

# **SPEC REQUIREMENTS FOR NEW CONSTRUCTION**

- A. Legal description of property:**
- B. Plot plan:**
  - 1. Size and shape of lot.
  - 2. House as it will be located on lot. (site plan)
    - a. All set backs, front, rear and sides.
- C. A Complete set of architectural drawings:**
  - 1. Footing size.
  - 2. Foundation.
    - a. Rough-in for a bathrooms.
    - b. Location of sump and floor drains.
    - c. Location and size of exterior drain.
  - 3. Floor Plan
    - a. Room location and size.
    - b. Type of floor joist material and size.
- D. Exterior Elevation:**
  - 1. Front, rear and sides, left and right.
- E. Detail/sections:**
  - 1. Window size.
  - 2. Door sizes.
  - 3. Wall section (Building & Zoning to furnish).
- F. Roof Trusses:**
  - 1. Architectural stamp required.

Builder will furnish two (2) sets of detail drawings. Upon approval of Building and Zoning one (1) set will be returned. One (1) set to remain with Building and Zoning Department.

# SPECIFICATION SHEET

ROOF COVERING \_\_\_\_\_  
 ROOF SHEETING \_\_\_\_\_  
 ROOF SLOPE \_\_\_\_\_  
 SHEATING PAPER \_\_\_\_\_

ROOF RAFTERS \_\_\_\_\_ @ \_\_\_\_\_ CENTERS \_\_\_\_\_  
 CEILING JOISTS \_\_\_\_\_ @ \_\_\_\_\_ CENTERS \_\_\_\_\_  
 DOUBLE PLATE \_\_\_\_\_

INTERIOR WALL & CEILING FINISH \_\_\_\_\_  
 WALL STUDS \_\_\_\_\_ @ \_\_\_\_\_ CENTERS \_\_\_\_\_  
 WALL BOXING \_\_\_\_\_

SHEATING PAPER \_\_\_\_\_  
 EXTERIOR WALL FINISH \_\_\_\_\_  
 WALL BRACING & HEADERS \_\_\_\_\_

## TYPE OF PLUMBING MATERIAL

COPPER K \_\_\_\_\_ L \_\_\_\_\_ M \_\_\_\_\_  
 CAST IRON STANDARD \_\_\_\_\_ INDUSTRIAL \_\_\_\_\_  
 PLASTIC ABS \_\_\_\_\_ PVC \_\_\_\_\_ CPVC \_\_\_\_\_  
 LEAD \_\_\_\_\_

COMBINATION SUB-FLOOR & FINISH FLOOR  $\frac{1}{2}$ " T & G PLYWOOD \_\_\_\_\_

FLOOR JOISTS (MAXIMUM SPANS ARE SHOWN UNLESS STRESS  
 RATED MATERIAL IS USED) CHECK WHAT APPLIES:  
 2 X 8 \_\_\_\_\_ 2 X 10 \_\_\_\_\_ 2 X 12 \_\_\_\_\_  
 (12' 2" SPAN) (15' 6" SPAN) (18' 8" SPAN)  
 ALL ON 16" CENTERS BAND \_\_\_\_\_

PLATE \_\_\_\_\_  
 TERMITE SHIELD (METAL) \_\_\_\_\_  
 ANCHOR BOLTS  $\frac{1}{2}$ " @ 6' CENTERS \_\_\_\_\_  
 FOUNDATION \_\_\_\_\_

WATER PROOFING \_\_\_\_\_  
 FOUNDATION FROST LINE DEPTH MINIMUM 32" PLUS FOOTINGS \_\_\_\_\_  
 CRAWL SPACE \_\_\_\_\_ GROUND LEVEL \_\_\_\_\_  
 CONCRETE FLOOR \_\_\_\_\_  
 FOOTINGS \_\_\_\_\_

NOTE:  $\frac{1}{2}$ " DOWEL BARS MAY BE USED IN LIEU  
 OF DOVE TAILS AS SHOWN

RE: FOOTINGS: SINGLE STORY 8" X 16" MINIMUM  
 TWO STORY 10" X 20" MINIMUM  
 RE: FROST WALLS: ALL WALKOUT BASEMENTS SHALL HAVE  
 A MINIMUM OF 16" X 40" FROST WALL

## COMPLETE THIS SECTION FOR POLE BARN ONLY:

How many poles?  
 How far apart?  
 Wall girts: 2x4 or 2x6 ?  
 Roof perlings: 2x4 or 2x6 ?  
 Set in or on concrete?  
 If in, what depth?  
 Size of posts?  
 (Must be pretreated)  
 Trusses \_\_\_\_\_ @ \_\_\_\_\_ centers  
 (Should be same span as posts)

Dirt, gravel or concrete  
 floor?

8" MIN 16" MIN GRAVEL

2"X2" MIN

8" MIN  
 48" MIN  
 32" MIN

FLOOR JOISTS

GROUND LEVEL

## DETACHED GARAGE

- 18 FEET MAXIMUM HEIGHT
- 235# OR 240# SHINGLES OR SHAKES
- 15# FELT PAPER
- ROOF SHEATING  $\frac{1}{2}$ " WITH CLIPS (5/8" WITHOUT CLIPS)
- RUSSES 2' ON CEN
- DOUBLE TOP PLATE
- WALL STUDS 2 X 4 (16" ON CENTERS)  
2 X 6 (24" ON CENTERS)
- PLYWOOD ON CORNERS OR METAL TWIN BRACING
- EXTERIOR FINISH - WOOD, ALUMUNUM OR VINYL SIDING
- SHEATING  $\frac{1}{2}$ " PLYWOOD, OXBOARD, CELETEX
- SOLO SHEATING 5/8" REVERSE BOARD & BATTON
- HEADERS OVER ALL EXTERIOR OPENINGS  
(BEARING OR NON-BEARING - SIZED BY OPENING)
- NOTE: ALL GARAGE DOOR OPENINGS MUST HAVE  
A GARAGE DOOR.
- BOTTOM PLATE
- ANCHOR BOLTS  
(3/8" OR  $\frac{1}{2}$ " - 6' ON CENTER)
- TERMITE SHIELD
- CONCRETE FLOOR (4" MINIMUM)
- MINIMUM FOOTINGS  
(8" WIDE & 24" DEEP)

