



## RESIDENTIAL ROOM ADDITION SUBMITTAL REQUIREMENTS Effective January 1, 2008

### 1.1 **PLOT/SITE/GRADING PLANS** (Two 8-1/2" x 11" plot plans required).

- A. Legal description of plot or lot.
- B. Property lines or boundaries with dimensions shall be clearly identified.
- C. Show all easements, right-of-ways, and street names.
- D. Show location of all proposed and existing buildings. Dimensioned setbacks and building use shall be identified.
- E. Show septic tank, leach field, and well locations.
- F. Two Soil Reports for habitable remodels or additions of 600 square foot or greater.

### 1.2 **BUILDING PLANS:** (Two sets required)

- A. Plans shall be complete and shall consist of architectural, structural, electrical, plumbing and mechanical drawings, and supportive data.
- B. Plans must be drawn by a Nevada State Registered Architect or Engineer. The architect and/or engineer is responsible for the design and shall date, stamp, and sign each sheet submitted. Plans may also be drawn by a Nevada State Licensed Contractor or owner/builder when used for his own work.

### 1.3 **STRUCTURAL PLANS AND DOCUMENTS,** including but not limited to:

- A. Submit two sets of structural calculations, specifications, soils report, and other documents as required. Each set of documents shall be stamped, signed and dated by the licensed engineer who has responsible charge of these documents. Three (3) sets of plans and calculations are to be submitted if Special Inspection is required.
- B. When structural is submitted and Special Inspection is required, submit SI-6 and SI-3 completed by engineer or if not required, provide engineer letter stating that Special Inspection is not required.

- C. Foundation:
  - (1) Foundation plan showing all footings, posts, bearing walls, slabs, basement walls, stem walls, anchor bolts and spacing, hold-downs.
  - (2) Size, depth and reinforcement of foundation.
  - (3) Post-tensioned slab foundation where required.
  - (4) Sections and details.
  - (5) Material specifications and foundation notes.
- D. Framing Plans and Details:
  - (1) Roof and floor framing plans showing location and spacing of trusses, joists and rafters, beams, headers, posts, trimmers, king studs, exterior and interior bearing walls, framing hardware, connections and details.
  - (2) Lateral force resisting system including shear walls, rigid frames, cantilevered columns, drag struts, collectors, diaphragm, nailing schedule, hold-downs, framing hardware and connections.
  - (3) Structural details depicting explicit and complete load path and shear transfer details from point of load application to vertical and lateral load resisting elements.
  - (4) When trusses are to be used, framing layouts and connection details are to be included. Truss design and shop drawings prepared, stamped and signed by a Nevada licensed engineer must be submitted prior to permit issuance. Truss fabricator must be included in the current Clark County listing of approved truss fabricators.
- E. General structural notes, material specifications, loading and structural design criteria are to be included with the plans.

#### **1.4 FLOOR PLANS:**

- A. Names of rooms and spaces with complete dimensions.
- B. Sizes and types of doors and windows.

#### **1.5 EXTERIOR ELEVATIONS:**

- A. Wall coverings shall be specified by components, thickness, and material specification.
- B. One-coat stucco systems require an approved applicator. Owner/builders cannot apply these systems.
- C. Roofing shall be specified by its type, manufacturer's name, and the product name.

#### **1.6 MISCELLANEOUS DETAILS:**

- A. Construction features such as stairs, fireplaces, showers, sunken tubs, etc. shall be detailed on the plans.
- B. The location and size of readily accessible attic access scuttles and attic ventilation shall be shown on the plans with all necessary calculations.
- C. Attic ventilation must be shown.
- D. For room additions and remodeling of existing buildings, including mobile homes and manufactured buildings, provide plans and details of adjacent areas and connections for structural and weather resistive information.
- E. When basements are installed, provide a cross sectional detail showing materials used, water proofing of exterior side and egress window wells.

#### **1.7 ELECTRICAL PLAN REQUIREMENTS:**

- A. For additions or alterations to electrical systems, provide the following:
  - (1) Plan of original structure showing areas being added or altered.
  - (2) Size and location of existing and proposed electrical service and sub-panels. Provide service and calculations to include the old and new loads. Load calculations not required if adding seven or less devices.
  - (3) Identify the names or uses of the new areas (bedrooms, porch, etc.).

- (4) New outlets, switches, light fixtures, smoke detectors, and special outlets.

#### **1.8 MECHANICAL PLAN REQUIREMENTS:**

- A. Heating/Cooling unit capacity, location, and working space for the following equipment:
  - (1) Evaporative cooler -- Number of Horse Power.
  - (2) Heat Pump -- tonnage and KW strip.
  - (3) Electrical AC/furnace -- total KW demand.
  - (4) Gas furnace -- BTU demand or input. Note: Access and working space must be provided for all concealed equipment.
- B. Type of duct work to be used.
  - (1) Duct insulation information.
- C. Exhaust fans -- size, type, and location.
- D. Dryer vent location.
- E. Attic mounted/roof mounted equipment to show method of support and engineering calculations if required. Access and a platform are to be detailed when a roof pitch exceeds 4:12.

#### **1.9 PLUMBING PLAN REQUIREMENTS:**

- A. Location, size and material specification of all water and DVW piping to be shown on the plumbing floor plan. Fixture types to be indicated with appropriate symbols. Individual fixtures and fixture groups may have pipe sizes indicated in a fixture schedule. Provide water supply unit fixture count with required meter size. UPC 6-6.
- B. Location and size of gas piping with Btu/h demands and pipe lengths.
- C. Location, type and size of water heater. Detail combustion air requirements if gas.
- D. Location and size of cleanouts to be shown.

#### **1.10 ADDITIONS OR ALTERATIONS TO PLUMBING/MECHANICAL:**

- A. Plan view of existing piping to appliance/fixtures together with point of connection and new system.
- B. BTU demand and distance of existing gas appliances to meter is required.

**1.11 INTERNATIONAL ENERGY CONSERVATION CODE:**

- A. Provide 2006 International Energy Conservation Code calculations. Include a completed Residential Energy Schedule applied to the plans. Window values should be taken from manufacturer's NFRC label information. For windows without NFRC labels, use the listed default values.
- B. System Analysis: "Designed and stamped/signed by a State of Nevada licensed architect or engineer.
- C. \*Component performance
- D. \*Prescriptive requirements

\* No signature or stamp required

**SEE ALSO:**  
**SINGLE FAMILY DWELLINGS**  
**SUBMITTAL REQUIREMENTS**  
**ENERGY CODE REQUIREMENTS**

Revised 02/08  
cp: Residential Room Additional Submittal Requirements