

# Residential Addition

## Permit submittal requirements

### Incomplete submittals will be returned without being reviewed or approved

1. A complete BUILDING PERMIT APPLICATION, signed and dated by the applicant.
2. A SOILS TEST REPORT, stamped and signed by the engineer.
3. SITE PLAN, (1) copy submitted for permanent records, must show the location of all proposed construction in relation to property and any other structures currently on the property. The plan must include the lot and block and should show the proposed driveway and access point for any garage addition.
4. FOUNDATION PLANS. Provide two complete foundation plans, stamped and signed by a Colorado registered architect or engineer. Plans must show location and size of footings / caissons and foundation walls - also placement, size and grade of all reinforcement, and the design criteria used for the foundation. Clarify how the new foundation is to be anchored to the existing foundation.
5. Provide calculations for review and approval indicating compliance with the 2009 Energy Conservation Code, or 2015 Residential Code (IRC) via an approved method.
6. CONSTRUCTION PLANS. Provide two complete sets, (floor plans, elevations and preferably cross-sections), drawn to scale, showing all work that is proposed, including basement or crawl space area, decks, etc.
  - Plans must list **ALL** square footage amounts for all areas, all floors, including any decks, patios, etc.
  - The plans must identify and specify: each rooms use and dimensions, window and door sizes, **all** framing specifications, (header sizes and type, wall, floor and roof framing members sizes, lumber type, on center spacing, siding or wall covering type, etc) roof sheathing thickness and type, shingle type, roof pitch, type of attic and crawl space ventilation, stairway locations, and any foundation walls that are to be framed "step-down" and/or walk out walls.
  - The plans must also indicate the existing adjacent room areas to verify that the addition is not creating a non-compliant condition.
  - If steel beams, laminated beams, structural members, large or long span header and/or compound point loads are not included on the engineered stamped foundation plan, then separate stamped engineered details and calculations for those items must be included as part of the submittal package.
  - Provide stamped engineered truss details for review and approval
  - Any new basement area may require a code compliant egress window to be installed if one is not present in the existing basement area.
  - All components must be inspected prior to concealment.
  - **Please refer and use the attached Colorado ICC Chapter guidelines as an aid in proper permit submittal, though additional details are normally required.**



# Building Guide

Colorado Chapter of the International Code Council

## Single Family Residential One Story Addition

### How to Use this Guide

Check with your jurisdiction regarding type of submittal (paper or electronic) and for additional requirements. Draw to scale and complete the following (*hint: use graph paper with 1/4" squares. Example: 1/4" = 1'*).

- 1. Complete this Building Guide** by filling in the blanks on page three and indicating which construction details will be used, and R value of insulation used.
- 2. Provide Plot Plan** showing dimensions of your project or addition and its relationship to existing buildings or structures on the property. Show all easements and the distance to existing property lines drawn to scale. See example on page 2.

### 3. Provide Floorplans.

Drawn to scale. See example on page 5. Structural, section view, elevation or other drawings may be required.

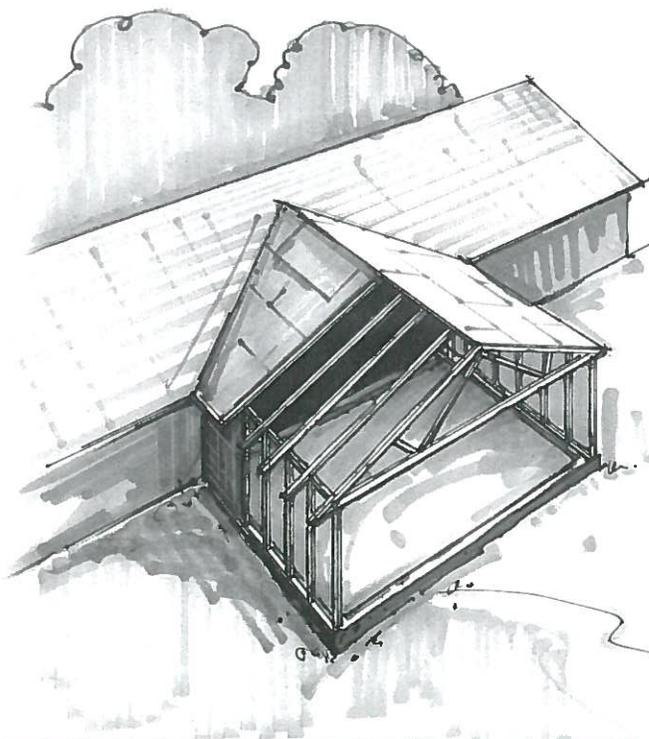
### 4. Fill out a Building Permit Application.

