

Christian County Building Inspections Department

Application submittal and Inspection Changes

Effective June 1, 2020

Plan Submittal Requirements:

Starting June 1, all plans submitted to our office for 1 and 2 family dwellings and accessory structures with living quarters will need to be drawn in a professional manner (i.e., Engineer, Architect or competent Draftsman). *Ref. Section R106, 2012 IRC*

These items need to be included:

- *Foundation layout Plan* - The foundation plan must show a fully dimensioned and noted layout to include the slab, crawl space, and basement. Typically this includes the footings, pier pads, columns, post and beams, and structural slabs (thickened slabs) If applicable. These plans must also include the wall layout superimposed over the foundation plan to show the location of double joist and where additional load support may be required.
- *Detailed Floor Plans* - Dimensioned plans indicating the layout of each floor to include all rooms, walls, windows, built-ins, niches and appliances. These plans must also show structural information such as joist location, spacing as well as floor heights and stair openings.
- *Exterior Elevation* - This is a 2d drawing showing each side of the structure. It should indicate detailed elements of walls, roof, and grade.
- *Construction Notes and Details* - This section may include the foundation, interior walls, exterior walls, floors, stairways, and / or roof details.

Our goal here is to get building permits issued more quickly by requiring more complete information which will reduce time spent reviewing inadequate plans with incomplete information.

Pre Subfloor Inspection (crawl space only)

Inspectors will now conduct an additional inspection of the following items prior to the installation of subflooring. *Ref. Section R502, 2012 IRC*

- *Framing issues* - Girder and joist spans, bearing wall support (double joist), joist end blocking, squash blocks, girder and joist grading, shims and safety bracing etc.
- *Anchor Bolt Placement* - 6' on center & within 12" of all ends
- *Pier Layout* (adequate size, location and plum)
- *Other Miscellaneous Issues etc.*

Our goal is to minimize construction delays related to removing subfloor in order to make corrections. Having a clear view to inspect these items initially will allow the inspector to confidently move the project forward by verifying the work and eliminating potential questions relating to this phase of the project.