



Residential Plan/Drawing Requirements

Zoning Plan Requirements:

For a zoning review, the following specifications, drawings and details must be submitted:

Site plan drawn to scale or site plan from a property survey showing the following:

- Location of existing and proposed structures
- Dimensions of all structures (including roof overhangs)
- Property lines and dimensions
- Existing and proposed structures setbacks
- Easements & rights-of way
- Location of utilities/stormwater management facilities
- Existing or proposed streets, curb cuts & driveways/access
- Signs, fences, stone walls, and any other accessory structures/buildings on the property
- Other important information relevant to your application

Building Plan Documentation Requirements:

For a Building Plan Review, the following specifications, drawings and details must be submitted:

- Three (3) Sets of Construction Plans (1/4" scale minimum)
- Plumbing Plan (including natural gas and propane-2 copies)
- Electrical Plan (2 copies signed and sealed and approved by your underwriter)
- Mechanical Plan (2 copies)
- Sprinkler plans if applicable (3 copies)

Building Plans Must Show:

- Foundation Plan
- Footing location and size with reinforcement steel location and size
- Shear wall location and size
- Floor Framing Plan
- Floor joist or floor truss location and size

- Sill plate location and size
- Blocking location
- Floor Plan
- Finished grade to eave height
- Floor to ceiling height
- Floor to roof peak height
- Finished grade to stem wall height (if applicable)
- Roof pitch
- Eave projection length at sidewalls and gable end walls(if applicable)
- Indicate balloon frame gable or gable end truss (if applicable)
- Wall Sections/Details
- Typical wall sections for each continuous load path from foundation through roof
- Header size over openings
- Roof Framing Plan
- Bearing walls and girders
- Calculated uplift loads
- Fastener schedule

New homes require additional details. This information is provided to help you prepare your plans, it is not a complete recitation of the code or a replacement for a licensed design professional.

Plumbing Plan Info and Natural Gas/Propane Info:

Water and waste

Plumbing requires a riser diagram (schematic diagram) that shows how plumbing will be configured and what type and size pipe are being used and how drain and waste systems are vented. It must show all systems, lengths, diameters and pipe type and connections. Include product specifications for any pumps, tanks or other equipment to be included in the system.

Please check that your permit documents include:

- Riser diagram
- All fixtures are shown
- All pipe and venting shown
- Dimensions of all required access openings
- Manufacturers specifications are included for any mechanical vents

Natural Gas and Propane:

Installing gas piping? A plumbing permit is required when gas piping is being installed, extended or a new gas fired appliance is being added to an existing system. Your application must include a gas riser diagram is required showing all gas piping on the system from the gas meter to each gas appliance tied into the gas piping.

A gas riser diagram consists of size and length and type of each section of gas pipe starting at the meter, to each take-off tee branch, including sections between take-off tee branches as well as size and length of all branches coming off the main gas line that supplies each appliance, including any new appliances.

Label and indicate BTUs for each appliance presently tied into the gas line and do the same for any proposed new appliances.

Indicate outlet pressure in water column or psi and identify the table used to calculate size.

Here is an example of how to calculate pipe size and more info

Plans must show:

- Provide gas piping layout on the floor plan for each floor. Include pipe sizes, water column, and type of material.
- Provide a schedule of connected equipment, total BTUH demand, total equivalent length, and most remote gas appliance.

Heating, Ventilation and Air Conditioning Plan Info:

HVAC is any heating, cooling or ventilation equipment. Plan review includes a review of the proper sizing of the unit.

HVAC Permits require the following plans/ documentation:

- Complete venting information for combustion appliances
- ACCA form, Manual J calculations
- Product spec sheets for any equipment
- If you are installing a unit that gets combustion air from the room it is in you must provide calculations.

Your plans must show:

- Mechanical plans for each floor. These shall show the ductwork layouts, schedules, notes, legends, piping schematics, and details necessary to define the system being installed.
- Indicate air distribution devices and show cfm for all supply, return and exhaust devices.
- Indicate the location of all equipment components required for a complete system.
- Provide manufacturers information sheets for equipment.
- Fresh air supplied.
- All natural gas and propane supply needs permit and plans – see this page for that info

HVAC contractors, please review this guide if you have questions about the necessary documentation for permit applications: [HVAC Quality Installation Specification Minimum Design and Installation Requirements for Residential and Commercial Heating, Ventilating, and Air Conditioning \(HVAC\) Applications.](#)

Electrical Plan Info:

Electrical plans must be reviewed and stamped by an underwriter before being brought in to the office. Select an underwriter from the list here. They should be the ones you will also use for your inspection.

- Receptacles set-backs, outlets, switches, 3 way switches, electrical outlets, light, fans, smoke detectors, fire sprinklers, heaters, fireplaces, AFI's, GFCI's, dimmers, ceiling fans, sub-panels, switches, light locations and distributions, 3-ways light switches, bathroom fans.
- Microwave receptacles, refrigerator outlet, stove location, sink location, washer and dryer room location, ventilation location. Main meter box location, size, brand name, capacity AMPS.

The information provided in this guide is intended only to assist individuals in understanding the code requirements. It is not a complete recitation of the code. Property owners should consult the Lower Gwynedd Township Code of Ordinance for answers to specific questions.