

PARISH OF ASCENSION

BUILDING DEPARTMENT



RESIDENTIAL PLAN REVIEW REQUIREMENTS

ALL RESIDENTIAL CONSTRUCTION DOCUMENTS MUST BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AND 2020 NATIONAL ELECTRICAL CODE (N.E.C.).

**** PROJECTS LOCATED IN WIND SPEED ZONES 130 MPH OR GREATER MUST BE STAMPED BY A LOUISIANA LICENSED ENGINEER. ****

- **PLOT PLAN:** LOCATION OF PROPOSED BUILDING ON PROPERTY, NOTE DISTANCES FROM PROPERTY LINES, BUILDING LINES, SERVITUDES AND EXISTING STRUCTURES.

- **FOUNDATION PLAN SHALL INCLUDE** (*WHEN APPLICABLE*):
 - **SLAB ON GRADE:** FOOTING LAYOUT PLAN, SPECIFIED CONCRETE STRENGTH, SLAB THICKNESS, EXTERIOR AND INTERIOR FOOTING LOCATIONS, FOOTING DEPTH AND WIDTH. SECTION DETAILS SHOWING TYPICAL FOOTING.
 - **FOUNDATION ON PIERS:** FOOTING LAYOUT PLAN, PIER LAYOUT PLAN, FOOTING SECTION DETAILS.
 - **FLOOR FRAMING LAYOUT:** ALL BEAM, GIRDERS, FLOOR JOISTS, AND/OR TRUSSES NEED TO BE LABELED AND SIZED ACCORDINGLY. SHOW ATTACHMENT OF FLOOR SYSTEM TO FOUNDATION.
 - **POST-TENSION FOUNDATION:** MUST BE DESIGNED AND STAMPED BY AN ENGINEER REGISTERED IN THE STATE OF LOUISIANA.
 - **DECKS:** DECK FRAMING IF APPLICABLE: DECK JOIST SPANS, DECK POST HEIGHT, ANCHORAGE AND ATTACHEMENT FOR LATERAL LOADS. MUST LIST CONNECTION FROM BEAM/HEADER/GIRDER, TRUSS-TO-POST CONNECTION

- **FLOOR PLAN:** Must be to scale
 - DIMENSIONS OF FLOOR PLAN (WIDTH AND LENGTH)
 - ROOM LABELS WITH CEILING HEIGHTS
 - FIREPLACE WITH FUEL TYPE (IF APPLICABLE)
 - ATTIC ACCESS, EGRESS FROM HOUSE AND SLEEPING ROOMS,
 - DOOR AND WINDOW SCHEDULE: MATERIAL, SIZE, DIMENSIONS, FIRE-RATED, TEMPERED, ECT...
 - GARAGES ATTACHED TO DWELLING MUST STATE TYPE OF MATERIAL USED FOR GARAGE-DWELLING SEPERATION BETWEEN WALLS AND CEILINGS.
 - STAIRS: MUST SHOW GUARDRAILS AND HANDRAILS USED, HEADROOM, MINIMUM WIDTH, TREAD AND RISER DIMENSIONS
 - TYPICAL WALL SECTION

****THESE ARE MINIMUM REQUIREMENTS AND SOME PROJECTS MAY REQUIRE ADDITIONAL INFORMATION AND CLARIFICATION FOR PROPER REVIEW. ****

- **WALL BRACING PLAN:** FOR NEW CONSTRUCTION NOT LOCATED IN HIGH WIND SPEED AREAS (BELOW 130 MPH), A DETAILED BRACED WALL PLAN IS REQUIRED TO SHOW COMPLIANCE WITH R602.10 OF THE 2015 IRC.
- **CEILING FRAMING PLAN:**
 - CEILING JOIST SIZE AND SPAN
 - ENGINEERED BEAM LAYOUT FROM LUMBER COMPANY MANUFACTURER REQUIRED.
 - HEADER LOCATIONS FOR CEILING FRAMING
- **ELEVATIONS PLAN:**
 - HEIGHT OF BUILDING, WINDOW AND DOOR LOCATIONS
 - WALL FINISHES
 - WALL/ROOF FLASHINGS
 - ATTIC VENTS
 - CHIMNEY LOCATION AND TERMINAL
 - ROOF SLOPES AND MATERIAL.
- **PLUMBING PLAN:**
 - LOCATION OF ALL FIXTURES AND CLEARANCES
 - SIZE OF PLUMBING DRAIN LINES
 - PLUMBING DRAIN LAYOUT
- **MECHANICAL PLAN:**
 - LOCATION OF HVAC EQUIPMENT
 - RETURN AIR LOCATIONS
 - SHOW THE CAT WALK AND WORKING PLATFORM FOR THE ATTIC HVAC UNIT.
 - EXHAUST FANS AT BATHROOMS: LIST CFM RATINGS, SIZE, LENGTH AND TYPE OF EXHAUST DUCT.
- **ELECTRICAL PLAN:**
 - OUTLET LOCATIONS AND SPACINGS IN ALL ROOMS (6' FROM DOOR OPENINGS, 12' SPACE BETWEEN OUTLETS AND OUTLETS ON WALLS 2' OR MORE), OUTLET LOCATION AND SPACING FOR KITCHEN ISLAND, COUNTERTOPS AND BATHROOM COUNTERTOPS
 - SMOKE ALARM AND CARBON-MONOXIDE, DETECTOR LOCATIONS
 - CLEARANCES FOR LIGHTS IN CLOSETS
 - LIGHT FIXTURES AND SWITCHES AT STAIRS
 - GFCI OUTLETS, SWITCH-CONTROLLED LIGHTS IN EVERY HABITABLE ROOM
 - **SERVICES:** SHOW ELECTRICAL RISER DIAGRAM CONTAINING RATING OF MAIN PANEL AND SUB-PANELS, GROUNDING ELECTRODE, FEEDER WIRE SIZES AND TYPES, CONDUIT SIZES AND TYPES, SERVICE FEEDER SIZES AND TYPES.
- **MANUAL J, S, AND D:**
 - MANUAL J, S AND D DOCUMENT SHOWING COMPLIANCE WITH 2021 IECC AND IRC 2021.

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