

TOWN OF RIDGEFIELD

Building Department



Town Hall Annex – 66 Prospect St
Ridgefield, CT 06877

Ph. (203) 431-2743 Fax. (203) 431-2737

Residential Plan Review Requirements

All plans submitted for application of permit must contain the following information if applicable to the project for conformance with the 2012 International Residential Code and as amended by the 2016 Connecticut State Building Code

What's needed on the plans?

Per R106.1.1 Information on the construction documents- *Construction documents shall be drawn upon suitable material, electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. Where required by the building official, all braced wall lines, shall be identified on the construction documents and all pertinent information including, but not limited to, bracing methods, location and length of braced wall panels, foundation requirements of braced wall panels at top and bottom shall be provided*

Per R106.2 Site plan or plot plan – *The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from lot lines. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.*

(2) sets of plans shall be submitted for approval, (1) set will be kept on file and (1) set will be returned to the applicant after approval to be kept on the job- electronic media documents are not accepted.

Plans shall contain the following:

1.) Local design criteria

Floor live loads_____ psf	Winter Design Temperature_____
Roof live loads_____ psf	Ice Barrier Underlayment Requirement_____
Ground snow load_____ psf	Flood Hazards_____
Basic Wind Speed_____ mph	Air Freezing Index_____
Wind Exposure Category_____	Mean annual temperature_____
Seismic Design Category_____	Climate zone_____
Subject to Damage from:	
Weathering_____	
Frost Line Depth_____	
Termite Area_____	

Energy Conservation applicable to climate zone:

Insulation materials & R-values of wall/ceiling roof components

Fenestration U-factors & SHGC values of window and door components

UA and SHGC calculations if opted for in lieu of prescriptive requirements

Mechanical & service water system design criteria including equipment types, sizes and efficiencies

Duct sealing, duct & pipe insulation

Lighting fixture schedule w/ wattage & control narrative

Air sealing details and testing procedures for project close-out

2.) A **PLAN VIEW** of the entire foundation, floor area being proposed indicating

a.) **Footings** - dimensions, sizes, types, and material requirements

b.) **Foundation Walls** - dimensions, sizes, types, openings, material and ventilation requirements

c.) **Foundation/ Basement Floors** - type, material and vapor barrier if required

d.) **First Floor Structural Assemblies** – unless provided in a separate section in the plans designated for **Structural Planning**

a.) **Rooms** - names, wall dimensions, types and sizes room dimensions, ceiling heights, door and window dimensions,

b.) **Sizes/types** - of wall structures (ie. 2x4, 2x6, 6" masonry block, etc.), opening support/ reinforcement (ie. headers and beams), posting of carrying beams, floor/ceiling/ roof structure above (ie. framing member sizes, suspended slabs, etc.) unless provided in a separate section in the plans designated for **Structural Planning**.

c.) **Wall Bracing** - panels, wall lines and layout dimensions, appropriate anchorage and fastening systems and detail

d.) **Fireplaces and Chimneys**

aa.) **Solid fuel burning fireplaces** - shall be clearly denoted on plan indicating construction type, firebox size, flue pipe size, hearth extension dimensions, combustion air, gasketed doors.

bb.) **Direct vent gas fireplaces**- shall be clearly denoted on plan and indicating venting.

cc.) **Vent free- gas fireplaces** - shall be clearly denoted on the plan

e.) **Stairways** - shall indicate finished width, handrail, landing, riser and tread dimensions. Switch and illumination requirements- unless provided in a separate section in the plans designated for **Electrical Planning**.

f.) **Electrical requirements**- as related to lighting, switching, receptacles, smoke/carbon monoxide detectors and ground fault circuit protection as required - unless provided in a separate section in the plans designated for **Electrical Planning**.

g.) **Bedrooms** - proposed within a new home, addition, alteration or separate project shall contain a general layout indicating room dimensions, wall dimensions, secondary means of egress requirements which shall be clearly labeled with the size denoted, electrical requirements as related to lighting, switching, receptacles, smoke detectors as required unless provided in a separate section in the plans designated for **Electrical Planning**.

h.) **Bathrooms** - proposed within a new home, addition, alteration or separate project shall contain shower area dimensions and wall finish, water closet dimensions and required clearances for front and sides, venting and required cfm, tempered or safety glass glazing shall be clearly denoted at required locations, electrical requirements as related to lighting around wet areas, switching and ground fault circuit protection of related receptacles and hydromassage bath tubs- unless provided in a separate section in the plans designated for **Electrical Planning**.

i.) **Kitchens** - proposed within a new home, addition, alteration or separate project shall contain a general layout indicating appliance types and locations. Ventilation hoods shall indicate cfm's and make-up air requirements as required electrical requirements as related to lighting, switching and ground fault circuit protection - unless provided in a separate section in the plans designated for **Electrical Planning**.

j.) **Laundry areas** - proposed within a new home, addition, alteration or separate project shall contain a general layout indicating appliance types and locations, venting, emergency drain or washer pan, electrical requirements as related to lighting, switching and ground fault circuit protection - unless provided in a separate section in the plans designated for **Electrical Planning**.

k.) **Finished Basements** - proposed within a new home, addition, alteration or separate project shall contain a general layout indicating room dimensions, wall dimensions, ceiling height, beam heights above finished floor, mechanical equipment/electrical panel locations and designation if located within, electrical requirements as related to lighting, switching, receptacles smoke and carbon monoxide detectors and ground fault circuit protection as required - unless provided in a separate section in the plans designated for **Electrical Planning**.

k.) ***Finished Basements*** -proposed within a new home, addition, alteration or separate project shall contain a general layout indicating room dimensions, wall dimensions, ceiling height, beam heights above finished floor, mechanical equipment/electrical panel locations and designation if located within, electrical requirements as related to lighting, switching, receptacles smoke and carbon monoxide detectors and ground fault circuit protection as required - unless provided in a separate section in the plans designated for ***Electrical Planning***.

l.) ***Un-finished Basements*** - proposed within a new home, addition, alteration or separate project shall contain a general layout indicating room dimensions, wall dimensions, ceiling height, beam heights above finished floor, mechanical equipment mechanical equipment/electrical panel locations if located within electrical requirements as related to lighting, switching, receptacles smoke and carbon monoxide detectors and ground fault circuit protection as required - unless provided in a separate section in the plans designated for ***Electrical Planning***.

