

TBPE FIRM REG. #2487
 TBPLS FIRM REG. #10126000

4910 West Hwy 290
 Suite 300
 Austin, Texas 78735
 512.328.6995
 512.328.6996. Fax

Commercial and
 Residential Engineering

- Structural
- Civil
- Mechanical
- Electrical
- Plumbing

Rehabilitation Designs

Property Condition
 Inspections

Land Surveying

Texas Accessibility
 Standards (ADA)
 Compliance Reviews
 & Inspections

Certified Code
 Compliance Inspectors
 & Plan Reviewers

Energy Code Consulting
 & Inspections
 Green Building Consulting
 & Certification

Construction Consulting

Plan Review Submittal Checklist

Building Plans: Full sets must be drawn to scale with the following details:

- Front, Rear, and Side Elevations
- Exterior finish material (brick, stone, and/or siding type)
- Roof covering and pitch shown
- Layout of each floor with all rooms labeled
- Location of all plumbing fixtures, including future fixtures and water heater
- Location of condensing units
- Garage / Carport
- Door sizes & swing are shown
- Window sizes & type are shown (identify safety glazing where required by Code, size must match ResCheck)
- Hearth, fireplace and chimney. Dimension chimney height in accordance with IRC
- Attic access size and location
- Insulation shown for roof walls and floor as applicable (must match ResCheck Report)

Structural Plans: Full sets must be drawn to scale with the following details:

- Foundation Plan **certified by a registered professional engineer** or architect
- Roof and ceiling framing details (lumber size, species, & grade) showing all support locations (*NOTE* plans do not have to have an engineer's or architect's certification however, unusual or questionable practices may require a certification if required by the building inspector)
- Floor design (trusses) must be available at time of inspection
- Wind Brace Plans

Energy Compliance Details:

- Submit ResCheck for compliance with the International Energy Compliance Code 2015
- Manuals J/S/D with ACCA approved software

Electrical Details: Full sets must be drawn to scale with the following details:

- Breaker panel location is indicated
- All lights, switches and receptacles shown
- GFCIs shown (garage, all kitchen counter, lavatories, and within 6 feet of water source)
- Arc-Fault circuit protection shown in sleeping areas
- Weather proof/ GFCI receptacles shown at exterior
- Smoke detectors (hard wired w/ battery backup) in each sleeping area, Outside, and watch additional story (wired in series)

Site Plan: Full sets must be drawn to scale with the following details:

- Utility Easements
- Street Right of Way
- Setbacks
- Dimensions locating proposed structures
- Vehicular street accesses (Driveways)
- Surveyed grade elevation of highest point (Note as Benchmark Elevation 100')
- First Floor Elevation (Relative to Benchmark)
- Highest Roof Ridge (Relative to Benchmark)
- Slope of grades showing General Drainage