

PLAN SUBMITTAL REQUIREMENTS FOR RESIDENTIAL PLAN REVIEW

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

- 2021 International Residential Code
 - Appendices H – Patio Covers, M- Home Day Care, F-Radon Control Methods
- 2021 International Energy Conservation Code
- 2021 International Mechanical Code
- 2021 International Plumbing Code
- 2021 International Fuel Gas Code
- 2021 International Fire Code
- 2023 National Electrical Code

Note: Applicable codes are required to be notated on plans.

In order for your permit application to be reviewed and processed properly, the following construction information must be provided. Note: "Preliminary" and/or plans shown as "Not for Construction" or similar are unacceptable.

Hardcopy submittals will not be accepted.

Soils Report - *Must be sealed and signed by a licensed Colorado Engineer.*

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

Improvement Survey Plat

- Provide an Improvement Survey Plat (ISP) following Colorado Revised Statutes for new principal structures, substantial expansions (25% or more) to principal structures, and new accessory dwelling units (ADU's).
- Provide a permanent reference spot elevation (benchmark) that will not be disturbed during construction.
- Provide existing spot elevations at property corners and at midpoints of the side property lines.
- Must be stamped and signed by a Professional Land Surveyor (PLS) licensed by the state of Colorado.

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 type of construction for all structures on site
- Provide landscaping plan. (Contact Community Development for requirements 303-762-2342)
- Show permanent reference spot elevation (benchmark), existing spot elevations at property corners and at midpoints of the side property lines. (Contact Community Development for requirements 303-762-2342)
- Indicate roof drainage on site plan with arrows showing the direction of the gutter downspouts. Roof drainage shall flow towards the street or alley and away from all structures.
- Provide a completed Small Lot Development Form:
<https://www.engagewoodco.gov/home/showpublisheddocument/31480/638168265601930000>

Structural Plans – *Plans must be sealed 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 of 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 of each room.
- Provide complete and dimensioned roof plan and indicate all roof slopes.
- Provide complete and dimensioned reflected ceiling plan.
- Provide exterior elevations for each side of the building which contains an overall building height and floor-to-floor heights and indicate location, size and types of all doors and glazed openings.
- Provide a bulk plane diagram on front and rear exterior elevations relative to the base plane elevation. The base plane for the bulk plane is established by taking the average of the existing grades of the midpoints of the two side property lines. (Contact Community Development for requirements 303-762-2342).
- Provide building and wall sections which clearly identify the required type and location of all materials for construction of beams, columns, floors, walls, ceilings, 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 $\frac{1}{4}'' = 1'$).
- Provide square foot area breakdown per floor level.

Electrical Plans

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

Mechanical Plans

- Provide mechanical plans and indicate the location of all heating, ventilating and air conditioning equipment. Show the location of the condensing unit.
- Provide Manual J and Manual D calculations. (Must be legible. No exceptions.)

Plumbing Plans

- Provide plumbing plans and indicate the location of all plumbing fixtures and appliances. (Isometric may be required per the discretion of the plans examiner).
- Provide the supply line size and main discharge size. Note the water supply inlet location.
- Indicate whether appliances are gas-operated, electric, or otherwise. List types of material to be used for all water supply, drainage and vent piping.
- Gas load calculations and piping diagram is required.

Energy Conservation Plans

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

Electronic Submittal Requirements

- Please visit our website for more information: <https://www.englewoodco.gov/government/city-departments/building-division/plan-submittal-requirements-commercial-residential-and-demolition>

Resubmittal Requirements

- Provide a written response addressing each correction.
- Provide revision clouds for each correction made.
- Provided updated information in the revision section of the title block.
- Provide complete plan packs per discipline requiring corrections. Example: If you are resubmitting for Civil corrections, provide a complete revised plan pack.