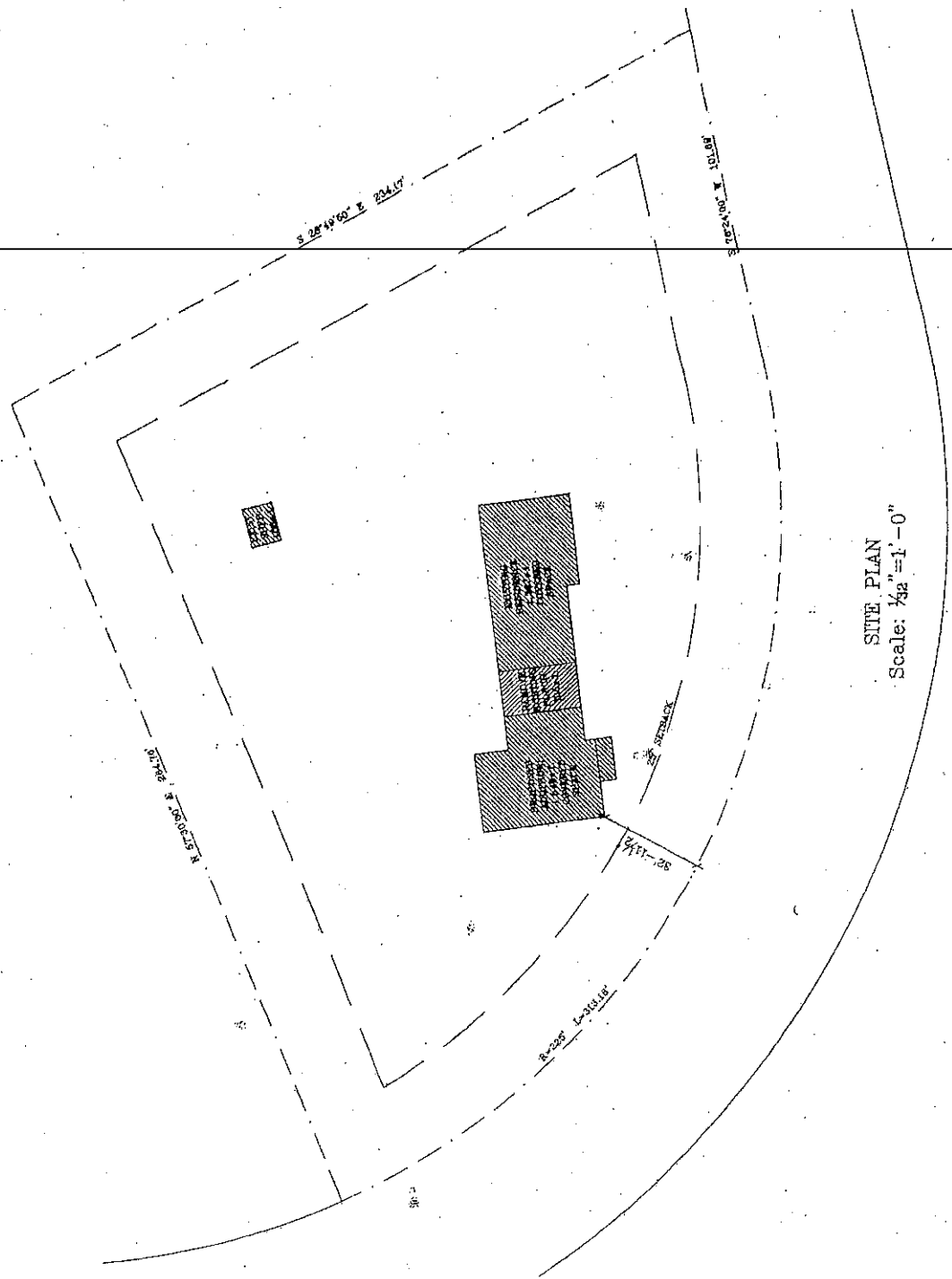
m.) ***Finished Attics*** - proposed within a new home, addition, alteration or separate project shall contain a general layout indicating room dimensions, wall dimensions, ceiling height, beam heights above finished floor, mechanical equipment locations if located within, electrical requirements as related to lighting, switching, receptacles smoke and carbon monoxide detectors and ground fault circuit protection as required - unless provided in a separate section in the plans designated for ***Electrical Planning***.

n.) ***Un-Finished Attics***- proposed within a new home, addition, alteration or separate project shall contain a general layout indicating room dimensions, wall dimensions, ceiling height, beam heights above finished floor, mechanical equipment locations if located within, electrical requirements as related to lighting, switching, receptacles smoke and carbon monoxide detectors and ground fault circuit protection as required - unless provided in a separate section in the plans designated for ***Electrical Planning***.

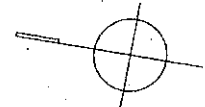
- o.) **Decks and Porches** - proposed within a new home, addition, alteration or separate project shall contain a general layout indicating room dimensions, wall dimensions, floor structure (ie. framing members, masonry patio, etc.), roof structure (lateral bracing methods, ceiling height, beam heights above finished floor, electrical requirements as related to lighting, switching, receptacles, ground fault circuit protection as required - unless provided in a separate section in the plans designated for **Electrical Planning**.

3.) A **SECTION VIEW** of the building/structure shall also be provided at each condition or change of condition and shall contain the following:

- a.) **Footings** - dimensions, sizes and types of material as required
- b.) **Foundation walls** - dimensions, sizes and types of material as required
- c.) **Foundation/Basement Floors** - type of material and vapor barrier if required
- d.) **Reinforcing steel**- size and spacing of **REQUIRED** reinforcing steel
- e.) **Damproofing/water proofing** – method and material along with drainage system
- f.) Minimum height above grade
- g.) **Exterior wall sections** - each elevation and or change in condition shall indicate exterior membrane protection (ie. wood siding, brick veneer, etc.), air infiltration barrier, waterproofing components (ie. flashings, roof materials, etc.) framing assemblies and relationships, insulation type and R value, interior finish membrane (ie. drywall, plaster, etc.), flooring/ ceiling and related heights
- b.) **“Through Structure Sections”** - indicating how the structural elements relate to the structure at each condition or change in condition.
- c.) **Fireplaces and chimneys**
- c.) **Finished Basements** - contained within a new home, addition, alteration or separate project shall show all elevations, including ceiling heights and depth of beams from ceiling to floor, secondary means of egress on new construction or additions
- e.) **Decks and Porches** - attached to a new home, addition, alteration or separate project shall show all elevations, including ceiling heights and depth of beams from ceiling to floor



