

CITY OF NITRO
CODE ENFORCEMENT
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**RESIDENTIAL CONSTRUCTION:
INFORMATION, SCHEDULES AND
DRAWING REQUIREMENTS FOR
BUILDING PERMITS**

1. PLOT PLAN SHOWING:

- a- Zone (obtain from Building Inspector)
- b- Indicate if proposed construction is within 100 year flood plain (obtain from building inspector)
- c- Front, side and rear yard setbacks to property line.
- d- Street address
- e- Note any special conditions such as corner lot.
- f- Percent slope of lot if over 20%
- g- Procedure and location for roof drainage disposal
- h- Off street parking as required

2. FOUNDATION PLAN DRAWING SHOWING:

- a- Foundation wall bearing material, ie rock, soil, engineered fill.
- b- Wall footing plan including footing width and thickness and dimension from edge of footing to exterior wall line
- c- Interior pier footing plan including footing length, width and thickness and dimensions from exterior wall line to center line
- d- Outlet of foundation drain, if drain is required

3. WALL FOOTING AND FOUNDATION WALL TYPICAL SECTION DETAIL DRAWING SHOWING:

- a- Footing width and thickness
- b- Reinforcing bar size and spacing
- c- Distance from edge of footing to foundation wall line
- d- Distance from finish grade on exterior side of wall to bottom of footing (minimum 24")
- e- Foundation drain, if required
- f- Distance from top of foundation wall to top of footing
- g- Foundation wall thickness
- h- Foundation wall material
- i- Foundation wall reinforcing and concrete masonry unit core filling, if required
- j- Foundation wall backfill material and thickness
- k- Basement wall water proofing details

4. INTERIOR PIER FOOTING AND PIER DETAIL DRAWING SHOWING:

- a- Footing width and thickness
- b- Reinforcing bar size and spacing
- c- Distance from edge of footing to pier center line
- d- Distance from finish sub-grade to bottom of footing

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- e- Distance from top of pier to top of footing
- f- Pier material

5. FLOOR PLAN SHOWING:

- a- Dimensioned exterior wall lines
- b- Dimensioned interior wall lines
- c- Location of window openings
- d- Location of door openings
- e- Net clear window opening in sleeping rooms
- f- Fire separation between garage and residence by means of 1/2" gypsum board applied to garage side, when applicable
- g- Opening protection between garage and residence by means of 1 3/8" solid wood door for 20 minute rated fire door, when applicable
- h- Schedule of sub-floor material
- i- Schedule of finish floor material
- j- Schedule of wall finish material
- k- Schedule of ceiling finish material
- l- Schedule of exterior wall finish material and sheathing materials
- m- Schedule of roof sheathing and covering materials

6. FLOOR FRAMING PLAN DRAWING FOR EACH FLOOR LEVEL SHOWING:

- a- Floor joist size
- b- Floor joist span between supports
- c- Floor joist spacing
- d- Floor girder size
- e- Floor girder span between supports

7. CEILING JOIST FRAMING PLAN DRAWING SHOWING:

- a- Ceiling joist size
- b- Ceiling joist span between supports
- c- Ceiling joist spacing

8. ROOF STRUCTURE FRAMING PLAN DRAWING SHOWING:

- a- Indicate whether rafters or pre-engineered / pre-fabricated trusses
- b- Roof slope
- c- Rafter size
- d- Rafter span between supports
- e- Rafter spacing
- f- Truss certification designed for 30 psf snow load
- g- Truss span between supports
- h- Truss spacing

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9. DETAILS AND SCHEDULES SHOWING:

- a- Stud size
- b- Stud spacing
- c- Header opening distance in load bearing walls and corresponding header size

**10. PLUMBING PLAN DRAWING FOR WATER DISTRIBUTION, DRAIN / WASTE / VENT
AND NATURAL GAS SYSTEMS USING PLAN VIEW AND RISER SCHEMATIC DIAGRAMS
SHOWING:**

- a- Water distribution pipe location
- b- Water distribution pipe size
- c- Water distribution pipe materials
- d- Drain / water / vent pipe location
- e- Drain / water / vent pipe size
- f- Drain / water / vent material
- g- Water heater location
- h- Water heater size
- i- Fixture schedule
- j- Gas pipe location
- k- Gas pipe size
- l- Gas pipe material
- m- Name of licensed plumber responsible for installation and certification by said plumber that all plumbing work shall be designed and constructed in accordance with the code

11. ELECTRIC Plan drawing showing:

- a- Circuits
- b- Wire size
- c- Location of lights and switches
- d- Location of receptacles
- e- Location of other electrical devices
- f- Location and size of load center
- g- Name of the licensed electrician responsible for installation certification by said electrician that all electrical work shall be designed and constructed with the National Electric Code

12. HVAC PLAN DRAWING FOR SUPPLY AND RETURN AIR SYSTEM SHOWING:

- a- Duct size
- b- Duct location
- c- Duct material
- d- Register location
- e- Register size
- f- Heating unit location
- g- Heating unit size and type
- h- Air conditioning location
- i- Air conditioning size and type

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- j- Name of licensed HVAC installer responsible for installation and certification by said installer that all HVAC work shall be designed and constructed in accordance with the Code**

13. Special construction details to be addressed on an individual basis

a- Chimney and fireplace

- 1- location
- 2- Footing dimensions
- 3- Footing reinforcing steel size and spacing
- 4- Chimney material of construction
- 5- Fireplace materials of construction
- 6- Chimney critical dimensions including clearances from combustible materials

b- Retaining wall drawings

- 1- Required if wall exceeds 3' in height
- 2- Location of plot plan
- 3- Footing dimensions
- 4- Footing reinforcing steel size and spacing
- 5- Wall size
- 6- Wall material of construction
- 7- Wall drainage
- 8- Wall backfill materials and backfill thickness
- 9- Professional engineer's seal and backup design calculations if wall exceeds 6'

c- GEO-TECHNICAL REPORT

- 1- Required on building lots with slope greater than 30%
- 2- Required on building lots in areas with history of slips, slides, drainage problems and slope instability
- 3- Required on building lots where significant excavation and or filling is required
- 4- Report requires professional engineer's seal and backup design calculations
- 5- Conditions of the report becomes a part of the building plans

d- SITE GRADING DRAWINGS

- 1- Required on building lots with cuts and or fills exceeding 5' in height
- 2- Compaction specifications for fill placement
- 3- Sediment and erosion control drawings
- 4- Cross sections showing cut and fill slopes
- 5- Final grading plan including drainage provisions

e- DECK DRAWINGS

- 1- Required on decks with height above grade exceeding 4'
- 2- Post locations