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.

Smoke alarms and carbon monoxide alarms are required.

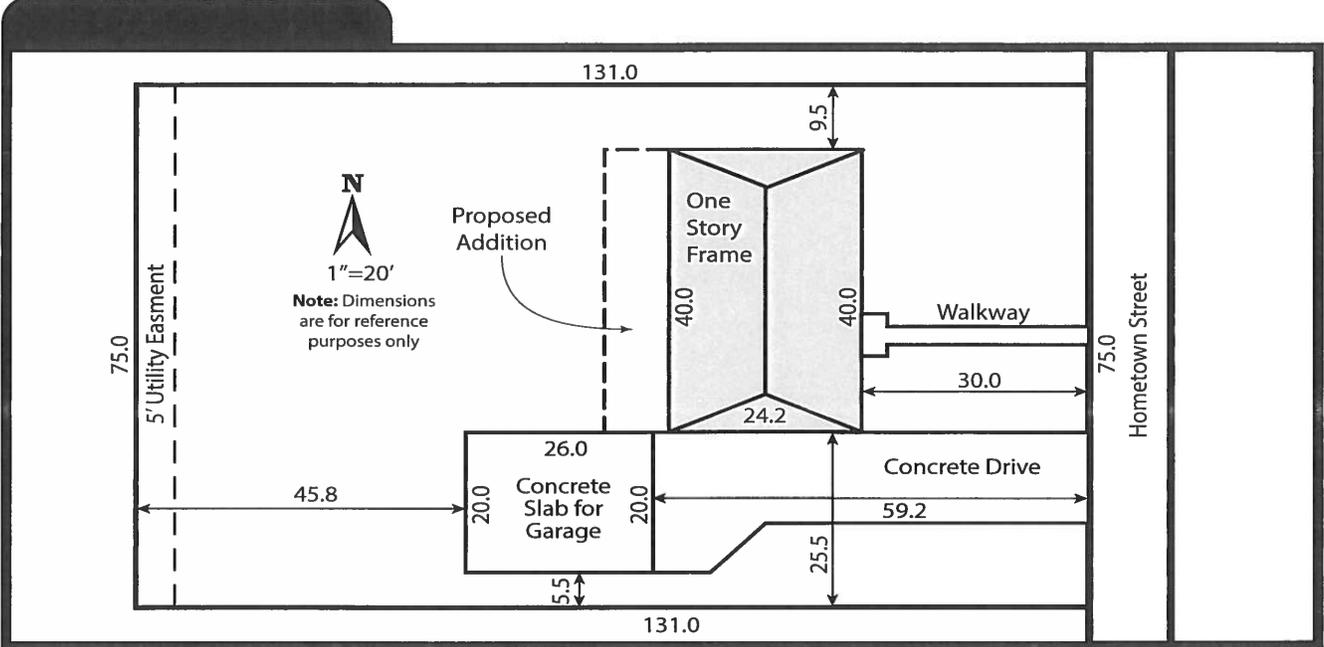
The Colorado Chapter of the International Code Council is a professional organization seeking to promote the public health, safety and welfare to building construction. We appreciate your feedback and suggestions. To obtain a master copy of this building guide, please write to the Colorado Chapter of the International Code Council, P.O. Box 961, Arvada, CO 80001. <http://www.coloradochaptericc.org>

This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2015 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.