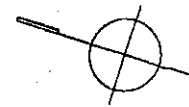
SITE PLAN
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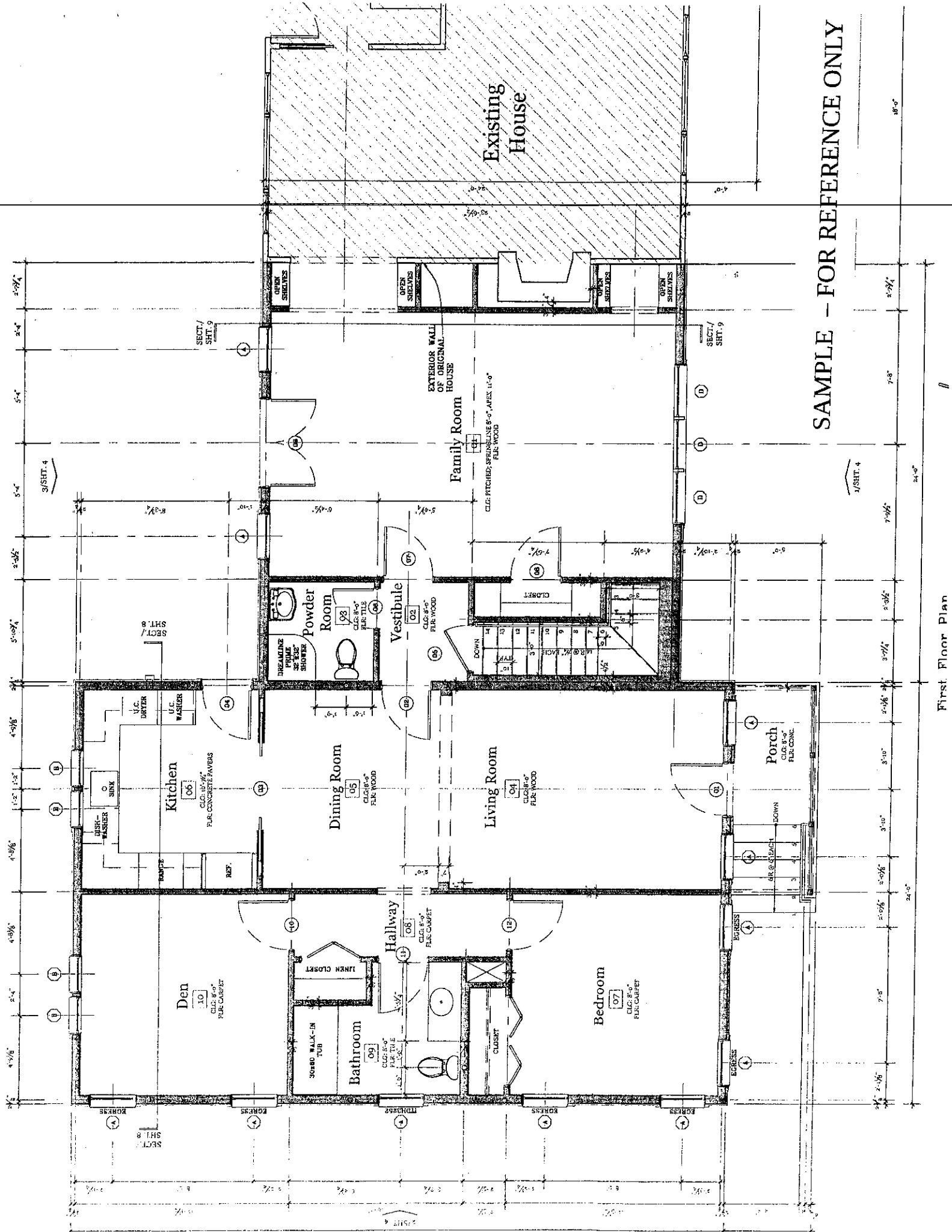
INDEX

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5	First Floor Ceiling Framing Plan
6	Roof Framing Plan
7	Section
8	Wall Section; Door & Window Schedules
9	Basement Electrical & Lighting Plan
10	First Floor Electrical & Lighting Plan
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12	

