

Residential Building Plan Submittal Requirements

If the design is outside of the IRC Prescriptive Code, the plans shall be stamped and signed by a registered PA Architect or Engineer.

Minimum of 1 digital and 1 hard copy of the plans

1. Survey/ Site plan - show property lines and dimensions, setbacks, utilities easements
 - Calculate Square feet and show proposed total area of disturbance
2. Scaled plans of not less than 1/8" = 1'. Building elevations - show exterior materials, roof pitches, grading, chimney termination, and attic ventilation.
3. Footing and foundation details - show depth of footing, reinforcement, water/damp proofing, and foundation drainage.
4. Wall cross sections - show structural components including braced walls, beams, headers & blocking, egress opening; indicate ceiling heights and insulation.
5. Floor and roof framing - show size and type of material, spans, spacing, layout. Roof engineered trusses shall be Stamped by registered PA Engineer (if applicable)
6. Floor plan - indicate use of all rooms, attic access, room sizes, furnace and water heater location
7. Electrical, mechanical, & plumbing - show location of electrical panel, smoke & CO detectors, lights, switches, outlets (including GFCI protected), combustion air, dryer vent, floor drains, etc.
8. Windows - show sizes, location, and type of glazing (windows operation, i.e. slider, casement or fixed); include basement windows and well sizes. Emergency Egress Rescue Openings (including basement, if needed)
9. Stair cross sections - show rise and run, headroom, width, handrails, guardrails, and landings. (Interior and Exterior)
10. A complete energy analysis
11. Storm Water Management
 - On lot control design, erosion and sediment control plan
 - Allegheny County Conservation District review approval (if required must be approved before Building Permit is released)
12. Collier Twp. Sewer Department approved Sewer Tap