licensed surveyor and 5 years or less old in the Village limits in most cases.
 - a. Show all buildings (proposed and existing) and sizes.
 - b. Show well and septic system with distances to structure and distance apart. (If applicable)
 - c. Streets and setbacks to all property lines
 - d. On new foundations, **show drainage away from structure; provide 6" of slope for the first 10' away from structure. Control drainage to an approved location and provide erosion control prior to final approval.**
 - e. List Flood Zone (show where even if only on part of property)
 - f. Show Slope of lot at construction area.
3. **Provide Floorplan**, draw to scale. See example on page 5.
4. **Include a Completed Permit Application**, the majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances, and other applicable laws.

INFORMATION:

- Smoke alarms are required to be hardwired and interconnected in new and existing construction per IRC 314.
- Carbon monoxide alarms are required to be hardwired and interconnected in new and existing construction per IRC 315.



NAME: _____
ADDRESS: _____
PHONE NUMBER: _____
PERMIT NUMBER: _____
DATE: _____

Single Family Residential Addition

2x ___ rafters spaced ___ " O.C. or
 Manufactured Trusses spaced ___ " O.C.
(example: 2 x 12 Rafters Spaced 24" O.C.)

Sheathing _____
(example: 1/2" exterior plywood)

Minimum x _____ ridge board
(example: 2 x 12)

Roof covering _____
(example: Class A 3 tab shingles)

12
 pitch

Underlayment _____
(example: 1 layer 15# felt)

Note: For roofs with slopes between 1/4:12-4:12, follow manufacturer's instructions for low slope application of roofing material.

Ceiling Insulation _____
(example: R-38)

Building Section

Wall Insulation _____
(example: R-19 Fiberglass Batts)

Note: Attic ventilation and access may be required

Provide roof tie downs and solid 2x blocking between rafters (2x12 or greater)

2x ___ ceiling joists @ ___ O.C.
(example: 2 x 8 @ 24" O.C.)

collar ties 4' o.c. at rafters
 in upper 1/3 of roof height

Double 2x ___ top plate
(example: 2 x 6)

Span _____
(example: 23' 5")

Note: Pre-engineered roof trusses w/truss clips and hardened nails may be used in lieu of roof structure shown.

Ceiling height _____
(example: 8')

Brace walls shall comply with R602.10 or 602.12, brace panel locations are to be shown on plans

Ext. Finish _____
 Examples: Stucco, T-111 siding
 ___ layer(s) of Approved Moisture barrier

Note: Pre-engineered floor systems may be used and should be installed according to the manufacturers installation instructions.

Wall sheathing _____
(example: 1/2" exterior plywood)

Access required

2x ___ studs @ ___ O.C.
(example: 2 x 6 @ 24" O.C.)

18" minimum from the interior grade level to the bottom of the floor joists.

Cont. 2x ___ P.T. sill plate
(example: 2 x 4)

Under floor ventilation required

Finish grade is to start 6" minimum below top of slab or stemwall and slope away from structure 6" for 10'.

2x ___ Joists @ ___ O.C.
(example: 2x10 @24" O.C.)

Pick Foundation to be used:
 Detail _____ (see page 3)
 Use 2- #4 rebar continuous minimum

