

# RESIDENTIAL CHECK LIST FOR PLAN REVIEW

Below is a minimum submission requirement. Please use it as a check list to confirm that your plans are complete. Fauquier County reviews plans based on prescriptive code requirements, designs which incorporate construction techniques which cannot be referenced in code sections will **require an engineered plan submittal**. This list **IS NOT** intended to be all inclusive, reference the correct edition of the Virginia Residential Code for all code requirements that pertain to your project.

## **Building Plans must meet the following requirements:**

Minimum scale of 1/4 inch = 1 foot; all dimensions must be shown.

Minimum sheet size: 8 1/2 x 11 inches, no pencil.

Code year used for the design.

Designer's name, address and occupation.

If plans are prepared by a Virginia registered design professional, at least one set of plans must bear the **original** seal, signature and date.

List live load and dead load, soil bearing and lateral earth pressure and wind loads.

List of material specifications including, but not limited to: grade and species of lumber, concrete strength and steel strength.

Exterior Elevations (front, sides and rear) noting window and door dimensions and locations

Foundation plan, wall height, thickness, maximum backfill. (Location, continuous or piers)

Footing details (minimum footing depth is 24 inches).size and thickness,

Crawl space – ventilation or condition air method with vapor barrier, Show crawl space access.

Floor plans of all levels with all rooms labeled for their intended use. Show plumbing and mechanical fixtures and appliances and show electric panel location.

Location of smoke detectors and carbon monoxide detectors.

Structural framing plans for each level accurately detailing all members, sizes, span lengths and spacing.

Manufacturer's name, series number, depth, and spacing of all manufactured wood products.

Structural details of connections to include building cross section.

Typical wall section with sheathing thickness and type.

Wall bracing including method, location and braced wall panels and any special requirements.

Insulation R-values, locations and type. Show crawl and attic ventilation.

Building height.

Roof framing plan indicating the size and spacing of the following: trusses, rafters, ceiling joists/rafter ties, ridge board and/or ridge beam.

Whirlpool/Jacuzzi/oversized tub manufacturer's information showing structural loading requirements.

Location of safety glazing.

For garages, drywall applied to the walls and ceilings adjacent and below living areas (1/2-inch to walls, 5/8-inch, Type X to ceilings).

20 minute fire-rated door between an attached garage and house.

For detached garages within 3 feet of the existing house, drywall and fire-rated equivalent to an attached garage.