

Montgomery County Building Regulations Residential Drawing Standards:

- Submit copy of zoning permit
- 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 be dated
- All sheets must include the name and contact information of the person who prepared the drawings

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

Room Addition 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:

- All site features (drive, well, septic field, etc.)
- All structures (existing and proposed addition)
- Dimensions between structures & 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
- Piers and pier pads (location & dimensions)
- Deck and porch piers (location & dimensions)
- Patio & other concrete slabs on grade
- Thickened slab areas (location & dimensions)
- Foundation materials
- Footing & foundation reinforcing
- Floor slab materials, reinforcing and vapor barrier
- Garage slab slope
- Crawlspace vents & access
- Portion of existing foundation to clarify connection details and existing conditions

3. Floor Plan of each level:

- All room uses (Bedroom, Kitchen, Closet, Unfinished Basement, etc.)
Note: Room uses in existing residence must be shown. "Bonus Room" & "Loft" are not an acceptable designations.
- All door sizes & landing dimensions, where required
- Bedroom egress window locations, clear opening sizes & sill height above floor
- Complete dimensions, including porches, decks, etc.
- Furnace location & elevation, if required
- Laundry equipment location
- Clothes dryer exhaust vent material & termination detail
- Bathroom fixture location, ventilation & termination of duct
- Safety glazing locations
- Smoke detector locations, power source & interconnectivity
- Attic access size & location
- Garage/House separation with 1/2" or 5/8" gypsum board
- Protection of 2nd floor structural elements in garage
- Identify interior load bearing walls

4. Framing Plans, depending on complexity:

- Floor framing at each level with joist size & spacing
- If using "I" joists, provide a layout from system manufacturer will applicable details
- Header & beam sizes & bearing requirements
- Deck & porch framing plans (floor & roof)
- Stair details (riser & tread dimensions, balusters, clearances, handrails, etc.)
- Roof framing *or* certified truss engineering submitted for approval prior to framing inspection
Note: See Code Enforcement Policy for details regarding residential roof truss submittals

5. Exterior Elevations:

- All exterior views, including some of existing home
- All finish materials
- All doors & windows
- Include decks, porches, steps, railings, etc.
- Proposed finished grade elevations
- Portion of existing residence to clarify connection details and existing conditions

6. Wall Sections for all wall types in project (basement, crawlspace, 2 story high rooms, garage, porch, etc.):

- All foundation materials, sizes & dimensions
- Reinforcing steel size & placement dimensions, if required
- Foundation waterproofing system & perimeter drain
- Anchor bolts, including size, spacing, distance from plate ends or corners, etc.
- Floor component information (sill plate, joists, rim joist, sheathing, etc.)
- Wall framing components, size, spacing, sheathing, vapor barrier, wall heights, etc.
- Soffit details, including continuous ventilation
- Exterior finishes
- Masonry veneer details (air space, ties, sheathing protection, flashing, weeps, etc.)
- Roof components (rafters or trusses, roof sheathing, ice protection, underlayment, shingles, etc.)
- All insulation components at foundation, wall & roof areas, including covering, if required

7. Energy Conservation Compliance calculations:

- REScheck or Montgomery County approved alternate compliance method.
Note: R values and U factors must match the various wall sections

Note: See Code Enforcement Policy for smoke alarm upgrade requirements in existing residences.