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CONSTRUCTION PLAN SUBMITTAL REQUIREMENTS FOR ONE THROUGH FOUR FAMILY DWELLING

Note: All documents submitted electronically is preferred (PDF attachments via email or a USB). Incomplete plans will be rejected. Plans will be reviewed in the order in which they are logged in.

I. SUBMITTALS

1. Completed application
2. Plot Plan or Site Plan (Site Specific)
3. Architectural and engineered drawings – Stamped by Engineer
4. Soils Report (Site Specific)
6. Manual D, J, and S
7. International Energy Conservation Code compliance path documentation (Performance Path, UA Tradeoff/ ResCheck, or Prescriptive Path)
8. Under Drain Variance Application with Engineer's design drawing, if there is no underdrain system for the subdivision or pick one detail and attach with other information. (Site Specific)
9. Area Calculations for Valuation
10. Building Height
11. Drainage and Grading Plan (Site Specific)
12. General, Mechanical, Plumbing, and Electrical Contractors listed on Application.
13. Stamped and signed receipt from St. Vrain Valley School District (located at 395 S. Pratt Pkwy)

II. STRUCTURAL

A. Foundations - Plan view and wall section

1. Dimensions of footing and foundation wall.
2. Overall foundation dimensions.
3. Depth of footings below grade.
4. Column footing size and locations.
5. Beam size and bearing locations.
6. Reinforcing steel size and location, and anchor bolt size and locations.
7. Window size and locations.
8. Design Wind Speed. (ULT 142mph)
9. Maximum soil bearing capacity.
10. Minimum dead load requirement.
11. Material specifications (concrete, steel, etc.),
12. Source of soil design criteria.
13. Special requirements for slabs, drainage, void beneath grade beams, anchor bolts, bracing, etc.
14. Original seal and signature of designer.
15. Under Drain Variance Application with Engineer's design drawing.
16. Complete Under Drain Plan including: under drain connection details, type of sump pit, collection system design, sump pit location, type of termination, and exterior discharge location.

B. Framing:

1. Grade and species of all wood framing members.

2. Size and spacing of studs, joists, rafters, also show hips and valleys.
3. Size and location of structural components (beams, columns, and headers).
5. Bracing details.
6. Shop drawings and layout for trusses (may be available at framing inspection).
7. Specific holdowns and strapping types and locations.
8. Uplift reactions.
9. Shear wall schedule and locations.

III. ARCHITECTURAL

A. Exterior elevations – front, rear and each side

B. Floor plan for each floor level including unfinished floor areas

1. Room dimensions
2. Location and size of halls, windows, doors, stairs, cabinets, and window wells.
3. Plumbing fixtures, water heater, furnace, boiler, air conditioner, and cooking appliance locations.
(Including efficiency ratings for all equipment)
4. Location of chases or chimneys for venting of fuel-burning appliances (specify type of fuel).
5. Type, R value, and location of insulation.
6. Fireplace or stove location, type, & installation details.
7. Defined thermal boundaries
8. Air Sealing Details- windows, doors, cantilevers, behind fireplaces, behind tubs/ showers, etc.
9. Explanation of the moisture management system.
10. Attic Ventilation
11. Crawlspace Ventilation/ Conditioning (If crawlspace)
12. Radon Control Method (If applicable)
13. House Ventilation
14. Rated assemblies and locations. (If applicable)

IV. MECHANICAL

1. Location of air registers or radiation units (if baseboard).
2. Location and size of exhaust fans, makeup air, ventilation or combustion air ducts.

V. ELECTRICAL

1. Size of service.
2. Location of panel.
3. Electrical plan with outlets, switches, and fixture openings.
4. Location of Ufer Ground.

** See additional handouts for further detailed information and requirements.