



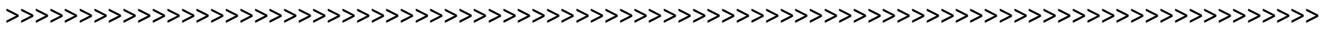
CITY OF EAST HELENA
**RESIDENTIAL ONE- AND TWO-FAMILY DWELLINGS
PLAN SUBMITTAL REQUIREMENTS**

FOR NEW CONSTRUCTION, ADDITIONS AND REMODEL PROJECTS

The plans must be drawn neatly to scale and sufficiently detailed to indicate the nature of the work proposed by showing the applicable items listed below.

PLAN SUBMITTAL DOCUMENTS shall consist of the following:

- **PERMIT APPLICATION** must accompany all submittals for plan review and permit
- **SITE PLAN**
- **COMPLETE BUILDING CONSTRUCTION PLANS**, as described in more detail below
- **ENGINEERED FLOOR AND/OR ROOF TRUSS DATA SHEETS**
- **CALCULATIONS AND DRAWINGS SIGNED AND SEALED BY REGISTERED DESIGN PROFESSIONAL WHERE THE BUILDING CONTAINS STRUCTURAL ELEMENTS EXCEEDING THE LIMITS OF IRC SECTION R301 OR OTHERWISE NOT CONFORMING TO THE IRC, FOR THE NON-CONFORMING ELEMENTS ONLY.**
- **GEOTECHNICAL REPORT WHERE EXPANSIVE SOILS, COMPRESSIBLE SOILS, SHIFTING SOILS OR OTHER QUESTIONABLE SOIL CHARACTERISTICS ARE LIKELY TO BE PRESENT.**



1. SITE PLAN shall include:

- Property address
- Site boundaries/property lines, with accurate lot dimensions
- Street and alley frontages with names
- Location of all existing and proposed structures (including decks/porches) with distances to the nearest foot between buildings and from buildings to property lines with accurate building area dimensions
- Parking, driveways, circulation
- Sidewalks
- Any site encumbrances – access, drainage and utility easements, encroachments or covenants

2. FOUNDATION PLAN

- Show complete foundation layout including: dimensions, pier and footing locations
- Location, type and spacing of anchor bolts, hold-down devices and post bases
- Footing and foundation wall detail(s) with cross sectional view showing: depth, width & reinforcement
- Location of Ufer Ground (concrete encased grounding electrode) in footing on plan view

3. FLOOR PLANS

- Room use, dimensions and square footage of each, total of each level and garage (including crawlspace, porches, patios and decks)
- Window sizes, types, locations and net free openable area
- Door sizes and locations
- Crawlspace and attic access size and location

- Garage and/or dwelling unit separation walls and draftstop locations
- Braced wall (shear wall) location, method, quantity (linear footage) and fastening requirements.
- Locations of all smoke alarms and carbon monoxide alarms.

4. FLOOR FRAMING PLAN FOR EACH LEVEL

- Floor joist and exterior deck details including sizes, type, lumber grades, span and spacing of members
- Header, girder and beam sizes, span and location and post sizes and connection requirements
- Thickness and type of subflooring

5. ANALYSIS FOR LATERAL BRACING

- Prescriptive path as permitted in Section R602.10 or
- Lateral analysis and connection requirements designed and stamped by Structural Engineer licensed in Montana

6. BUILDING SECTION AND FRAMING DETAILS

- Sectional drawings showing: Framing member sizes, spacing of framing members, beams, bracing, post and beam connections, etc.
- Connection between roof structure and wall top-plates
- Header sizes, spans, locations and lumber grade.
- Floor to floor height dimension (including crawlspace and attic height) – coordinate with site plan and truss data to determine overall building height.
- Exterior deck framing connection detailing to supports, and railing post connections to the deck frame.
- Insulation R-Values for foundations, walls and roofs.
- Foundation drainage, waterproofing and damp proofing.

7. ROOF FRAMING

For engineered truss roof system:

- Truss engineering from manufacturer including types, span, pitch, spacing, bearing locations and any specific framing or anchoring details.
- Header sizes, spans, locations and lumber grade.
- Rake or outrigger and eave edge detail, roof sheathing and underlayment material
- Attic ventilation type, location and calculated quantity

For conventionally framed roof:

- Ceiling joists and rafter, sizes spans, and spacing
- Header sizes, spans, location, & lumber grade
- Outrigger sizes, location, spans, and spacing, roof sheathing and underlayment material
- Attic ventilation type, location and calculated quantity

8. EXTERIOR BUILDING ELEVATIONS

- Provide building elevation of each side showing type of wall covering, window and door locations, floor-to- floor height and over all building height from grade level.

9. FIREPLACE DETAILS

- If wood stove or fireplace insert is used, provide installation manual (UL listed unit required)
- Combustion air intake to outside air – source of outside air for combustion.

THE ABOVE INFORMATION MUST BE SUBMITTED FOR YOUR PLANS TO BE CONSIDERED COMPLETE. THE INFORMATION MUST BE PROVIDED IN ORDER TO PROCESS YOU PLANS IN A TIMELY AND CONSISTENT MANNER. INCOMPLETE SUBMITTALS WILL BE RETURNED TO THE APPLICANT UN-REVIEWED.