



A Grand City on a CHARMING SCALE

RESIDENTIAL PLAN REVIEW

Residential plan review submittal and review requirements for one and two family residential buildings.

1. Permit application
2. Owner/Contractors only: Copy of recorded deed.
3. Site drawings prepared and stamped by a registered Alabama land surveyor showing all buildings and the distance to property lines, along with a flood elevation certificate if the property is within an area of special flood hazard.
4. Building Plans (2 Sets) – **Plans shall contain but is not limited to the following:**
 - A. Footing and foundation drawings with typical and any special sections.
 - B. Slab plan with grade beams.
 - C. Crawl space foundation plan shall provide pier locations, girder locations and sizes, and floor joist size and spacing.
 - D. Floor plans to include basements, first and second floor plan with floor joist and ceiling joist layout with sizes, direction, and spacing. The plans shall also show all plumbing fixtures, smoke and carbon monoxide detectors, electrical panels, fire places and gas fired appliances.
 - E. Floor plan shall also show all interior and exterior braced wall lines. Required braced wall panels, required braced wall panel connections to floors, ceilings and roof. Required braced wall panel support. Plans shall also show all load bearing interior walls.
 - F. Wall sections shall be provided.
 - G. A roof plan showing the location of all hips, valleys, ridge members with rafter sizes and spacing.
 - H. Elevations, front, sides and rear.
 - I. Plan notes to include but not limited to: Window SHGC and U-factor, Size of HVAC equipment, (a Manual J shall be required before the mechanical permit is issued) egress window information, panel size, and Btu total.

NOTES: All plan reviews for structural members are based on #2 yellow pine.

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!