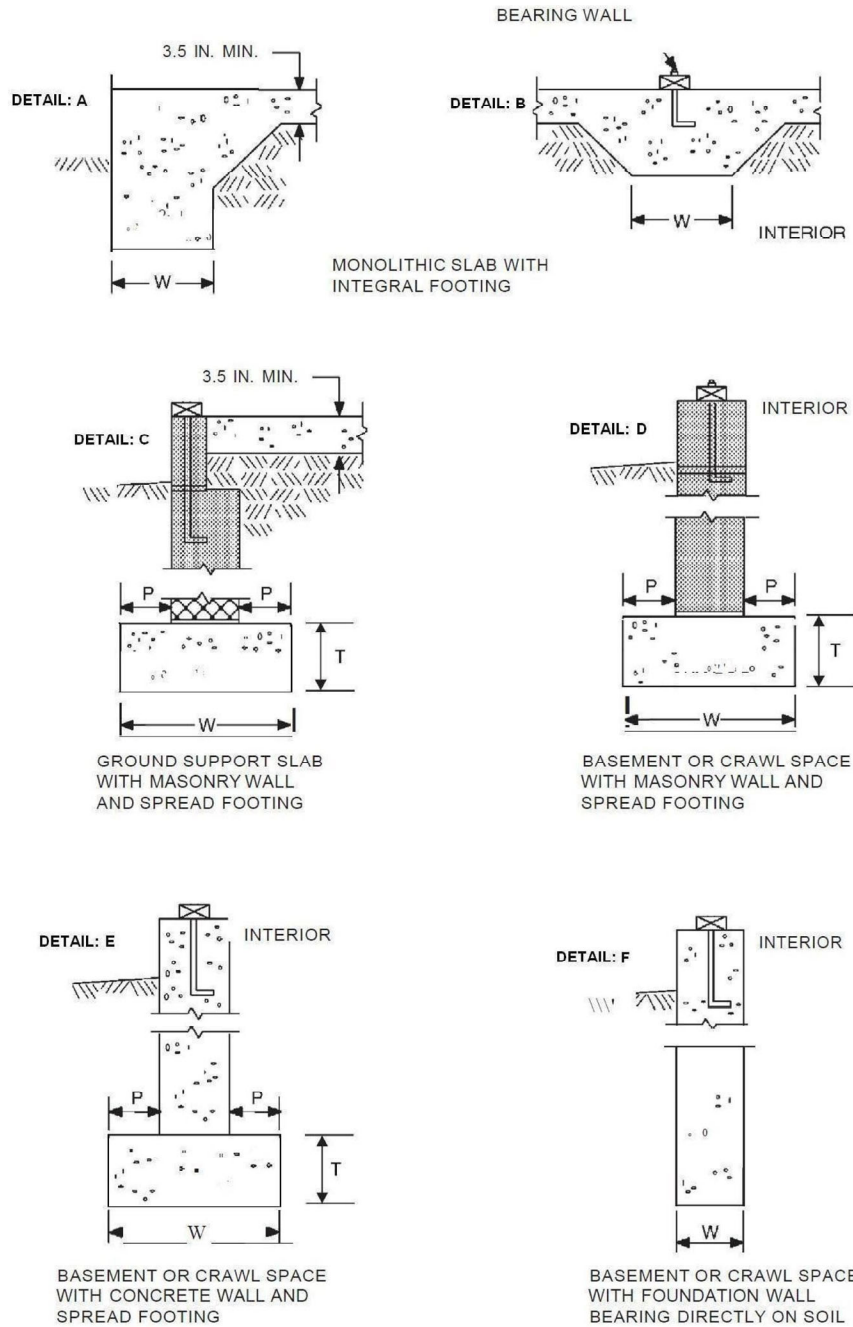
Wall width _____ "
(example: 8")

Footing size _____ " x _____ "
(example: 8" T X 16" W)

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Continuous foundations shown with no reinforcement for examples
 2- #4 rebar continuous horizontally is typical with #4 vertical rebar as needed
 with continuous #4 rebar bond beam at the top 12" of stem walls



For SI: 1 inch = 25.4 mm.

FIGURE R403.1 (1)
 CONCRETE AND MASONRY FOUNDATION DETAILS

NAME:
ADDRESS:
PHONE:
PERMIT NUMBER:

Single Family Residential Addition

Site Plan

1. When drawing your plot plan be sure to show the location of electric, gas, sewer and water service lines. Call one dig at 1-800-321-2537 prior to digging or to help locate utilities.

2. Show where the existing electric and gas meters are located on your home. These meters may have to be relocated and it is best to know this before you start construction.

Floor Plan

1. Smoke alarms. Smoke alarms are required to be hardwired and interconnected in new and existing bedrooms, halls and one each level unless removal of interior wall or ceiling finishes would be required. In this case, battery operated devices are acceptable.

2. Additions not to enclose bedroom egress windows.

3. Landings are required at exterior doors. The landing may be as much as eight inches lower than the floor of the room, but it must be at least 3' x 3'. There is no limit as to how large it can be.

4. Safety glass is required at specific locations. When you draw in the location of the new windows on the floor plan, the plan reviewer can identify which ones require safety glass.