WALL SECTION DETAILS

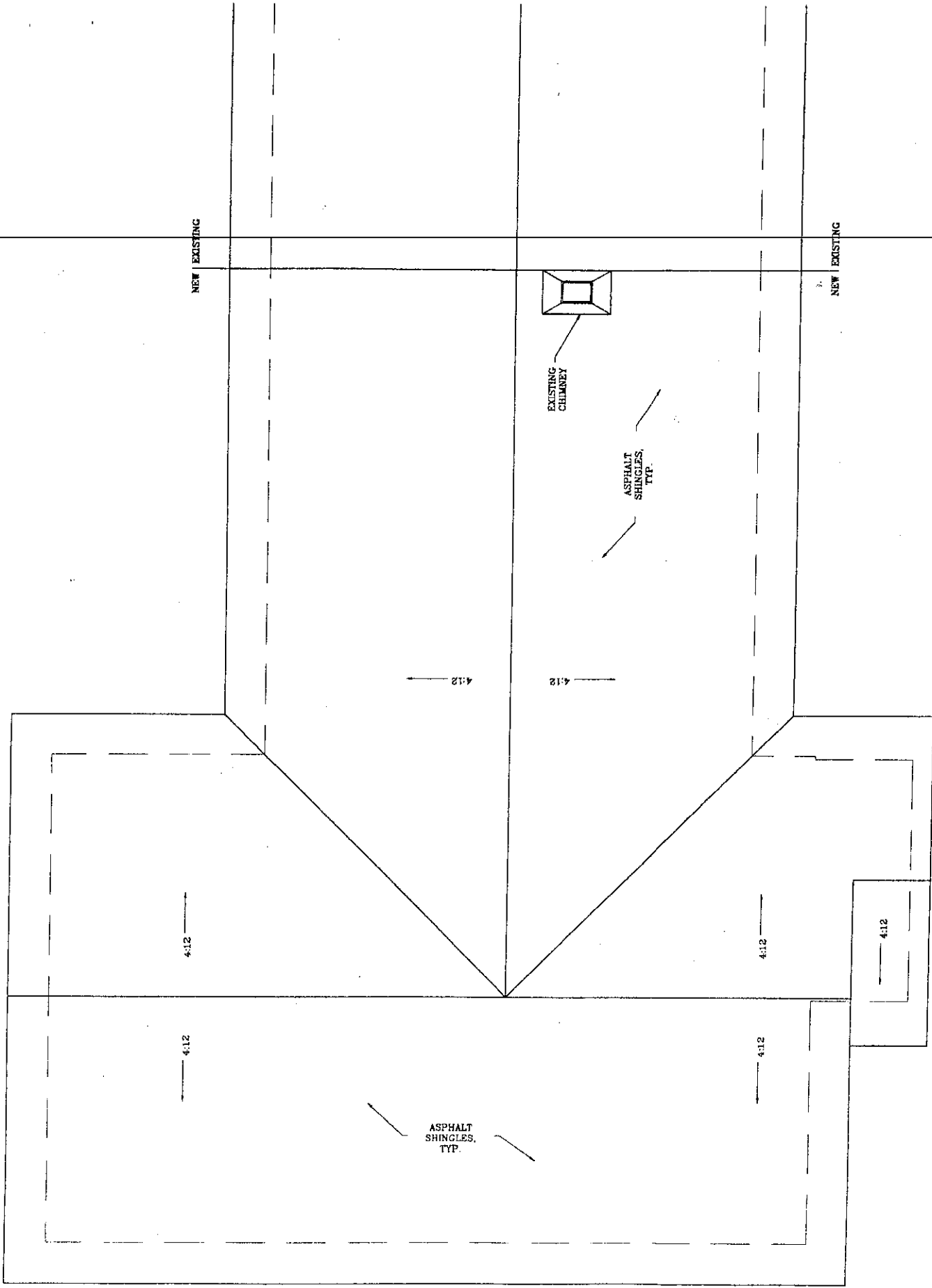


Basement Floor Plan

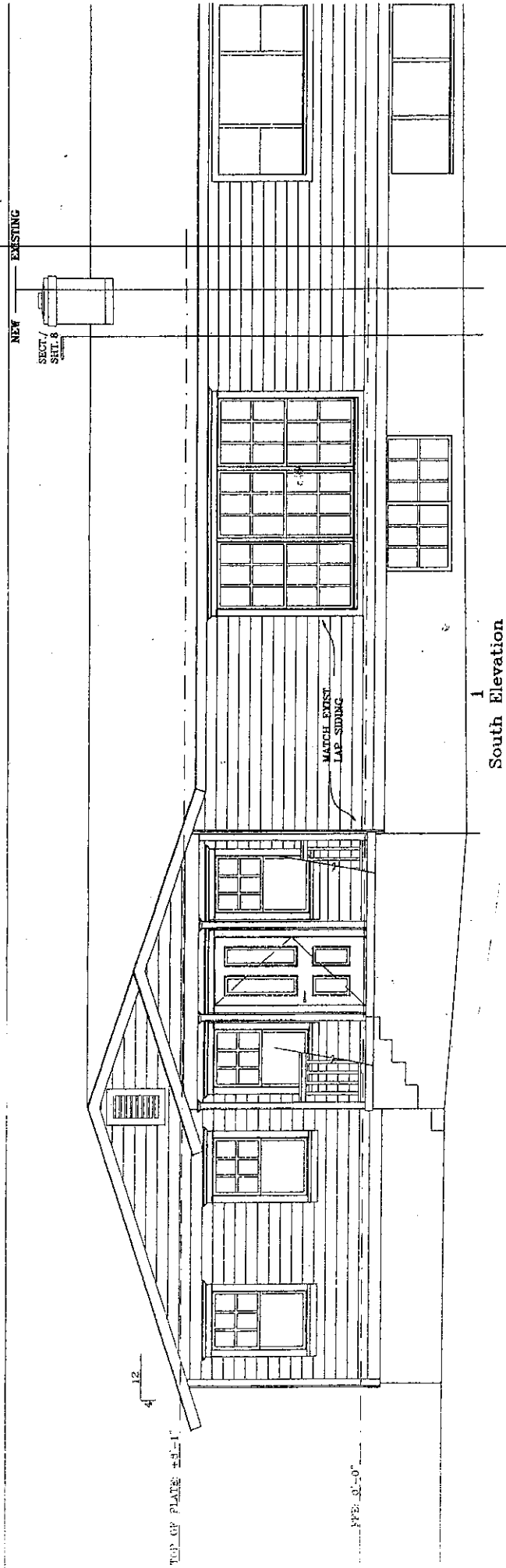


SAMPLE - FOR REFERENCE ONLY

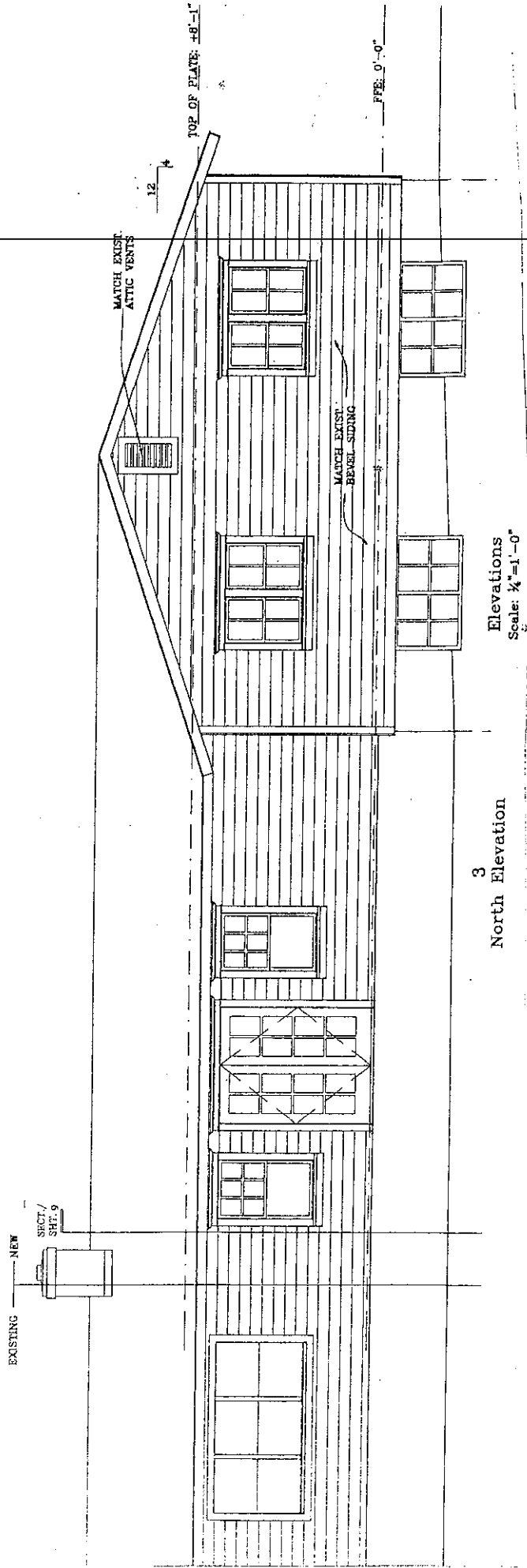
First Floor Plan



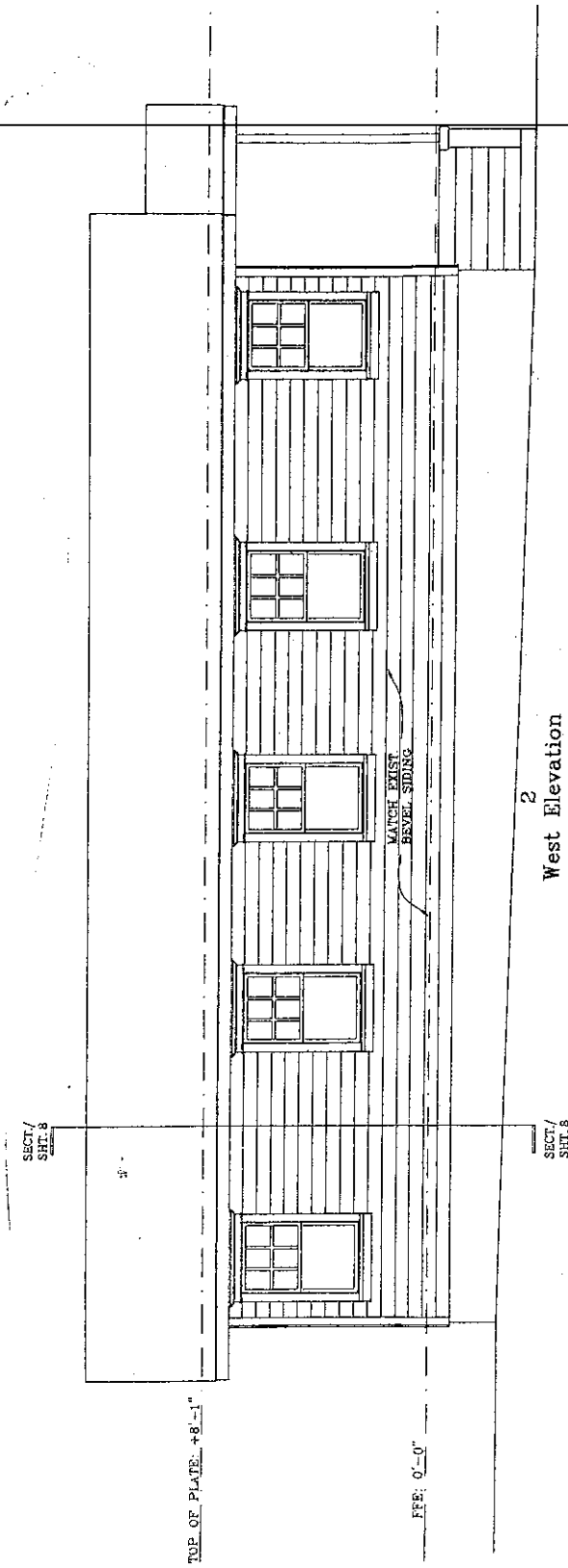