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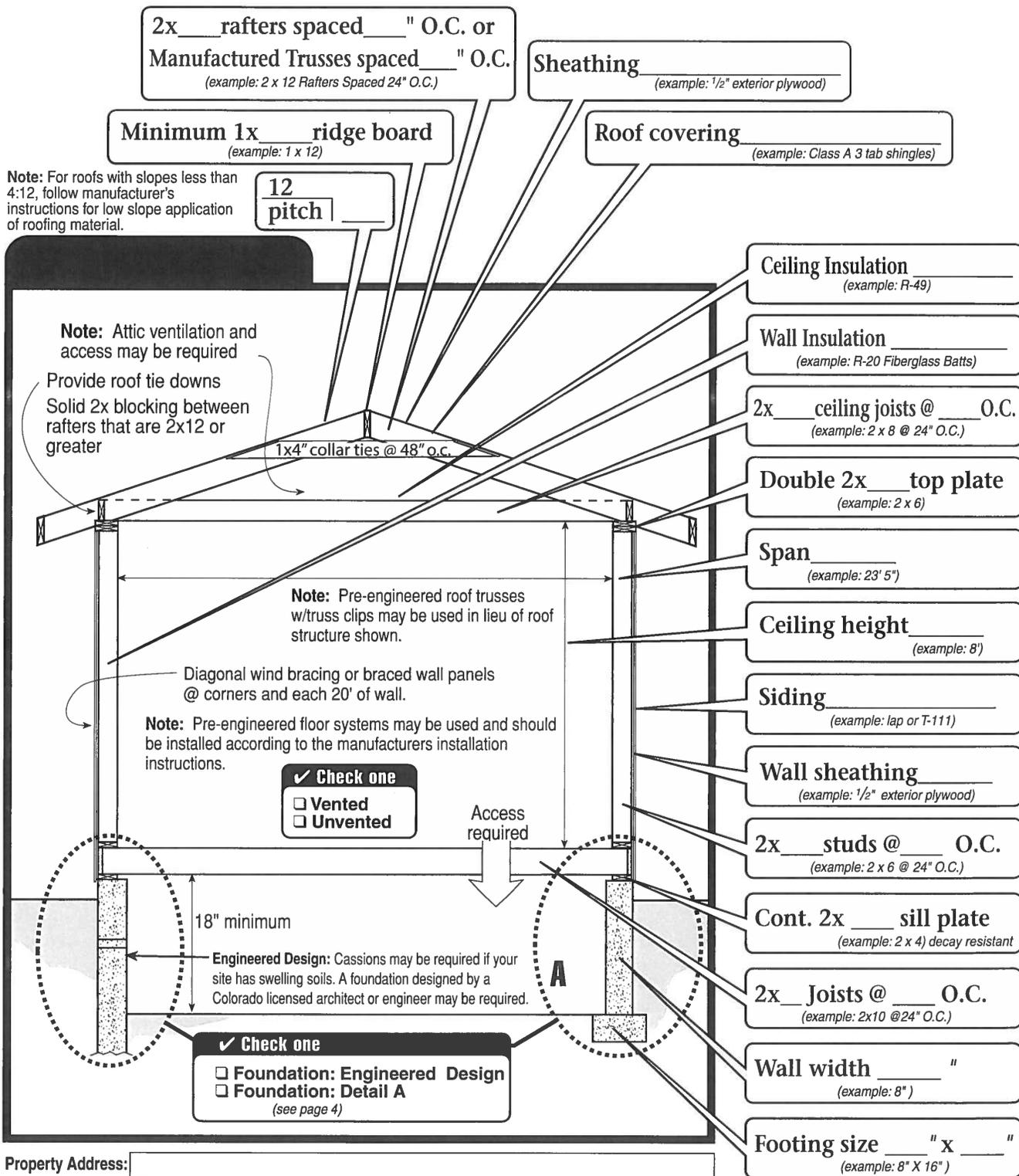
**Note:** A plot plan (plan view) showing the dimensions of your project or additions and its relationships to existing buildings or structures on the property must be included. In addition to project dimensions, your plot plan must also show other details such as post locations and spacing, joist and beam spans, and any other pertinent information not shown on the section drawing.



