

Montgomery County Building Regulations Residential Drawing Standards:

- Submit a copy of Zoning Certificate & septic 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, project address and 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

New Residence Construction 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)
- Dimensions between structures & property lines
- All easements and setbacks
- Flood & floodway boundaries on the property per FEMA FIRM, if applicable
- Topographic information if slope is steeper than 1:3 within 40' of house footprint
- Fire separation if overhang or exterior wall is less than 5' from the property line.

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, gravel fill and vapor barrier
- Garage slab slope
- Crawlspace vents & access / Conditioned crawlspace information.

3. Floor Plan of each level:

- All room uses must be labeled (Bedroom, Kitchen, Closet, Unfinished Basement, etc.)
- Note: Room uses in existing residence must be shown. "Bonus Room" & "Loft" are not acceptable designations.
- All door sizes & landing dimensions, where required
- Bedroom emergency egress window locations, clear opening sizes & sill height above floor
- Complete dimensions, including porches, decks, exterior steps & stoops, etc.
- Furnace location & elevation, if required
- Laundry equipment location
- Clothes dryer exhaust vent material & termination detail
- Bathroom ventilation & termination of bath fan exhaust duct
- Safety glazing locations
- Smoke detector, power source & interconnectivity and carbon monoxide detectors locations
- Attic access size & location
- Garage/House separation with 1/2" or 5/8" gypsum board & metal or solid wood door with no glass.
- 1/2" gypsum board protection of structural elements supporting a habitable room above the garage such as walls and beams.
- Identify interior load bearing walls
- Wall bracing per 602.10

4. Framing Plans, depending on complexity:

- Floor framing at each level with joist size & spacing
- If using "I" joists, provide a layout from manufacturer or supplier with applicable details
- Header, beam & column sizes & bearing requirements, including garage door header
- Deck & porch framing plans (floor & roof)
- Stair details (riser & tread dimensions, balusters, clearances, handrails, etc.)
- For closets created below stairs, show gypsum board installed in closet
- Roof framing or, if using trusses, certified truss engineering submitted for approval prior to framing inspection

5. Exterior Elevations:

- All exterior views (front, rear, left, right)
- All finish materials, labeled
- All doors & windows shown
- Include decks, porches, steps, railings, etc. on all elevations
- Proposed finished grade elevations
- Depth of footings, location of step downs

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 and protection of framing from porch slabs.
- Anchor bolts, including size, spacing, distance from plate ends or corners, etc.
- Floor component information (sill plate, joists, rim joist, sheathing, etc.)
- Exposed I-joist and floor truss protection per 502.14
- Wall framing components, size, spacing, sheathing, vapor barrier, water 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

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