5. Heat is required in all habitable rooms. Show how the addition will be heated on the plan.

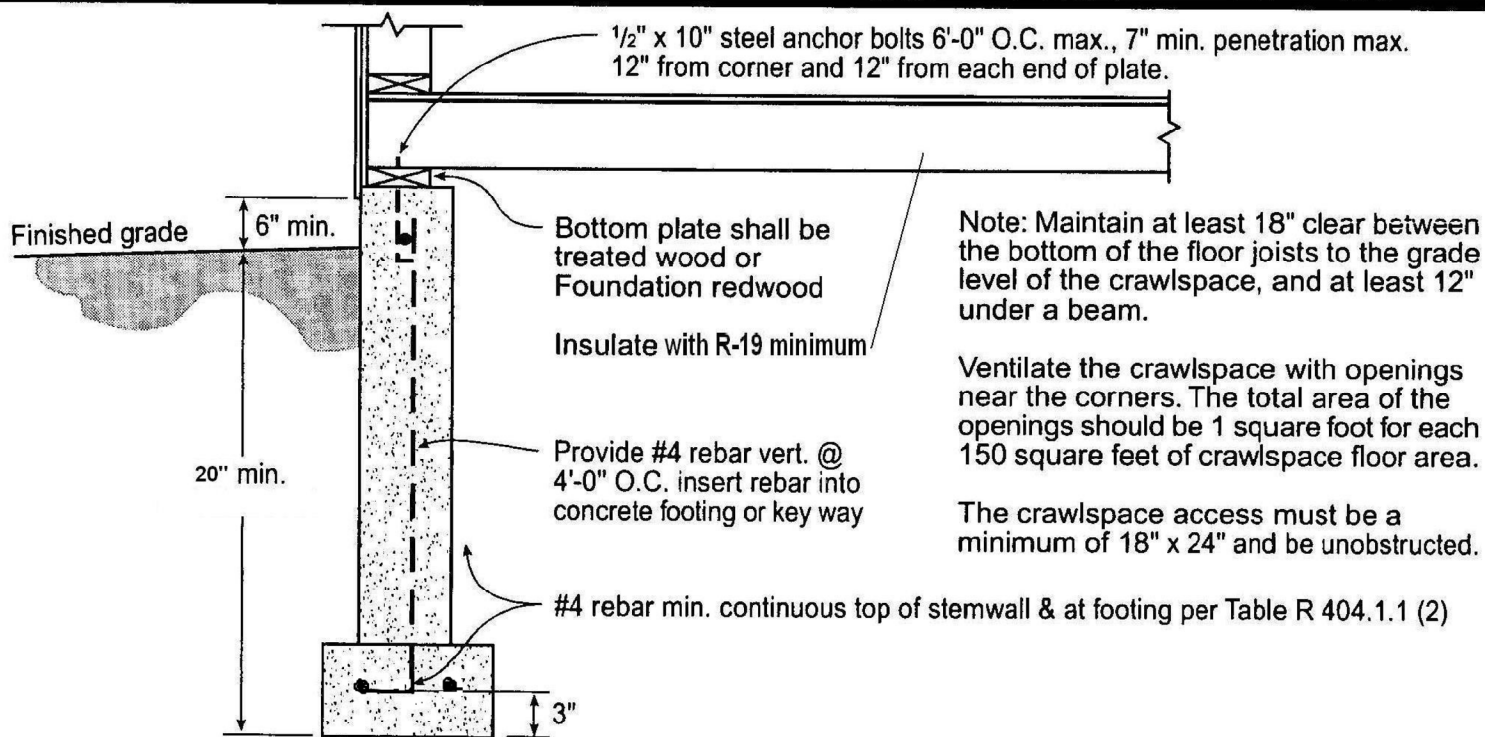
Electric Code

Existing electric service may require an upgrade or relocation. Indicate the size of your electric service (the number on the main breaker) on your plan. This can help the plan reviewer determine if an upgrade is needed before you start construction.

Roof Overframe

When constructing a new valley, use a continuous board under the bottom cut of the new rafters to provide a solid nailing surface. The board should be at least 2" thick, nominal and should be at least as wide as the base of the new rafter.