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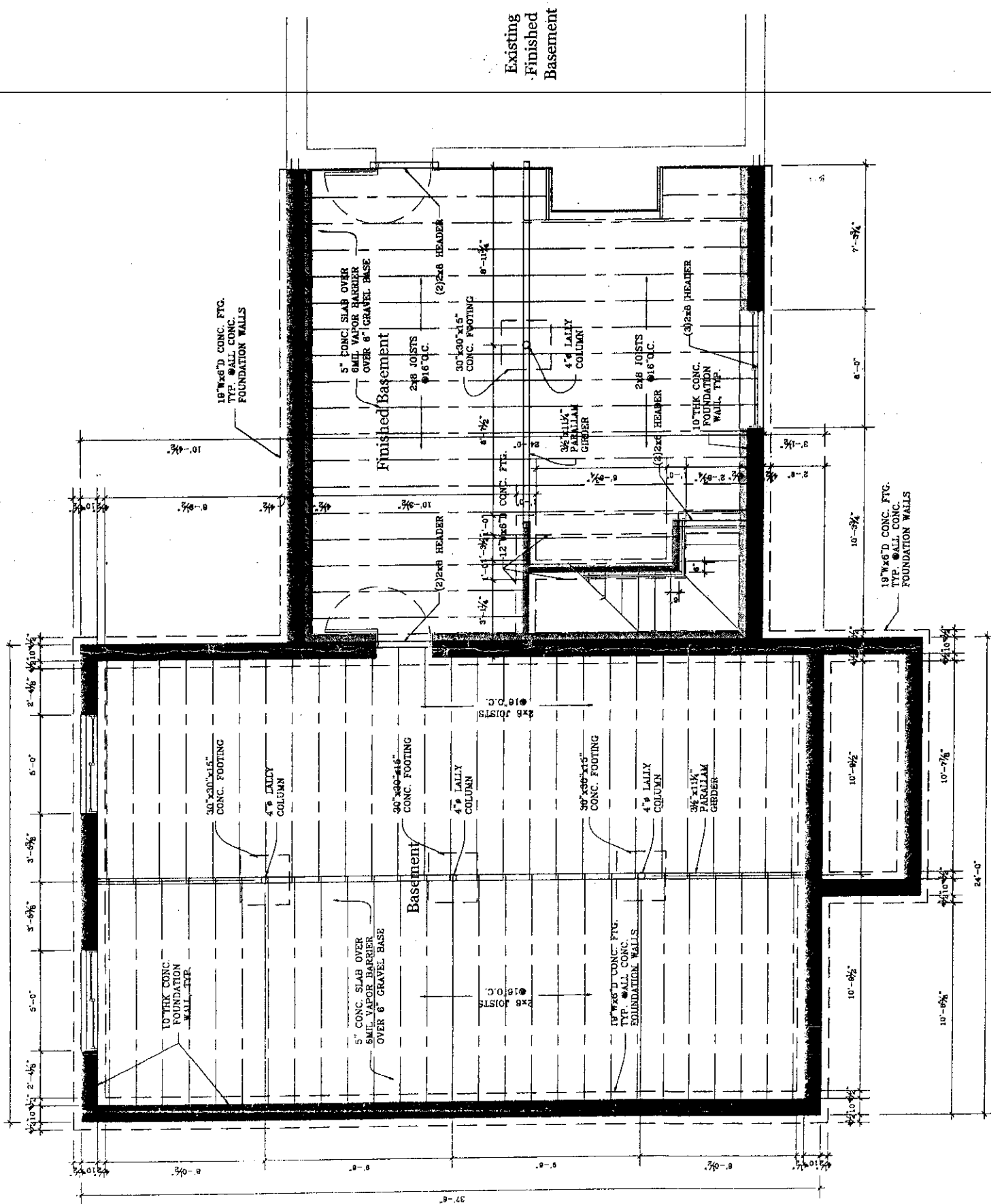
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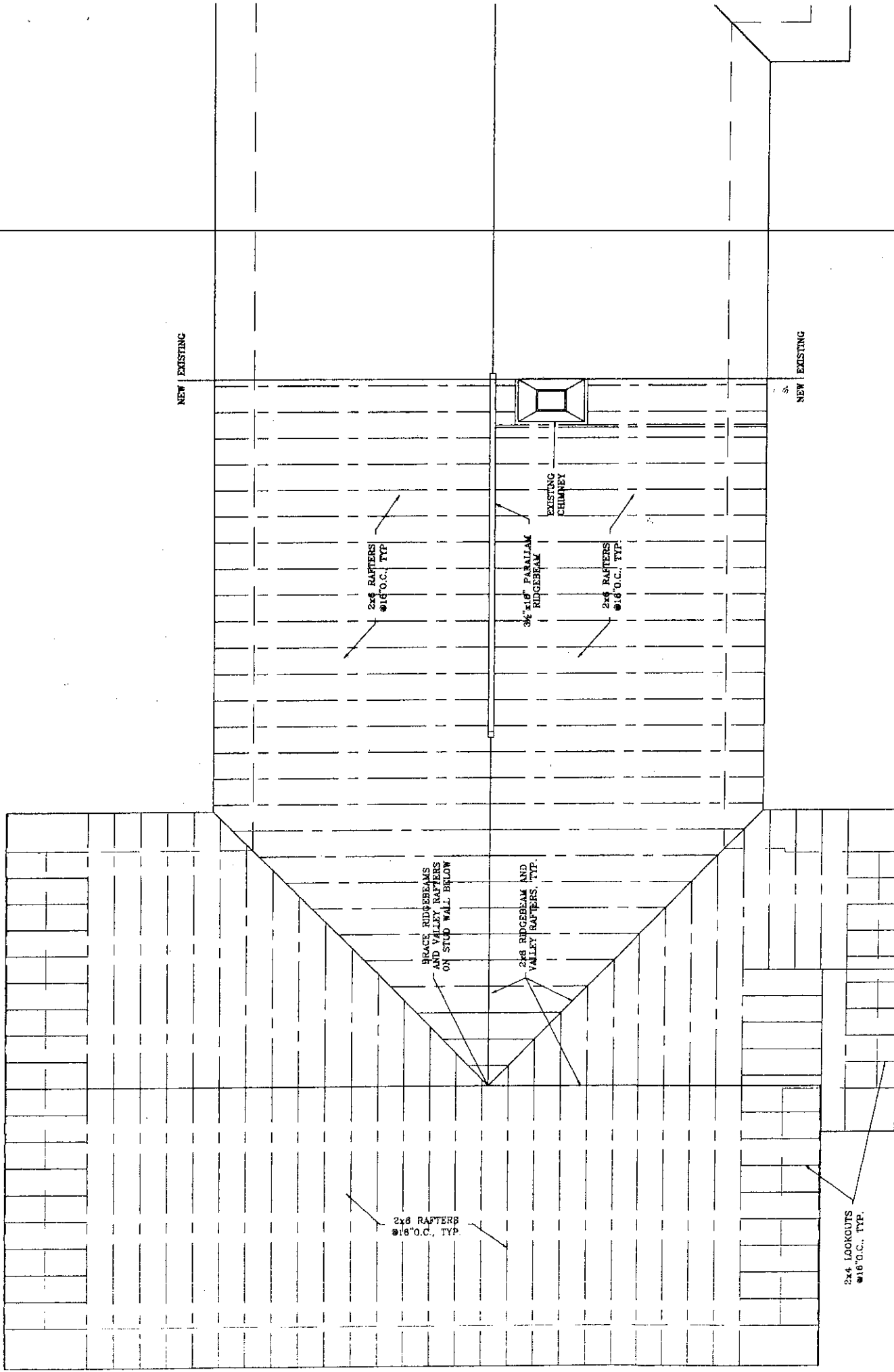
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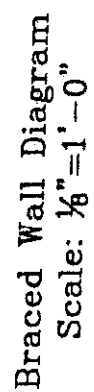
West Elevation



