

LHC Standard Plan Submittal Requirements

- Two sets of minimum 24"x 36" blueprints including foundation plan, floor plan, roof framing plan, exterior elevations plan, electrical plan and detail sheets.
- Mechanical equipment information on plans or separate specification sheets.
- Sealed truss calculations.
- Sealed structural calculations if applicable. Engineer must seal all plan sheets pertinent to the structural design.
- Title block is required on all plan sheets and must specify contractor, "Standard Plan" model number/name and how many car garage.
- Maximum **three** elevation options with separate truss calculation package for each option.
- Interior options are allowed as long as the footprint of the house/garage does not change. If the applicant wants to revise the living area footprint or the garage footprint a new standard plan must be submitted for review and assigned a new standard plan model number/name.
- Standard plans must be updated when new code editions are adopted.
- Once permit is printed, application is to be closed, and the spreadsheet updated (N:\CDD\Standard Plans List.xls).

Once a standard plan has been approved and a building permit is issued for a site specific location, no field revisions are allowed except for truss manufacture change or a patio addition/extension that does not affect framing or foundation requirements. Any other changes to a standard plan will require the applicant to withdraw the application and submit a new application with two complete sets of plans, truss calculations, etc. Full fees will be assessed with the new submittal. Based on the letter of withdrawal, a refund will be processed for 80 percent of the building permit fee. (There is no refund of plan review fees)

Site Plan Submittal After Standard Plan Has Been Approved

- Two minimum 24"x 36" site plans showing property line dimensions, setbacks, location of structure including floor plan layout and exterior building dimensions and driveway.
- Title block must state "Standard Plan" model number/name, square footage and how many car garage.
- If lot has not been pre-graded, a separate grading/survey permit must be applied for.
- If building height of standard plan exceeds 15ft., a pad certification is required on pre-graded lots before the building permit can be issued.

David W. Kinney
Building Official
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