



COUNTY of FREDERICK

Inspections Department

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CONSTRUCTION DOCUMENT REQUIREMENTS FOR SUBMITTAL

All information provided on the construction plans shall be clear and legible

Plans review will be delayed if all the required information is not documented on the plans

Residential and Commercial plans shall include the following details:

DRAWING SIZE/PLANS

- ☐ Clear and legible plans – 3/16" or 1/4" scale residential, 3/32" or 1/8" scale for commercial. MAX PLAN SIZE 36" X 48". Where plan size permits, 3/16" or 1/4" preferred, otherwise 3/32" or 1/8" scale for plan size limit.
- ☐ Plans mailed, faxed (plan must be legible or a hard copy will be required, online submittal not available).

FOOTING:

- ☐ Width and thickness of the footing
- ☐ Details shall include foundation wall information
- ☐ Location of all columns, pier footings
- ☐ Piers footings and columns shall be sized to accommodate all point loads
- ☐ Slab thickness if applicable

FOUNDATION:

- ☐ Type(i.e. Poured, CMU, etc.)
- ☐ Foundation wall width, height, and footprint dimension
- ☐ Details shall include reinforcement size/location and drainage system type and details
- ☐ Amount of backfill against basement walls
- ☐ All point loads shall be identified

FLOOR FRAMING:

- ☐ Type, Lumber Grade, Nominal Size, and on-center spacing required for all framing members
- ☐ Direction of run for framing members
- ☐ Plan details shall show entire floor framing system of each floor level. All beam, girders and the location of bearing points
- ☐ Provide copies of all manufactures *beam* details, if applicable
- ☐ Provide copy of manufactures floor system showing each floor level, if applicable
- ☐ Habitable attics require a minimum of 30 lb per square foot floor loading
- ☐ All point loads shall be identified

WALL FRAMING:

- ☐ Stud nominal size, height, and on center spacing.
- ☐ Bearing and nonbearing wall locations
- ☐ Opening sizes/door and window sizes
- ☐ All wall headers identified
- ☐ Window and Door Schedule
- ☐ Wind bracing plan identifying design approach, wall identification and length, panel location, nailing patterns, and wall headers identified.
- ☐ Walls more than 12' in height requires a Virginia Registered Design Professional to design the wall framing for wind bracing
- ☐ All point loads shall be identified

ROOF FRAMING

- ☐ Rafter nominal size, on center spacing, and length
- ☐ Direction of run for framing members
- ☐ Collar ties and/or ceiling joist nominal size, spacing, and length
- ☐ Ridge(s) identified
- ☐ All hips, valleys, gables, and bearing points identified
- ☐ Manufactures design showing truss location and design for Engineered Roof Truss System.
- ☐ Detailed individual truss details are required for all roof designs with more than one ridge line
- ☐ Overbuild(s) rafter size and spacing
- ☐ All point loads shall be identified

FLOOR PLANS:

- ☐ Floor plan(s) show each level of the structure, including basements, unfinished areas, habitable attics, and bonus rooms.
- ☐ All rooms/areas labeled to identify the use, i.e. bedroom, kitchen, recreation rooms
- ☐ All interior rooms clearly dimensioned
- ☐ Dimensions provided for overall layout, length & width
- ☐ All window and door locations clearly marked
- ☐ Habitable Attic areas 70 square foot or larger *and* 7' ceiling heights require code compliant stairs

ELEVATIONS:

- ☐ Details shall include exterior elevations indicating wall/floor heights. Elevations shall include windows and door locations.

ENERGY CODE REQUIREMENTS

- ☐ All projects (new & remodels) for all heated/conditioned areas require an Energy Efficiency Compliance form to be completed and submitted and shall include the R-value of the proposed insulation and the U-Factor for all glazing (door, windows, skylights, etc.)

- ☐ Unheated structures and areas such as garages, sunrooms, and seasonal structures that are not conditioned shall be clearly identified as such
- ☐ Basement remodeling projects shall clearly identify an existing insulation and any additional or new insulation being installed. Complete the Energy Efficiency Compliance form and indicate the new and existing insulation R-Values

ACCESSORY STRUCTURE

- ☐ Structures 256 square feet and larger require a permanent foundation detail
- ☐ Virginia Registered Design required on all metal building structures and carports
- ☐ Pole buildings exceeding 600 square foot in area requires a registered design professional to design the structure

COMMERCIAL BUILDING PLANS (not required for Single Family Dwellings)

In addition to the above requirements, commercial projects shall include

- ☐ Current Model Code edition
- ☐ Design Loads of the structure (Section 1603)
 - Wind loads 115_{vult}
 - 35 lb ground snow (40 Pg in higher elevations)
 - Seismic Category B
 - Risk Category Section
 - Design Load Bearing Value of Soil
- ☐ Floor Live Loads
- ☐ Use Group as defined in Virginia Construction Code Section 302
- ☐ Type of Construction as defined in Virginia Construction Code Section 601
- ☐ Height and area (proposed and allowed) per Virginia Construction Section 503
- ☐ Required fire protection systems as listed in Virginia Construction Code Section 901
- ☐ Plans are sealed by a Virginia Registered Design Professional as required in Virginia Code §54.1-402
- ☐ Occupant load of tenant area(s) and total building occupant load (T1004.1.2)
- ☐ Floor design loads as required for the use of the space
- ☐ Fire exiting plan that clearly identifies the required exists, number of occupants traveling to the exit, and total travel distance for the occupants
- ☐ Floor Plan indicating the use of each area/room; Dimensions of all rooms, hallways, and doors measured from finished materials
- ☐ Fire resistive construction and fire protection systems. Full details of firewalls, fire partitions, etc.(ex: UL Design details for nailing patterns, drywall installation, size of air space, etc.)
- ☐ Door Schedule indicating size of door, hardware, and rating
- ☐ ICC ANSI A117.1 Accessible Provisions:
 - Dimension the floor plan and provide measurements from finished materials for hallways, corridors, ramps, stairways, etc.
 - Restroom floorplan and elevations (min 3/16" scale or larger; please provide dimensions if not to scale)

- Depth and width, measured from finished material to finished material on restroom partitions, if provided.
- On-Center spacing of fixtures from finished walls to other fixtures or walls
- Provide a 67" turning radius inside restroom
- Provide clear floor space for required accessible fixtures including water closets, sinks, urinals
- Interior wall elevation detailing mirror height, sink height, grab bar locations
- Clear floor approach for all doors(404.2.3.2)
- Customer Service Counters maximum height is 36" for a minimum of 36" length.