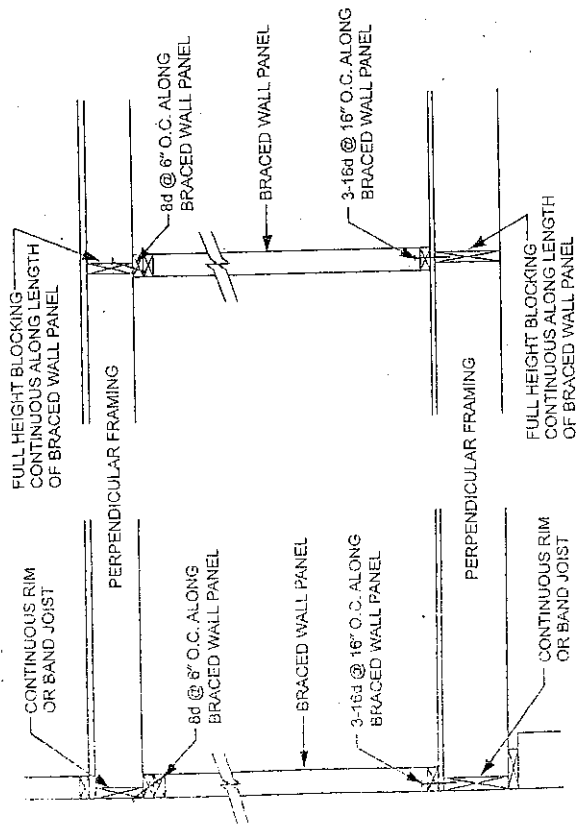
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SAMPLE - FOR REFERENCE ONLY

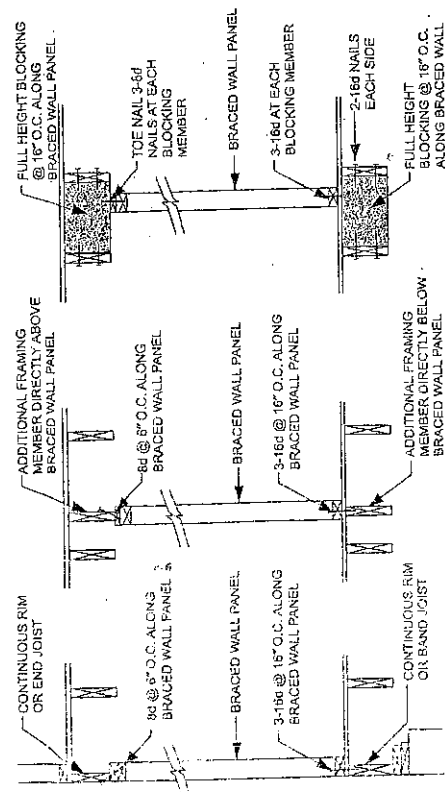


SAMPLE – FOR REFERENCE ONLY



25.4 (1/20)

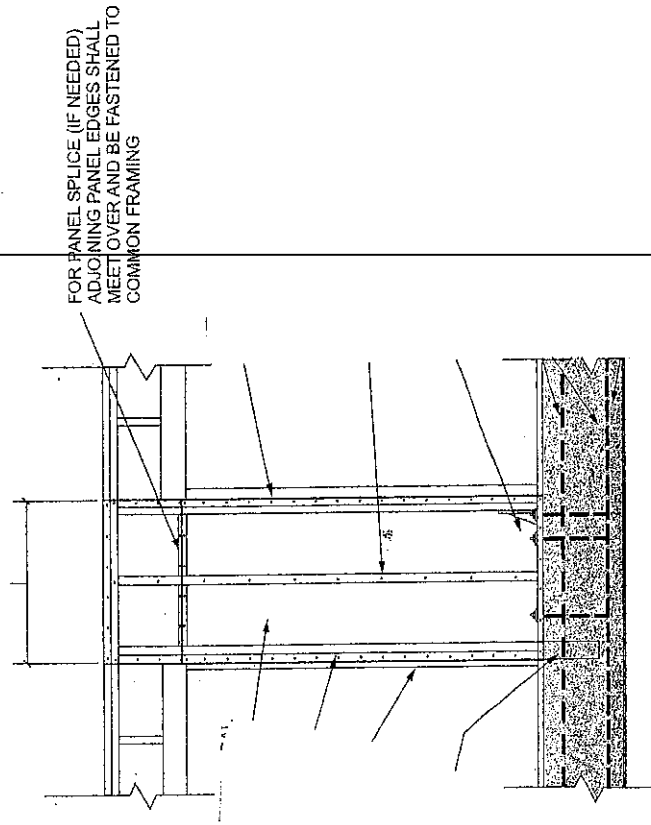
FIGURE R602.10.6(1)
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING



25.4 (1/20)

