

Montgomery County Building Regulations Residential Drawing Standards:

- Submit copy of zoning and septic permits
- Submit two sets of construction documents
- All drawings must be drawn to a recognizable scale, such as 1/4" = 1'-0" for the floor plans
- All sheets must include the owner's name and project address
- All sheets must include the name and contact information of the person who prepared the drawings
- All sheets must be dated

Drawing Revisions:

- All revisions must be circled or clouded, in order to see the changes clearly
- All revisions must be dated
- Information which did not change as a result of the revision need not be resubmitted

Footings & Foundation Only Drawing Checklist: *These lists indicate common elements that must be submitted for this project type. Individual projects vary & may require additional information. If unsure of the project requirements, contact Building Regulations.*

1. Site Plan:

- Property lines
- All site features (drive, well, septic field, etc.)
- All structures (existing and proposed addition)
- Dimensions between structures and property lines
- All easements and setbacks
- Flood area per FEMA FIRM, if applicable
- Topographic information if slope exceeds 1:3 within 40' of house footprint

2. Foundation Plan:

- Footing materials
- Continuous footing under garage overhead doors
- Deck and porch piers (location and dimensions)
- Foundation materials
- Footing and foundation reinforcing
- Crawlspace vents and access

3. Exterior Elevations:

- All exterior views
- All finish materials
- All doors and windows
- Include decks, porches, steps, railings, etc.
- Proposed finished grade elevations

4. Wall Sections for all wall types in project:

- All foundation materials, sizes and dimensions
- Reinforcing steel size and placement dimensions if used
- Foundation waterproofing system and perimeter drain
- Anchor bolts, including size, spacing, distance from plate ends or corners, etc.
- Exterior finishes
- Masonry veneer details (air space, ties, sheathing protection, flashing, weeps, etc.)

Note: *Footing and Foundation Only Permits are not issued for projects other than new residences. This permit is valid for footing and foundation work only. Pier footings, pads and slabs are not reviewed and may not be installed.*

To obtain a permit for the balance of the construction, complete drawings will be required to be submitted in duplicate. See the New Residence or Addition checklist for more information.

Zoning and Septic information need not be resubmitted when applying for full building permit.