

Checklist for residential shed or pole structures drawings

(Be sure the following information is included on both sets of permit drawings.)

- * A building permit is required for any accessory structure that exceeds 200 square feet. Any structure that requires a permit needs to be anchored to resist a 90 mph wind load as designated in the current edition of the International Residential Code and local requirements. Any accessory structure that has 600 square feet of area or more and is of conventional framing requires a permanent foundation. Accessory structures that are of other than conventional framing and have 400 square feet or more of area shall also have a permanent foundation. A permanent foundation consists of but not solely of a concrete footing placed at frost depth, which is 24" below grade for sheds and 48" for pole structures as per local requirements.

- * DESIGN CRITERIA - Minimum scale of 1/4" for all drawings
 - Metal framed structures require sealed engineered drawings
 - Metal framed structures with sealed designs will require sealed foundation designs

- * LOCATION ON LOT
 - Distances to other structures on the property within 10'
 - Indicate if located in flood
 - Indicate if located in an area of geotechnical concern

- * FLOOR PLANS
 - Uses and dimensions of all areas
 - Indicate location and sizes of all doors and windows
 - Location of any stairs

- * FRAMING INFORMATION
- * Foundation - where required based on area of structure
- * Footing Details
 - Depth of footing bottom to finished grade - minimum 24" (sheds)
 - Depth of footing bottom to finished grade if located in an area of geotechnical concern or for a pole structure - minimum 48"
 - Thickness of footing
 - Width of footing
 - Size, spacing and location of isolated footings for support piers or poles

- * Foundation Walls - if provided
 - Type of wall - poured concrete, CMU, etc.
 - Thickness of wall - minimum 6"
 - Height of wall

- Type of foundation anchors - sill plate anchors
- * Wall Construction - if field framed
- * Type of wall system to be used
 - Wood framed wall system
 - Provide the species and grade of lumber to be used
 - Height and spacing of the studs
 - Provide a wall layout that indicates opening locations
 - Provide all header sizes and material
 - Indicate the type of exterior sheathing to be used
- * Floor Construction - if field framed
- * Type of floor system to be used
 - Wood framed floor system
 - Provide species and grade of lumber to be used
 - Size and material of support beams
 - Spans of support beams
 - Size and material of support posts
 - Size of floor joist
 - Spans for floor joist
 - Spacing for floor joist
 - Stairs or Attic Access - *if provided*
 - Stairs
 - Location
 - Framing details
 - Attic access
 - Location
 - Size
 - Pull down stairs - *if provided*
- * Roof Construction
- * Indicate type of roof to be used
 - Gable roof
 - Hip roof
 - Gambrel roof
 - Provide roof pitch
 - Flat roof
 - Indicate degree of slope
 - Indicate type of roof covering
 - Indicate type of roof system to be used
- * Pre-manufactured truss roof
 - Provide manufacturer's layout to indicate placement of support beams with the permit drawings
- * Field framed roof system

- Indicate the grade and species of the lumber to be used
 - Provide rafter size
 - Provide rafter spacing
 - Provide rafter spans
 - Provide ceiling joist size
 - Provide ceiling joist spacing
 - Provide ceiling joist spans
 - Provide size and material of ridge beam
 - Provide details for ridge beam support
 - Indicate dormer locations
 - Framing information required for dormers, mirrors that for wall and roof requirements
 - Indicate type and amount of ventilation that is to be provided for attic space
- * Exterior wall covering - *if provided*
 - * Interior coverings - *if provided*
 - * Indicate location of electrical components - *if provided*
 - * Indicate location of fuel burning appliances - *if provided*
 - * Indicate location of plumbing components - *if provided*
 - * Indicate insulation 'R' values - *if provided - all values are minimums*
 - Floors - *R-19*
 - Wood framed walls - *R-13*
 - Attic - *R-38*
 - Mass walls (Concrete or Masonry) - *R-5*
 - Slab on grade - *R-10, minimum 2' of perimeter*