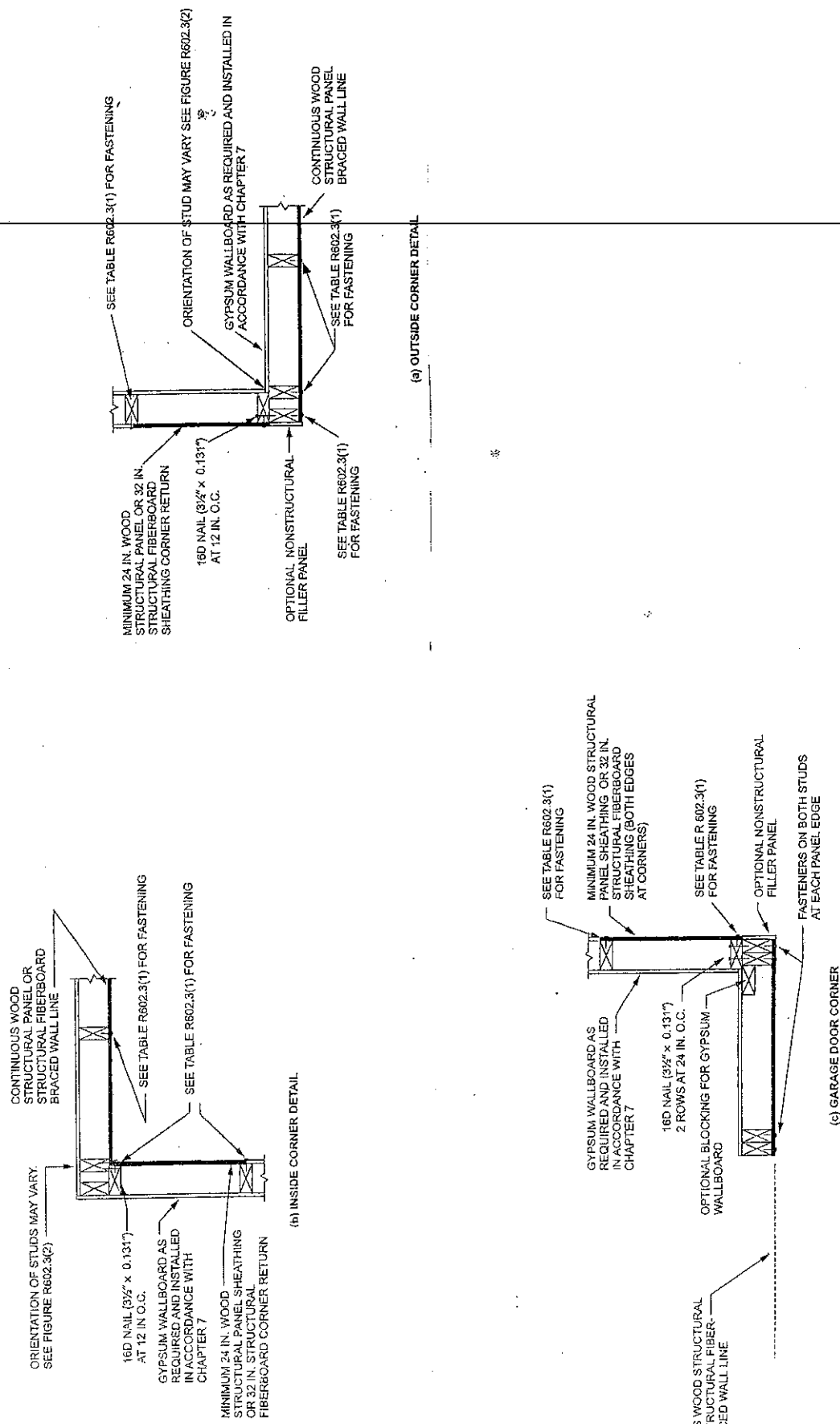
FIGURE R602.10.6(2)
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

PANEL LENGTH PER TABLE R602.10.3.2



FOR PANEL SPLICE (IF NEEDED),
ADJOINING PANEL EDGES SHALL
MEET OVER AND BE FASTENED TO
COMMON FRAMING

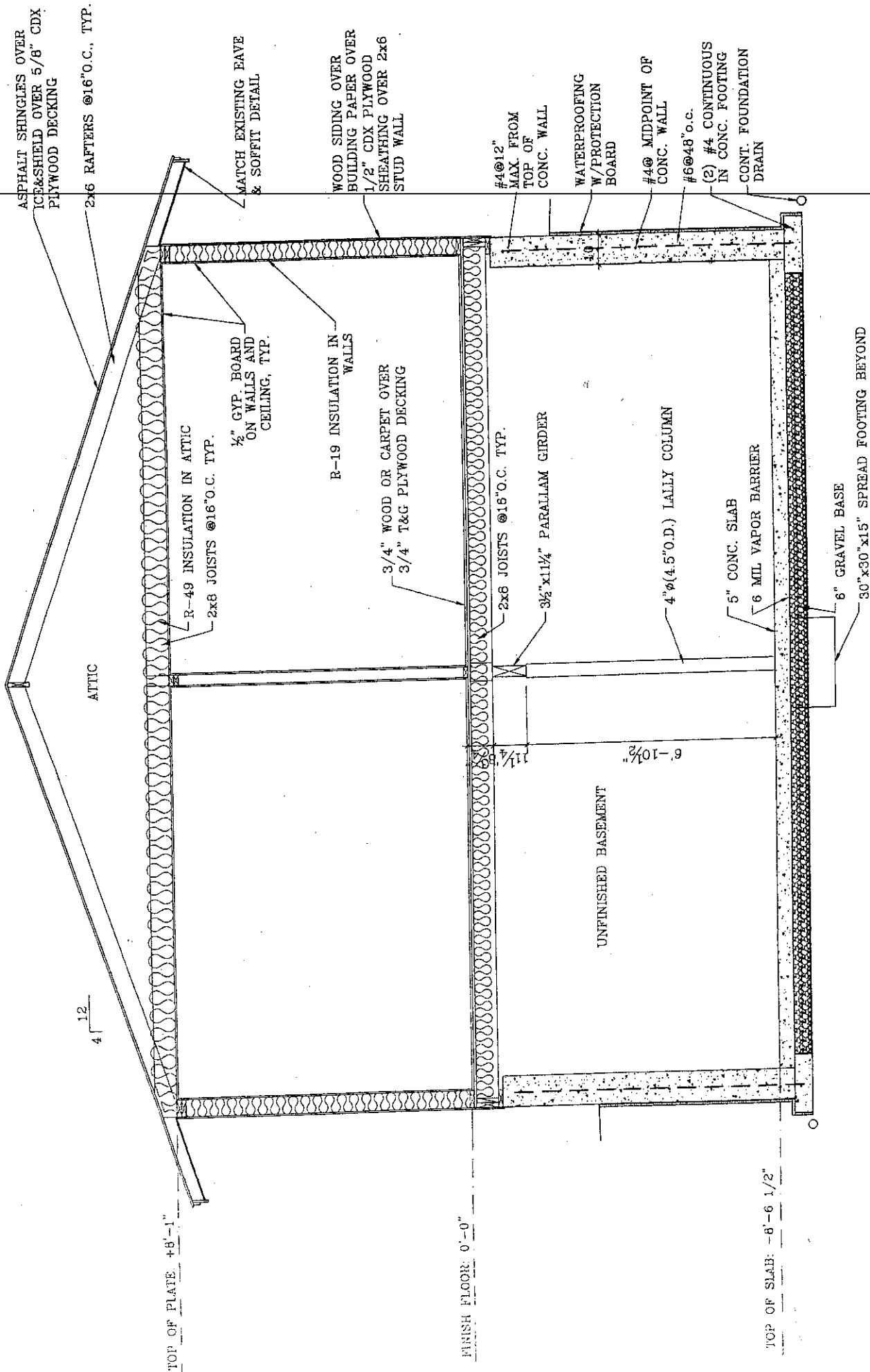
SAMPLE – FOR REFERENCE ONLY



1/4 in., 1 foot = 305 mm.

