

Residential Plan Review Requirements

1. Plan(s) showing to scale the size and location of all new construction and existing structures on the site. Distances from lot lines, established street grades and the proposed finished grades. Site plan shall be drawn in accordance with an accurate boundary line survey.
2. Two (2) sets of plans and specifications signed and sealed by the designer with the following information included.

Building Plan Review Requirements

- Front, rear and side elevations
- Footing/foundation diagram
- Garage/living area separation wall(s)
- Window and door schedule
- Design loads and design calculations
- Location of all smoke detectors or heat detectors
- "R" value of wall and ceiling insulation

Plumbing Plan Review Requirements

- Isometric diagram of potable water supply system with fixtures, locations and WSFU values.
- Isometric diagram of DWV system with fixtures, location and DFU values.

Mechanical Plan Review Requirements

- Location and size of equipment.
- Air distribution and return air system.
- Ventilation and exhaust schedule(s).
- Combustion air requirements for all new appliances.
- Gas piping diagram.

Electrical Plan Review Requirements

- Location of electrical devices: lighting, receptacles, switches, equipment, appliances, transformers, panels and subpanels.
- Size and type conductors
- Panel and subpanel schedule

***Homeowners are permitted to draw their own plans. All plans must be to scale.**

GUIDE FOR PLANS AND SPECIFICATIONS

APPLICATIONS:

Forms for all proposed work to be completed entirely unless specifically waived by code official: (Building, Plumbing, Electrical and Mechanical contractors' name, address and license number included).

PLANS:

Two complete sets of plans, with each sheet, sealed by licensed architects or engineers, must be submitted. Homeowner may draw his own plans for his private residence, provided they are legible and complete. Zoning and/or planning board approvals are required at the time of submittal.

SITE DIAGRAM:

Showing all existing and new construction. (Distance from all lot lines, square feet of construction and lot, and drawn from boundary line survey).

ELEVATIONS:

Front, rear and all sides including sizes and dimensions of chimneys, roof soffit, crawlspace ventilation, grades, porch and steps, gutters and leaders, windows and doors.

FLOOR PLAN:

Room sizes and uses, direction of floor and ceiling joists, window and door locations, beam sizes and locations and smoke detector locations.

FOUNDATION:

Sizes and location of footings, foundation walls, girder sizes and double joists, and header locations.

CROSS - SECTION:

Full cross-section of each type construction, listing all material size and spacing, insulation, height, measurement to floor, ceiling and roof and pitch of roof.

MISCELLANEOUS:

Window schedules, door schedules, stair details and fireplace detail.

MECHANICAL:

Make, model, size and location of unit, size, location of all supply and return ducts.

PLUMBING:

Types and location of fixtures, pipe sizes, isometrics, vents, drainage and water systems.

ELECTRICAL:

Lighting, receptacles and service location, breaker sizes and circuit designation.

Fee Schedule

Mechanical & Plumbing:

All appliances and fixtures including, but not limited to sinks, water closet, bath tub, shower, washing machine, hose bibb, floor drain, dish washer, drinking fountain, water heater, air handlers and any fuel burning device (gas, oil, wood, or coal)
Per appliance or fixture ----- \$8.00

Utility service connections (water or sewer), boiler, grease traps, sewer pumps, refrigeration units , water cooled air conditioners, etc.
Per appliance -----\$50.00

Minimum Fee \$40.00

Building Fee Schedule

Residential

New Construction.....\$40.00 plus .15 per sq. foot of GFA*

Additions.....\$40.00 plus .15 per sq. foot of GFA*

Alterations & repairs.....1.5% of construction cost

Utility & miscellaneous use groups.....1.5% of construction cost
(sheds, decks, fences, pools, towers, concrete slabs, retaining walls etc.)

Minimum fee.....\$50.00

All use groups other than Residential

New Construction & additions.....\$60.00 plus .25 per sq. foot of GFA*

Alterations.....2.5% of construction cost

Demolition.....\$50.00

Signs.....\$25.00 plus \$2.00 per sq. ft.

Minimum fee.....\$50.00

*GFA - Gross floor area defined as the total square footage of all floors within the perimeter of the outside walls, including basements, cellars, garages, roofed patios, breezeways, covered walkways and attics with floor to ceiling height of 6'6" or more.

Electrical Fee Schedule

Service and Feeders

200 AMP or less.....	\$45.00
201 AMP to 400 AMP.....	\$55.00
Over 400 AMP.....	\$15.00 per 100 Amp
Sub-feeders or Sub-panels.....	1/4 of above fees
Over 600 volts.....	double above fees

Residential Flat Rate Inspections

2 trip maximum

100 Amp service and max 100 devices.....	\$70.00
200 Amp service and max 200 devices.....	\$90.00
over above limits use individual fee calculations	
Modular/Mobile homes, 1 trip, service & feeder.....	\$50.00
Minor Alterations and Service	
max 15 devices.....	\$50.00

Rough Wire

All switches receptacles and lighting outlets

1 to 25.....	\$15.00
each additional 10.....	\$5.00

Finished Wiring

All switches, receptacles and lighting outlets

1 to 25.....	\$15.00
each additional 10.....	\$5.00

Heating, Cooling, Cooking, Appliances, Equipment

Motors, Generators, Transformers, Capacitors, Etc.

less than 1/3 hp, kw, kva use finished wiring fee

over 1/3 hp, kw, kva

1/3 to 1.0.....	\$10.00
1.1 to 5.0.....	\$12.00
5.1 to 10.0.....	\$15.00
10.1 to 30.0.....	\$20.00
30.1 to 50.0.....	\$25.00
50.1 to 100.0.....	\$30.00

over 100 @ \$1.00 per hp, kv, kva

over 600 volts, 2x above fees

Signaling, Communication and Alarm Systems

1 to 10 devices.....	\$40.00
each additional device.....	\$1.00

Minimum Fee.....\$50.00