Crawlspace Foundation Detail



NAME: _____

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PERMIT NUMBER: _____

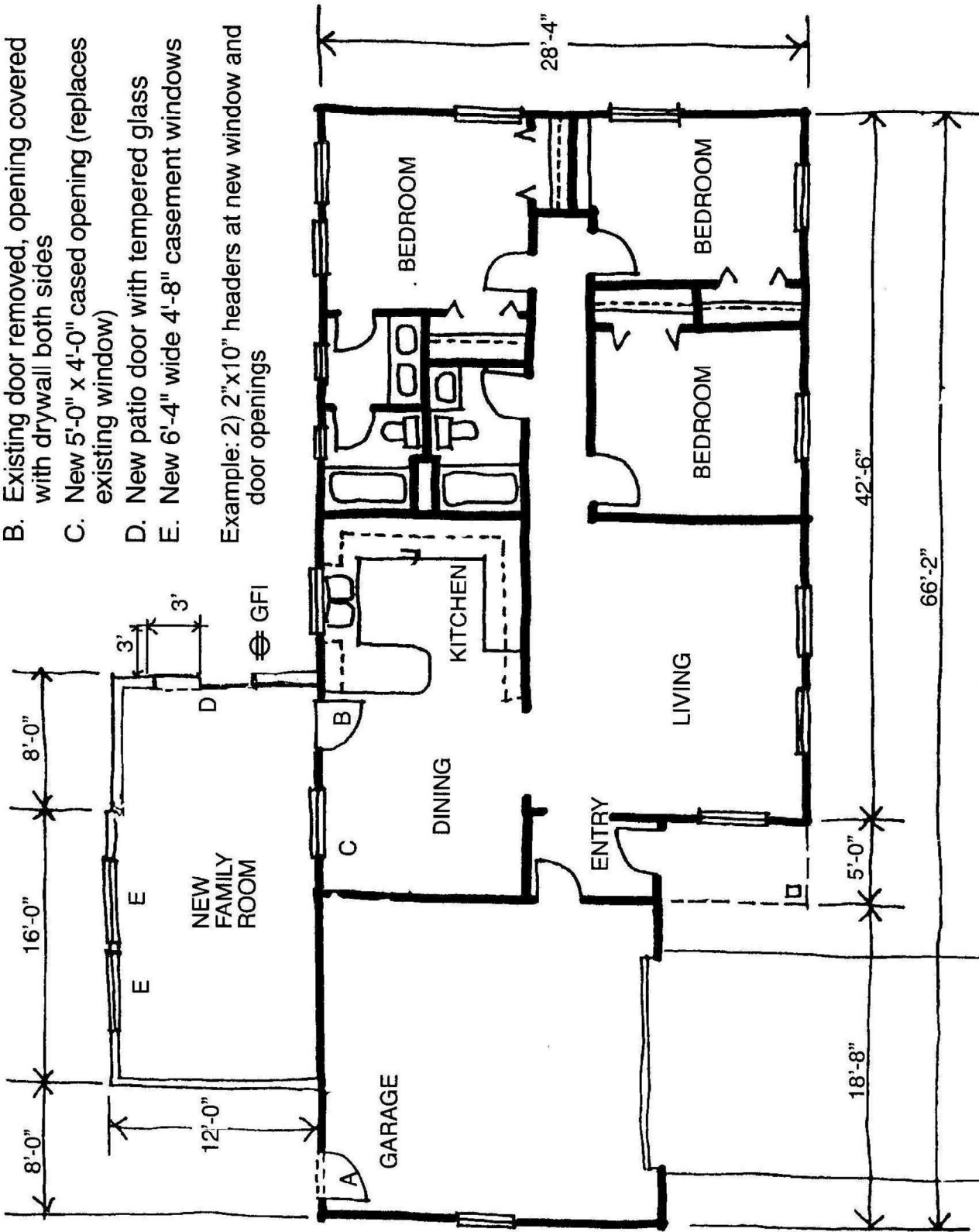
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Sample Floor Plan

NOTES:

- A. New 3'-0" x 6'-8" door in existing wall
- B. Existing door removed, opening covered with drywall both sides
- C. New 5'-0" x 4'-0" casement opening (replaces existing window)
- D. New patio door with tempered glass
- E. New 6'-4" wide 4'-8" casement windows

Example: 2) 2"x10" headers at new window and door openings



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 PHONE:
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