

# NEW SINGLE FAMILY DWELLING

TELLER COUNTY BUILDING DEPARTMENT

Email: [cdd@tellercounty.gov](mailto:cdd@tellercounty.gov) • P: 719-687-3048 • [www.tellercounty.gov/Building-Division](http://www.tellercounty.gov/Building-Division)

## **SOILS REPORT**

- Site specific soils reports are required for all new submittals.
- Soils reports are required to be stamped and signed by a State of Colorado currently Licensed Engineer and must be dated within the last 12 months.

## **FOUNDATION PLAN**

- Signed and stamped engineered foundation plans are required for all submittals. Clearly dimensioned and drawn to scale.
- Designed in accordance with the accompanying soils report. Soil bearing capacity must be included on the plans.
- All architectural plans, cross sections, and details must match the engineered foundation plan.
- Include the location, size, and specifications for all piers supporting proposed exterior decks.
- Provide dimensioned, cross section details of all footings, piers, buttresses, retaining walls, and spread footings.
- Include retaining wall heights from bottom of footing.
- Include the location of footing drains, insulation, and details of the proposed connection of floor systems. Reference all details on the corresponding full-sized foundation plan.
- Size and spacing of all anchor bolts and hold-downs.
- Location and size of all required foundation vents.
- Size and location of all proposed beam pockets.
- Engineering letters will not be accepted in lieu of dimensioned construction drawings.

## **ELEVATION VIEWS**

- Provide dimensioned drawn to scale elevation drawings for all sides of the building. Identify the finished grades.
- Include any proposed retaining walls and heights from bottom of footing.
- Provide floor and plate heights. Identify the roof slope or pitch.
- Indicate the type of roofing material being used.
- Indicate exterior finish (wood, stucco, brick, etc.)
- Show the location of all exterior doors and windows, decks, braced wall panel details etc..
- Chimney heights & distance to roof. Attic ventilation requirements.
- Framed walls over 10 feet in height require a licensed Colorado designers stamped detail.

## **FLOOR PLANS**

- Dimensioned, drawn to scale architectural floor plans for each level, include total square footage of every level, label finished and unfinished spaces. Include basements and exterior decks/balconies/porch covers etc.
- Indicate the dimensions of all hallways, stairs, and landings.
- Identify the location, size, and type of all windows and doors and safety glass.
- Label all required egress windows and provide the clear opening dimensions.
- Show the location and dimensions of all window wells.
- Locate all required smoke detectors and carbon monoxide detectors.
- Identify the location and dimensions of required attic and crawl space accesses..
- Show the type and location of all mechanical equipment to include furnaces, boilers, water heaters, mini splits, etc.
- Type and location of all fireplaces and solid fuel stoves.
- Include the location of all plumbing fixtures and ventilation fans.
- Label fire-separation between garages and habitable space.
- Indicate the size of all interior/exterior headers and point loads on every level.
- Location and type of all exterior and interior shear walls.

## **CONSTRUCTION DETAILS / CROSS SECTIONS**

A minimum of one dimensioned cross section taken through the entire structure shall be provided. More than one cross section may be required to clearly portray construction.

Cross sections shall clearly show the following items:

- Finish grades and Elevations of each level.
- Foundation detail with floor/wall connections. Type, size, and spacing of wall studs with number of top and bottom plates.
- Interior/exterior wall, ceiling, floor, and roof materials.
- Insulation method and R-value for all walls, floors, ceilings and concrete slabs and/or walkout walls.
- Roof to walls and/or beams hardware connection details.
- Stair construction to include rise/run dimensions, handrails, guardrails, headroom height clearance, landing framing, stringer connection details, and under stair fire protection.

Fire separation between garages and habitable space.

- Include all non-conventional framing/structural details.
- Ensure that all cross section details match all accompanying engineering plans, details, and notes.
- A typical wall section should extend from foundation to roof.

# NEW SINGLE FAMILY DWELLING CONT'D

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## **FLOOR FRAMING PLANS**

All Floor framing plans are required to be stamped and signed by a State of Colorado currently Licensed Engineer or Architect.

- Provide a complete dimensioned, scaled structural plan for each floor including decks that clearly identifies the following items:
- Floor framing material (dimensioned lumber or engineered joists.) and list all applicable loading criteria.
- Floor joists size, type and spacing. Stair landing framing details.
- Post, beam, and header size and locations. Location of all internal bearing walls.
- Locations of interior and exterior point loads.
- Number of trim & king studs for beams and headers.
- Connection hardware, hangers, tie down types and location.

## **ROOF FRAMING PLANS**

All Roof framing plans are required to be stamped and signed by a State of Colorado currently Licensed Engineer or Architect.

- Provide a complete dimensioned, scaled structural plan that identifies the following items:
- Roof framing material (dimensioned lumber rafters, engineered rafters, or engineered trusses.) list all applicable loading criteria.
- Rafter size, type and spacing. Manufactured truss type and spacing.
- Over-framing shall be shaded on the plans and the method of construction shall be identified.
- Post, beam, and header size and locations. Locations of all interior and exterior point loads. Location of any required blocking.
- Number of trim & king studs for beams and headers.
- Connection hardware, hangers, tie down types, uplift connections, and location.
- Identify the type and location of attic ventilation and attic access.

## **TRUSSES**

If engineered wood trusses are used, provide the following site specific information: (Note - Truss manufacturer layouts are not accepted in lieu of full sized framing plans.)

- Details of each truss component produced by the manufacturer. Label all trusses on the roof framing plan with numbers/letters corresponding to truss details.
- Ensure all mechanical equipment to be located in attic is addressed in the truss engineering.

## **ENERGY CODE COMPLIANCE to the 2009 IECC.**

- Item is on checklist.