



**PURSUANT TO O.A.R. 918-020-0090 THE FOLLOWING ITEMS
MUST BE INCLUDED IN RESIDENTIAL PLANS TO BE "COMPLETE"**

MINIMUM PLAN REQUIREMENTS		YES	NO	N/A
1	3 complete sets of legible plans , drawn to scale, showing conformance to the applicable state building codes, Lateral design details and connections must be incorporated into the plans or on a separate full size sheet attached to the plans with cross-references between plan location and details. Plan review cannot be completed if copyright violations are evident. ** Must show all square footages and construction type **			
2	Site/Plot plan drawn to scale on 8½ x 11 or 8½ x 14 paper. The plan must show: lot and building setback dimensions; property corner elevations (if there is more than 4-ft. Elevation differential, the site plan must show contour lines at 2-ft. Intervals for a distance away from the building necessary to show compliance with OTFDC Sec. 401); location of easements and driveway, footprint of structure (including decks), location of wells/septic systems, utility locations, any known fill sites or landslide hazard areas, direction indicator, lot area, existing structures on site and indicators showing surface drainage. State square footage of residence, garage, carport, decks covered and decks not covered. FLOODPLAIN - Show delineation of floor hazard area, floodway boundary, flood zones and design flood elevation.			
3	Foundation plan and cross section(s). Show footing and foundation dimensions, anchor bolt, any special hold-downs and reinforcing steel, connection details, vent sizes and locations and soil type. Foundation plan must indicate bearing footings for interior bearing walls and concentrated loads. Foundation plan shall indicate location of Interior Brace Wall Panels where applicable. FLOODPLAIN - Show elevation of proposed lowest floor.			
4	Floor plans. Show all dimensions, room identification, door and window sizes and locations. Location of smoke detectors, water, HVAC equipment (including BTU's), ventilation fans, plumbing fixtures, balconies/decks and entry porches. Show square footage of residence, garage, carport, decks covered and decks not covered. Where roof framing is site built, indicate which walls are designated as bearing. Where applicable, floor plans shall indicate which walls are designated Interior Brace Wall Panels. Wall bracing (prescriptive path) and/or lateral analysis plans must indicate construction details and locations of lateral brace panels, including Interior Braced Wall Panels. For non-prescriptive path analysis, specifications and calculations to engineering standards must be provided. List manufacture, size and grade on all floor joists.			
5	Cross section(s) and details. Show all framing member sizes and spacing such as floor/roof beams, headers, joists, sub-floor, wall construction, roof construction. More than one cross section may be required to clearly portray construction method(s). Show details of all wall and roof sheathing, roofing, roof slope, ceiling heights, siding material, footings and foundations, stairs, fireplace construction , thermal insulation, etc.			
6	Elevation Views. Provide elevation views for new construction: minimum of two elevations for additions and remodels. Exterior elevation views must reflect actual grade if grade change is greater than 4 ft. at building envelope. Full size sheet addendums showing foundation elevations with cross-references are acceptable.			
7	Floor/Roof framing plans are required for all floors/roof assemblies indicating member sizing, spacing and bearing locations, nailing and connection details. Show location and method of attic ventilation.			
8	Where applicable, basement and retaining wall cross sections and details showing placement of reinforcing steel, drains and waterproofing shall be provided. Engineered plans are required for retaining walls exceeding 4' in height and basement walls not complying with prescriptive code requirements. For engineered systems, see item #12 for "Engineer's calculations".			
9	Beam calculations. Provide two sets of calculations using current code design values for all beams and multiple joists exceeding prescriptive code provisions, and/or any beam/joist carrying a non-uniform load.			
10	Manufactured roof truss and floor truss design criteria and details.			
11	Energy Code Compliance. Clearly identify location as well as BTUs of any gas appliance.			
12	Engineer's calculations , when required or provided (i.e. non-prescriptive lateral loading, shear walls, roof trusses, retaining wall exceeding 4'), shall be stamped by an engineer or architect licensed in Oregon and shall be shown to be applicable to the project under review by cross-reference to the applicable plan location.			

Signature: _____ Date: _____