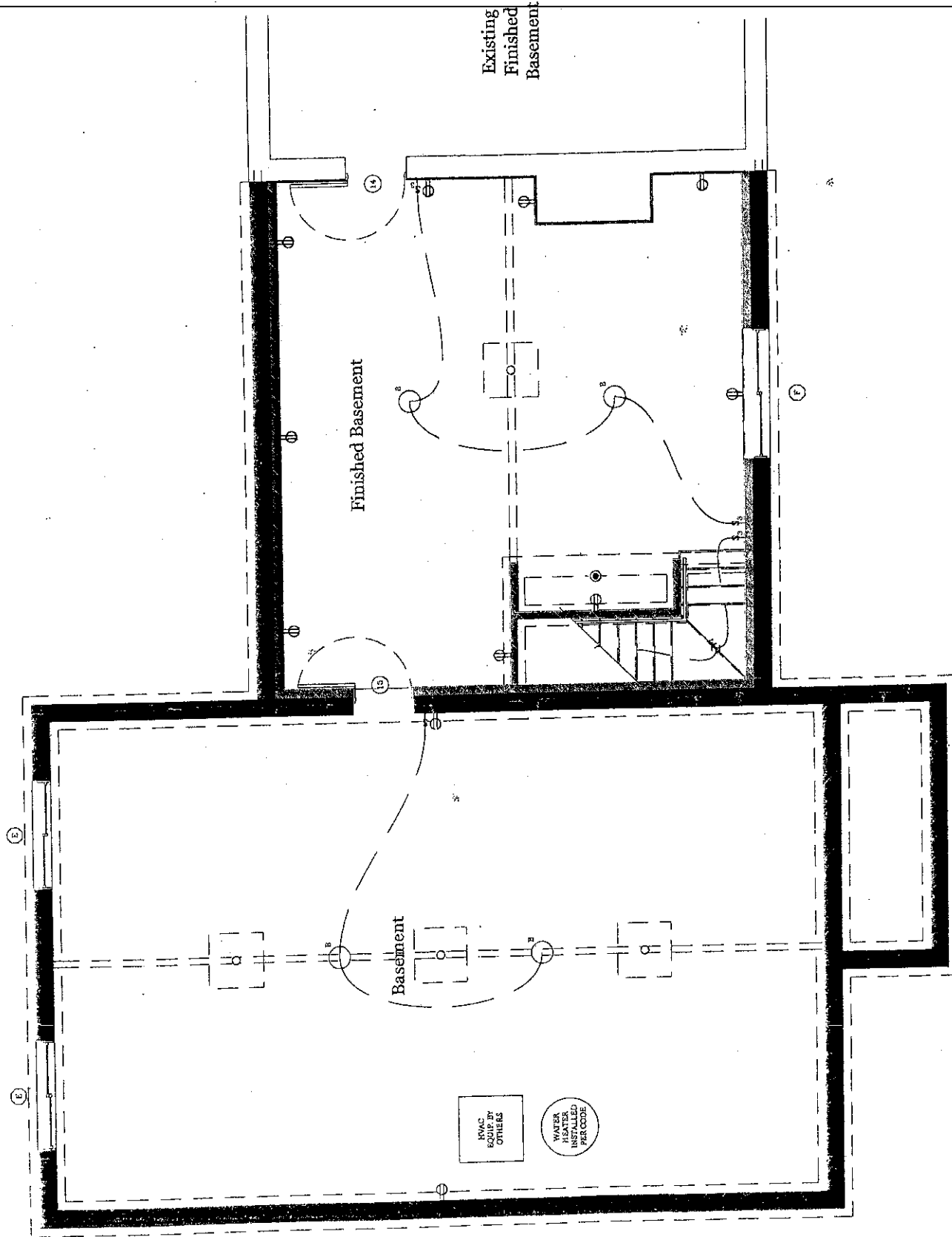
FIGURE R602.10 4.4(1)
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING

SAMPLE - FOR REFERENCE ONLY

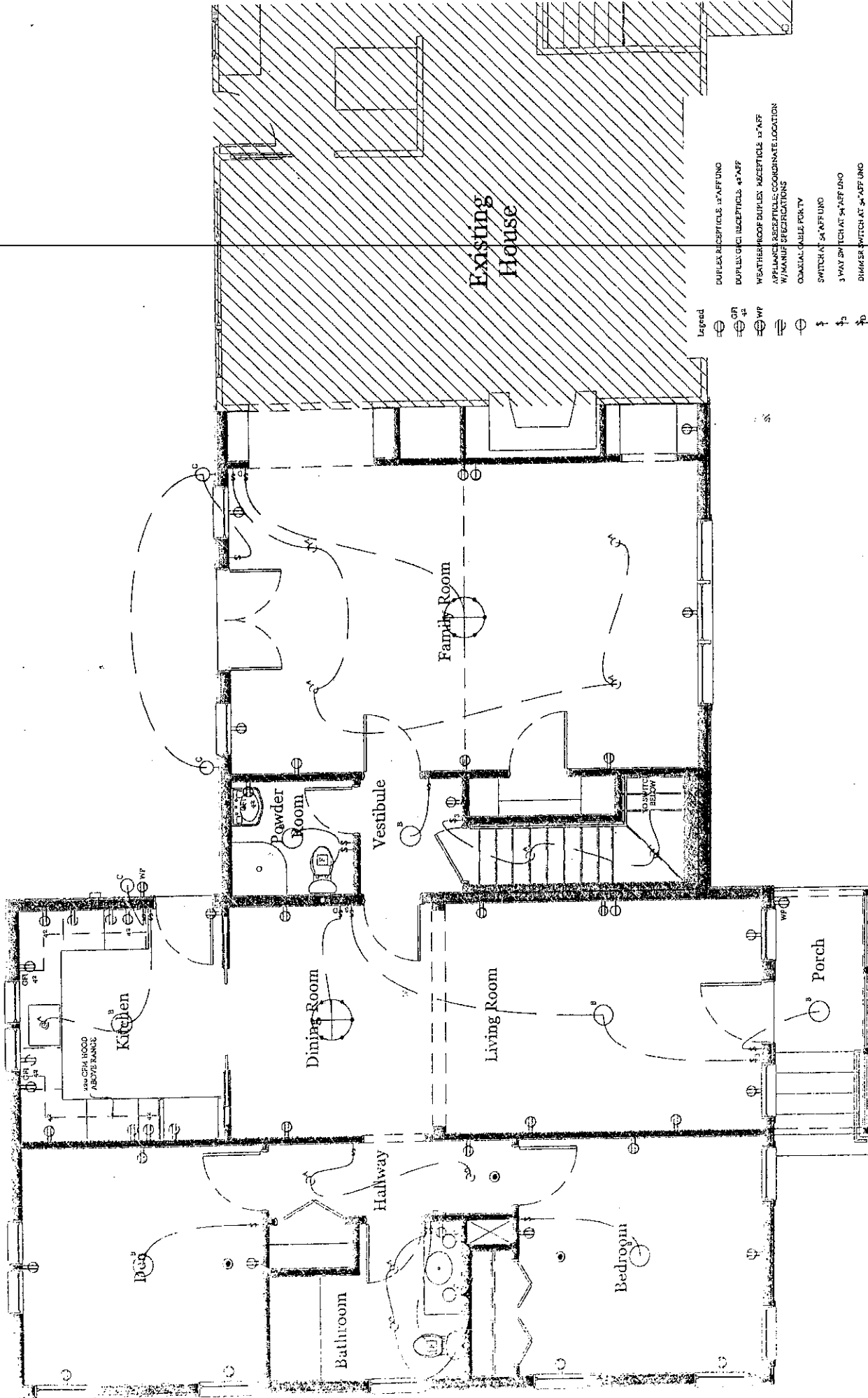


Section
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SAMPLE - FOR REFERENCE ONLY



SAMPLE - FOR REFERENCE ONLY



SAMPLE - FOR REFERENCE ONLY