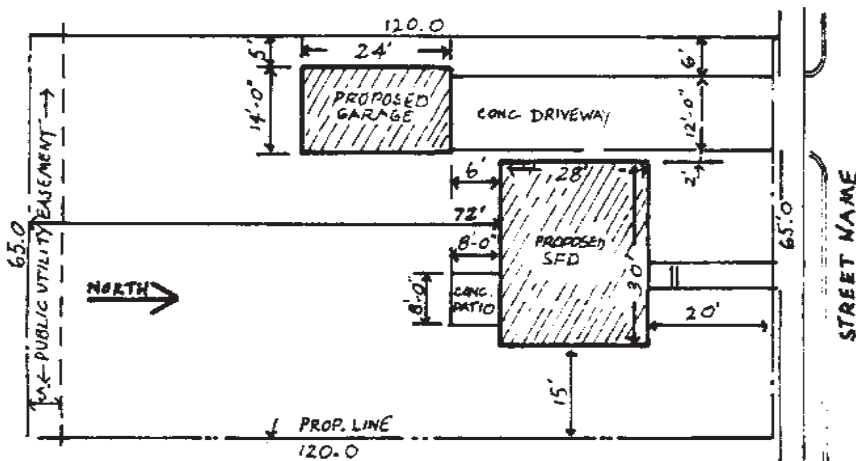


Plan Requirements for Residential Building Permits

Construction drawings of your project are necessary for the Building Division's plan check process. Plans must be indelible reproductions, such as blueprints, or originals on a good grade of plain white paper. They must be drawn to scale or with dimensions, showing clearly all of the work to be done.

Two copies of plans are required, one of which will be marked APPROVED, with any additions or corrections noted, and returned to you. The approved plans should be kept at the job site at all times. The following list indicates the drawings and details required for a new house or major remodeling job.

An Energy Review certifying compliance with the Iowa Energy Code is required if your plans include adding heated space (i.e., an addition or a four season porch). The Iowa City Building Division will accept a letter from an architect or engineer stating the plans have been reviewed and meet or exceed the Iowa Energy Code. Also acceptable is a review done with the REScheck software program and submitted on the standard form provided by the program. This program can be downloaded from the internet at no charge (www.energycodes.gov) or call the hot line at 1-887-337-3463.

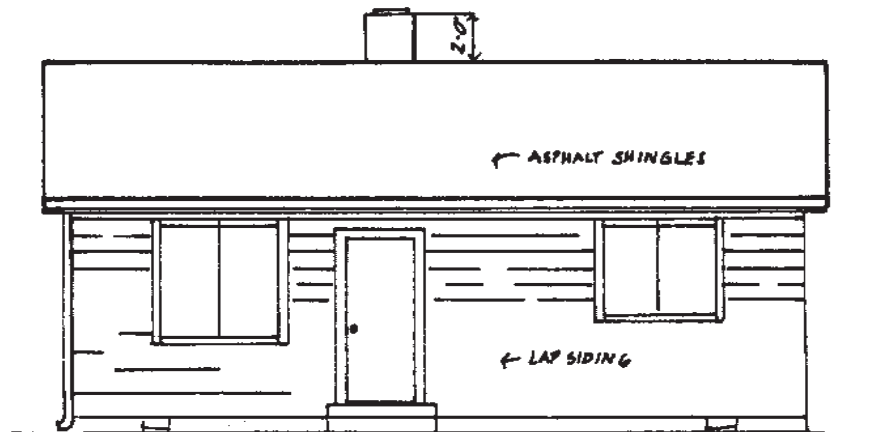


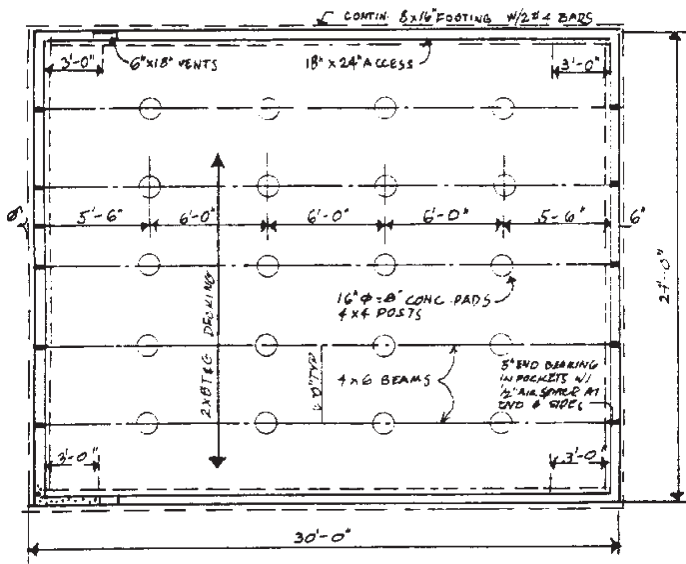
PLOT PLAN Scale 1" = 10' or 20',
or 1/16" = 1' or 1/8" = 1'

- Entire property with dimensions of boundaries, and north arrow
- Location of existing structures and proposed structure or addition, with dimensions and distances from property lines
- Names of bordering streets
- Location of existing alleys
- Location of drives and parking
- Location of required landscaping

ELEVATIONS Scale 1/4" = 1'.
(Label FRONT, REAR, or NORTH, EAST, etc.)