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# Single Family Residential One Story Addition



Property Address: \_\_\_\_\_

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# Single Family Residential One Story Addition

## Site Plan

**1. When drawing your plot plan** be sure to show the location of electric, gas, sewer and water service lines. If you don't know where they are, call the Public Service Utility Notification Center of Colorado, 1-800-922-1987 or 811. They will come out and locate lines for you. Remember to ask them about the cost.

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

Carbon Monoxide alarms are required on each floor with bedrooms. They are recommended to be located no farther than 15 ft. from any bedroom entrance. Do not install within 15 ft. of a fuel burning appliances. Follow manufacture's recommendations for location testing and replacement.

**2. Additions not to enclose** bedroom or basement egress windows.

**3. 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.

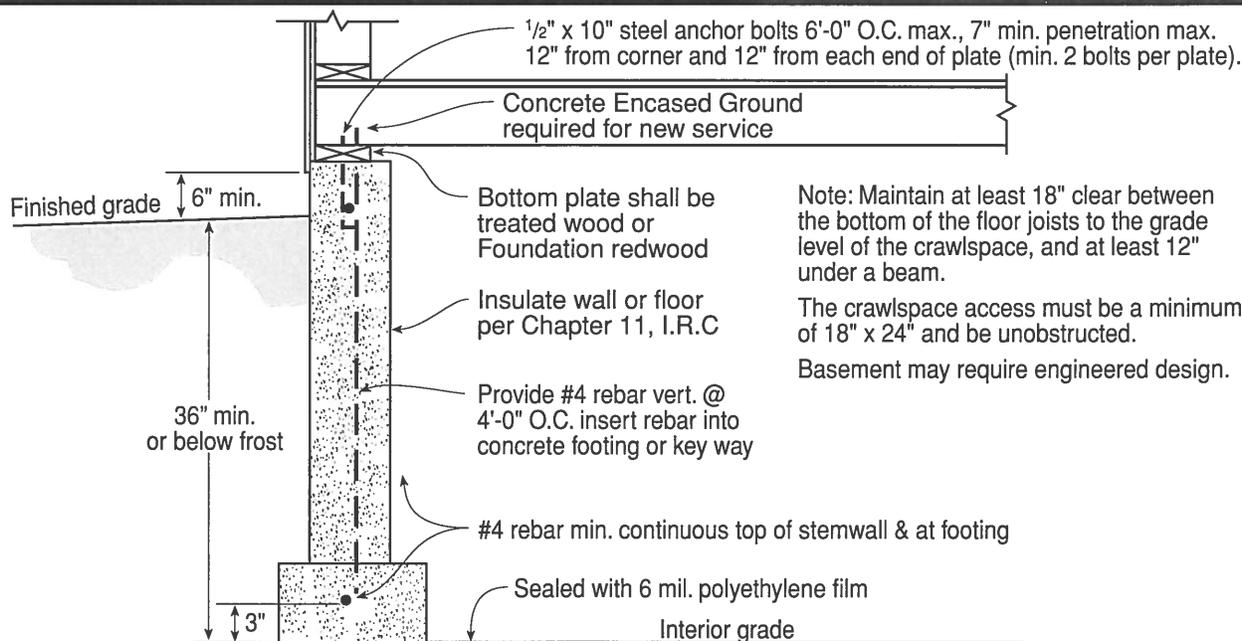
**4. Heat is required** in all habitable rooms. Show how the addition will be heated on the plan.

