

Requirements for Building a House

Submit:

1. 2 Sets of House Plans or Drawings
2. Site Plan
3. Engineered foundation designs if required (see below)
4. Roof Truss layout and design
5. Floor Joist Layout and design if manufactured joist system
6. Ventilation system designs (return worksheets provided at plan review)

Drawing Requirements:

Site plan

Building address; street names; size of the site; size of the building(s); location of the building(s) in relationship to the property lines and other buildings; setback distances of building(s) from front, rear and sides of the property on all sides; legal description; easements.

Foundation plan

Overall size of the foundation; size and location of footings, piles, foundation walls, retaining walls and slabs; size and location of openings for doors, windows and crawlspace or basement access; foundation drainage; size, material and location of columns and beams; compressive strength of concrete. Wood foundations to meet or exceed CAN/CSA-S406-92 "Construction of Preserved Wood Foundations" or engineered.

Floor Systems

Complete engineered design and layout of all 'I' joist and/or floor truss systems; dimensional lumber floor joist layout including size and spacing.

Floor Plan

Size and location of interior and exterior walls; exits; fire separations; doors (including door swings); stairs; windows showing type and size; cabinets; vanities; fireplaces; plumbing fixtures; electrical and heating (can be on separate page); intended use of all rooms.

Elevations (4)

Include views of all sides of the building; height of finished grade; exterior finishing materials; doors and windows shown; location and height of chimneys; roof pitch.

Cross section c/w details

Cut through views of the building; lists of all materials cut through including structural and finishing materials; vertical dimensions; stair dimensions and headroom; height of finished grade.

Roof Trusses

Complete engineered design and layout of all engineered roof trusses.

Engineering is required for the following:

Slab on grade foundations where the house superstructure is supported on a slab with or without piles.
Piles and grade beam type (deep house foundations).
Wood foundations exceeding the S406-92 Standard (approximately greater than 32 feet wide)
Unusual not typical or innovative designs not proven or tested
Non approved, materials, foundation constituents or products requiring an engineer for use
Roof Trusses, this is supplied by the roof truss designers. Handmade trusses are not approved
Floor joists and floor truss designs these will be supplied by the manufacture

Ventilation System Design:

Due to the building code requirements for quality and safe air in a home you must have a ventilation system designed for the home by a qualified mechanical contractor or plumber. Worksheets may be provided.