- All sides of building with exterior materials indicated
- Depth of wall footings with foundations or piers if stepped



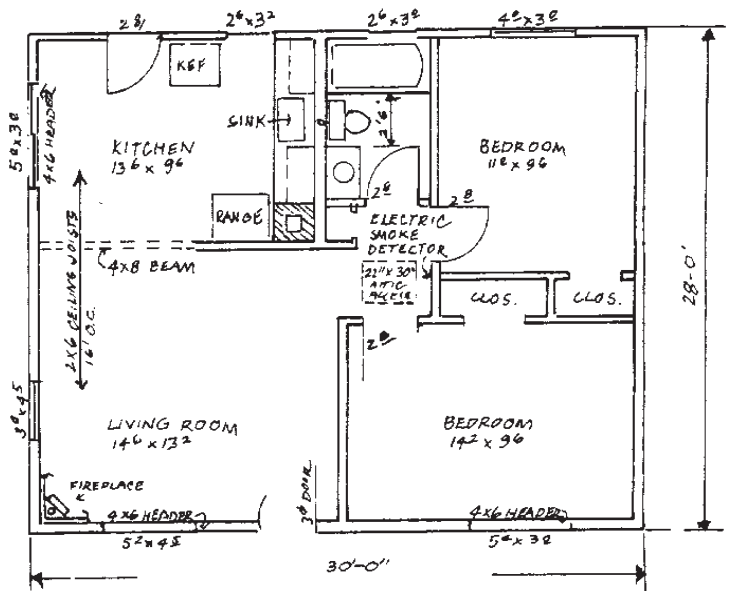


FOUNDATION PLAN Scale 1/4" = 1'.

- Layout of foundation walls and concrete slabs, with dimensions
- Size and location of footings, posts, beams, air vents, access holes, and integral footings in slabs
- Size, direction and spacing of floor joists and/or beams




FLOOR PLANS Scale 1/4" = 1'.
(For each floor, including basement)

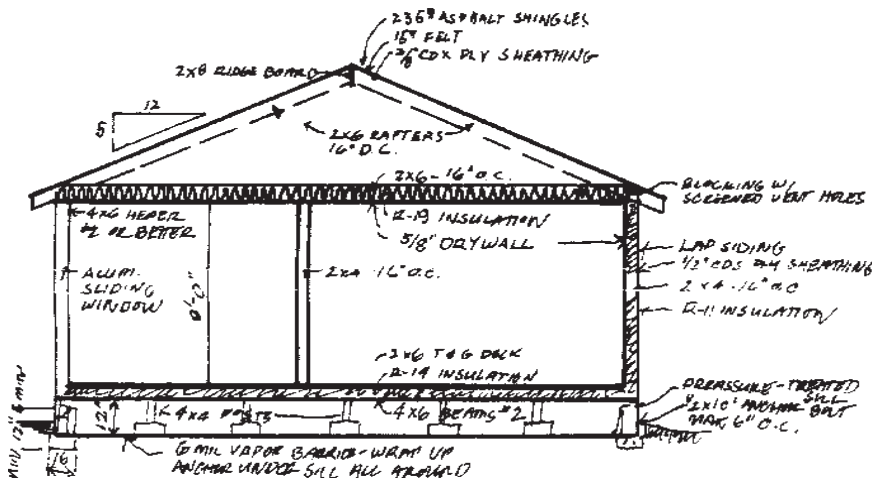
- Size and arrangement of rooms and partitions with rooms or spaces labeled
- Window size and type, door size and type, direction of door swing
- Framing plan of each floor and roof if not included on floor plans, or if framing is complicated
- Total square footage of living space for each floor, and total square footage of garage and other accessory spaces



For an addition or renovation, show schematic floor plan of entire house to scale. Dimensions and details are needed only where new work is to be done.

Wall Key for Remodels:

EXISTING 
NEW 
REMOVED 



CROSS SECTION(s) Scale 1/4" = 1' (or larger).

- All floor, wall and roof framing with size and spacing of members
- Heights of crawl spaces, floors and ceilings, and pitch of roof
- Footings, foundation, and finish grade
- Roof and exterior wall materials including insulation and sheathing

DETAILS

Clearly show all sizes, materials, connections and construction of the following if applicable:

- Window details if not shown on floor plans
- Fireplace and chimneys
- Roof truss design with stress analysis or name of manufacturer
- Roof hips and valleys, decks, stairways, etc.

Housing & Inspection Services

Building Inspection Division

Housing & Inspection Services
Building Inspection Division
410 E. Washington St.
Iowa City, IA 52240