## 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.

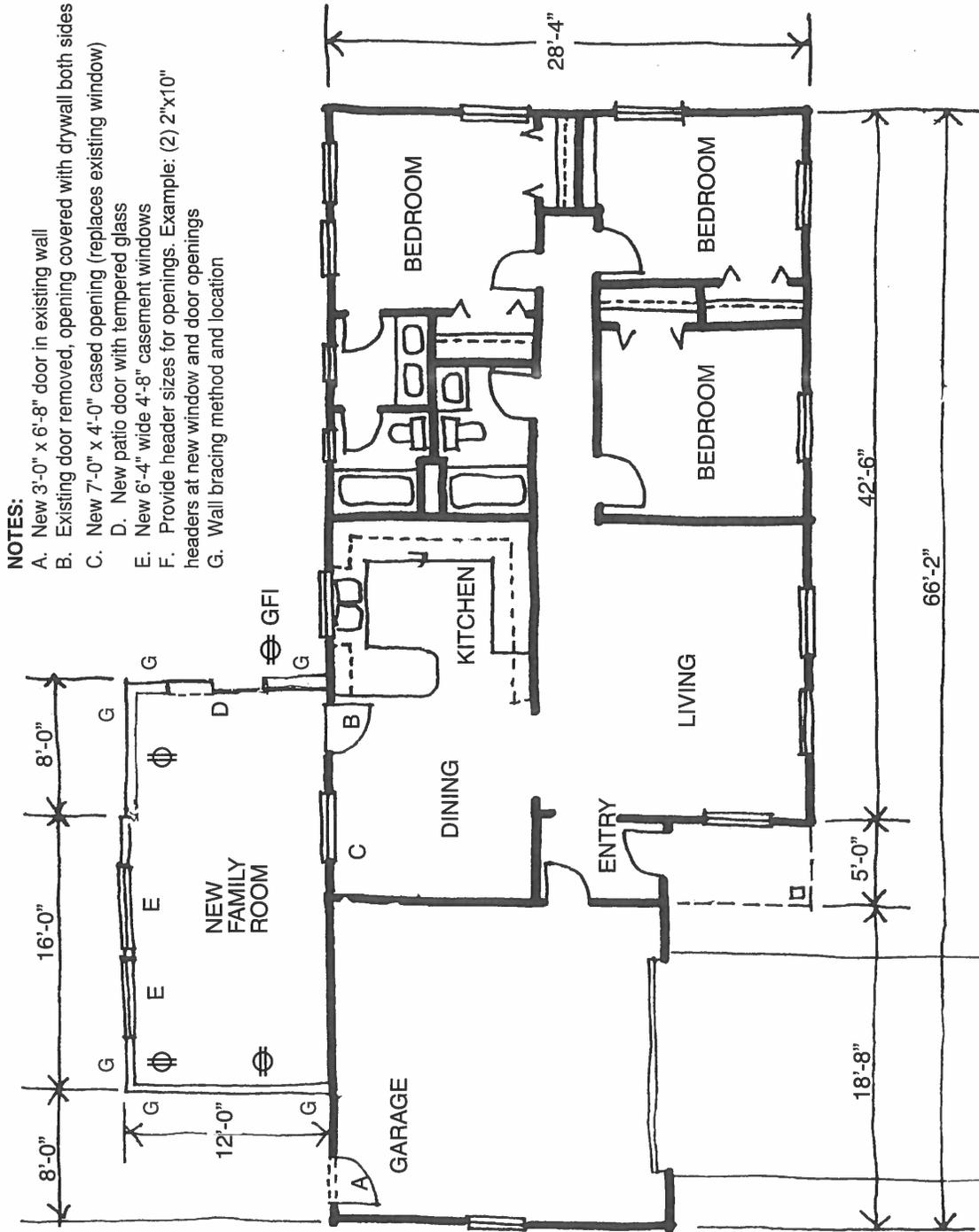
## Roof Overframe

**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.



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