

**CITY OF ENGLEWOOD
PLAN SUBMITTAL REQUIREMENTS
FOR RESIDENTIAL PLAN
REVIEW**

The City of Englewood has adopted the following codes with amendments:

2012 International Building Code and Appendix I - Patio Covers
2012 International Residential Code, Appendices H- Patio Covers and M- Home Day Care
2012 International Energy Conservation Code
2012 International Plumbing Code
2012 International Mechanical Code
2012 International Fuel Gas Code
2012 International Fire Code
2011 National Electrical Code
ICC/ANSI A117.1 - 2009 Accessibility Standards

In order for your permit application to be reviewed and processed properly, the following construction information must be provided with the permit application. Plans stamped "Preliminary" and/or "Not for Construction" and/or "Permit Set" are unacceptable. Provide two (2) complete sets of plans for review. Plan Review fees shall be paid in full before plans will be accepted for plan review.

The determination of valuation shall be made by the building official. The Building Valuation Data as published in the ICC Building Safety Journal may be utilized as the recognized standard to establish valuation.

SOILS REPORT:

- Provide an engineer's soil investigation report indicating type of soil and recommended foundation design.

SITE PLAN:

- Provide site plan that shows dimensions reflecting the distances to property lines.
- Indicate all public or private easements.
- Show location of all proposed and existing structures with dimensions.
- Provide landscaping plan. (Contact Community Development for requirements 303-762-2342)
- Provide bulk plane diagram. (Contact Community Development for requirements 303-762-2342)
- Indicate roof drainage on site plan with arrows. Roof drainage shall flow towards the street or alley and away from all structures.

STRUCTURAL PLANS: (Wet stamped and signed by a Colorado structural engineer.)

- Indicate size, location and method of reinforcement for all proposed footings, column pads, piers, caissons, grade beams, and foundation walls. Specify location of reinforcing steel and anchor bolts.
- Provide complete and clearly dimensioned floor framing plan for each level and roof framing plan which indicates the materials, types, sizes and location for all structural elements.
- Provide complete structural design criteria including but not limited to required design loads, material specifications and structural construction requirements.
- Provide complete structural calculations for each structure.

ARCHITECTURAL PLANS:

- Provide complete and dimensioned floor layout at each level which identifies the use for each room.
- Provide complete and dimensioned roof plan and indicate all roof slopes.
- Provide exterior elevation for each side of building which contains clearly dimensioned overall building height and floor-to-floor heights and indicates location, size and types of all doors and glazed openings.
- Provide building and wall sections which clearly identify the required type and location of all materials for construction of beams, columns, floors, walls, ceilings and roofs.
- Provide stair geometry. Include rise and run, handrail and guardrail heights.
- Provide one major section through the exterior wall from footings to the highest part of the roof (min. scale- '14" = 1').

ELECTRICAL PLANS:

- Provide electrical plans showing the location and capacity of the service equipment and electrical panels, the location of all smoke detectors, electrical receptacles, switches and lighting fixtures.

PLUMBING PLANS:

- Provide plumbing plans and indicate location of all plumbing fixtures, appliances, piping, tubing and venting. Indicate whether appliances are gas-operated, electric or otherwise. List types of material to be used for all water supply, drainage and vent piping.

MECHANICAL PLANS:

- Provide mechanical plans and indicate location of all heating, ventilating and air conditioning equipment.
- Provide Manual J and Manual D calculations.

ENERGY CONSERVATION PLANS:

- Provide verification that the project meets the requirements of the IECC, or provide a simulated energy performance analysis such as *REScheck*.

Note: You will need separate permits for electrical, plumbing & mechanical work. A licensed electrical, plumbing or mechanical contractor may obtain the permit, or a homeowner may obtain these to do his own work on residential property.