

NEW ONE- AND TWO- FAMILY DWELLINGS PLAN REQUIREMENTS CHECKLIST



City of Olathe, Kansas
Building Codes Division

MINIMUM NUMBER OF PLANS

Provide two sets of building plans (plot plan, foundation, architectural) - Drawn to scale (1/4" or 1/8" per foot) *minimum 18" x 24" for new buildings; and minimum 11" x 24" for additions.*

Provide two plot plans - Scale: 1" = 20 Feet or 1' = 1/16" minimum. Preferably on 8-1/2" x 14" paper when able to accommodate. Local survey engineers have our requirements.

DESIGN PROFESSIONAL CERTIFICATION SUBMITTED

Construction Documents - shall be prepared and sealed by a registered **design professional**. (*design professional defined: an individual who is registered or licensed to practice their respective design profession as defined by the statutory requirements of the professional registration laws of the state (metro Kansas City area) or jurisdiction in which the project is to be constructed*).

Plan Revisions Supplemental plans - May be required based on design changes, alternate materials, plan omissions, or site conditions. A minimum of two copies of plan revisions are required to be submitted for review and approval. Revisions must be submitted by a registered design professional.

FOUNDATION PLAN

Detailed sealed plans by a registered design professional (see above) required for alternates to 2000 International Residential Code — Chapter 4. (*Contractor must provide City-stamped foundation plan on site at the time of footing and pier inspections*).

FLOOR PLANS INDICATING MINIMUM SUBMITTAL REQUIREMENTS

Provide a plan view of each floor - Show dimensions and use of each room.

Indicate the total square footage of each floor level including the basement. Provide structural framing plan details (see *Structural Details* below). Provide location of egress windows, apply Section R310 Amended.

Windows - Note locations where safety glazing is required.

Stairs - Note required rise and run and stair headroom (Minimum 6'8")

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PLAN REQUIREMENTS CHECKLIST (continued)

Dwelling Unit Separations - Note 2-hour separation location, construction and listing; also note 1-hour construction and listing for wall construction within 3 feet of property lines.

Garage/Dwelling Unit Separations - Note details of construction location (minimum ½” gypsum board garage side).

ROOF PLANS INDICATING MINIMUM SUBMITTAL REQUIREMENTS

Provide roof framing plans

Provide structural framing plan details - (see *Structural Details* below).

EXTERIOR ELEVATIONS INDICATING MINIMUM SUBMITTAL REQUIREMENTS

Exterior Balconies - Framing details noted on plans.

Decks - Note framing details for decks exceeding a height of 30” above grade at any point. For other than columns and beams, construction can be noted as complying with the City Residential Deck Ordinance.

Wall Bracing - Show details per Section 602.10.

STRUCTURAL DETAILS (see also *FLOOR PLANS* and *ROOF PLANS* above)

Load paths and load bearing walls - identified from roof to foundation.

Live loads - for roof, attics, floors, balconies, and decks.

Roof design Dead load (specify roof coverings).

Design specifications - for structural and framing members.

Lumber - sizes, spacing, and design specifications.

Truss shop drawings and location plans - sealed by *design professional* (see above).

Connection details - special fasteners, wind bracing, bolting, or other special connection details.

Structural framing details - beam, header, column, cantilevers, and other special framing design specifications and details.

Engineered design and calculations - provided for any structural concrete floors over usable space.

Note 2x4 bearing walls exceeding 10 feet in height - (design calculations required).