

# MINIMUM REQUIRED INFORMATION ON CONSTRUCTION DOCUMENTS

## RESIDENTIAL PLANS:

- Two sets of dimensioned plans (including site plans), and specifications, drawn on suitable material, with sufficient clarity to indicate the location, nature, and extent of work.

### *Required plans:*

- Site plan – show the size and location of all new and existing structures on site and distances from lot lines.
- Flood hazard plan (if applicable) – used to establish elevation of structure, which needs to be above flood plain.
- Foundation plan – footing dimensions, wall thickness, beams & posts, anchor bolts, rebar size and placement, drainage, waterproofing
- Floor plan (for renovations depict existing & new floor layout)
- Elevation plan – must have finished room height dimensions for each level
- Electrical plan – show all receptacles (Tamper resistant, GFI, and arch fault), switches, luminaires, disconnects, smoke and CO2 detectors, and breaker panels.
- Braced wall plan – illustrate which walls will be braced, and method of bracing, to resist lateral loads.

### *Required information on plans:*

- Address of Structure
- Dimensions of all rooms
- Use of each room
- Square footage of proposed work
- Required emergency egress from sleeping areas
- Window and door schedule

- Installation instructions, clearance specifications cut sheet, and model numbers for all mechanical appliances
- Engineered calculations for all trusses and engineered lumber

## COMMERCIAL PLANS:

- Four sets of signed and sealed plans (including site plans) drafted by a registered design professional licensed with the State of Connecticut, and specifications, with sufficient clarity to indicate the location, nature, and extent of work. Plans shall be scaled and fully dimensioned. Minimum scale shall be 1/8" = 1'. Plans shall illustrate location, construction, size and character of all portions of the means of egress including the path of the exit discharge to the public way. Construction documents shall also describe the exterior building envelope and include manufacturer's installation instructions that prove their listings. Plans should also include the following information: reference to applicable State Building Codes and General Statutes, occupancy classification, type of construction, type of sprinkler system, construction area, building height & area limitations, occupant load for each room and every floor, maximum occupant load calculations, energy code analysis, accessibility, required floor loads, third party plan review for threshold buildings, fixture count, and distance to and location of exits.

### *Required plans:*

- Site plan
- Flood hazard plan
- Foundation plan
- Floor plan
- Window and door schedule
- Structural plan
- Elevation plan
- Electrical plan
- HVAC plan
- Braced wall plan
- Mechanical plan
- Plumbing plan
- Fire alarm plan
- Reflected Ceiling plan
- Fire protection plan
- Furniture and Partition layout plan
- Statement of special inspections

- Installation instructions, clearance specifications cut sheet, and model numbers for all mechanical appliances
- Stamped engineered calculations for all trusses and engineered lumber

## STATE OF CONNECTICUT BUILDING CODES

2003 International Building Code\*  
2003 International Existing Building Code\*  
2003 International Plumbing Code\*  
2003 International Mechanical Code\*  
2009 International Residential Code\*  
2009 International Energy Conservation Code\*  
2011 National Electric Code\*

\*with Connecticut amendments and General Statute requirements

## CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA FOR WINDSOR LOCKS:

**Ground Snow Load:** 35 pounds per square foot  
**Wind Speed (mph):** Basic Wind Speed (3 second gust) 100 mph  
**Seismic Design Category:** B, in site classes A - E  
**Weathering:** Severe  
**Frost Line Depth:** 42 inches  
**Termite:** Moderate to Heavy  
**Winter Design Temperature:** 7° F  
**Ice Shield Underlayment Required:** Yes  
**Flood Hazards:** Reference FEMA Flood Insurance Rate Maps  
**Air Freeze Index:** 1,500 or less  
**Mean Annual Temperature:** 50° F  
**Climate Zone:** 5A