

Plan Review Checklist

Site Plan - showing distances to property lines and existing structures on site

Floor Plan - Showing names and sizes of all rooms

Footing detail - must include depth below frost line, thickness, width and rebar

Foundation - type of wall, waterproofing, footer drain, and anchorage of sill plate

Roof Construction – rafters, ceiling joist size and spacing, truss location and spacing, sheathing thickness, roof covering, and underlayment

Wall section details from footer to the roof

Location sizes of all support beams

Floor Joist size and spacing

Sizes and locations of all doors and windows

Locations of all smoke alarms

Insulation values for all walls, ceilings, floors, and basement walls
(Minimums: R20 walls, R38 ceiling, R30 floors, R10 basement walls)

Stair Details
(Stair riser 8¼" max / tread 9" min / guards 34" min / handrail 34" – 38")

Electrical Plans - must include complete electrical floor plans for each floor, must show size and location of the main electrical service equipment and all sub-panels with wire sizes, location of all outlets, switches, light fixtures, smoke detectors, and special outlets. All required GFCI and AFCI devices must be marked. Detail all aspects of grounding, including ground rod, water line ground, etc.

Plumbing plans – must include complete plumbing floor plans for each floor, must show all sizes and locations of piping and materials being used for sanitary, domestic water, and all gas piping. Show all points of connection to water, sewer and gas lines, identify each plumbing fixture and provide details of water heaters and expansion protection.

HVAC plans – complete mechanical floor plan for each floor showing duct layout, and sizes with required insulation R-Values, location of mechanical units, specifications on all equipment to be installed.

Engineering & Surveying

100 Courson Hill Road
Washington, PA 15301
T: 724-503-4125

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Codes & Zoning

2455 Park Ave
Washington, PA 15301
T: 724-993-4505

For Mobile / Modular Home Installation, in addition to site plan:

Pier Prints – a copy of the required positioning and sizes for piers

Installation instructions – Two (2) copies of complete manufacturers installation instructions. One is to be submitted with application and one to be kept on site until Certificate of Occupancy is issued.

*A registered and licensed installer must be used.

All manufactured structures need to be anchored to manufacturers specifications before Certificate of Occupancy will be issued

The following inspections will be required:

- Footer
- Foundation
- Framing and Masonry
- Wallboard
- Electrical
- HVAC
- Plumbing

Please call 724-993-4505 X 225 to schedule inspections. All inspections will be scheduled within 2 business days.

For Home Deck Construction, in addition to site plan:

*For construction of any deck 30" or more above grade, a building permit is required.

Drawings must show all deck construction including materials, beams, and planking.

Footer or pillar specifications must be shown.

Railing height and spindles must be shown.

Any steps and railings must be shown.

A minimum of 2 inspections will be required.

- Footer / Pillars
- Final inspection

