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Single Family Residential Addition

How to Use this Guide

Provide three sets of plans and complete the following:

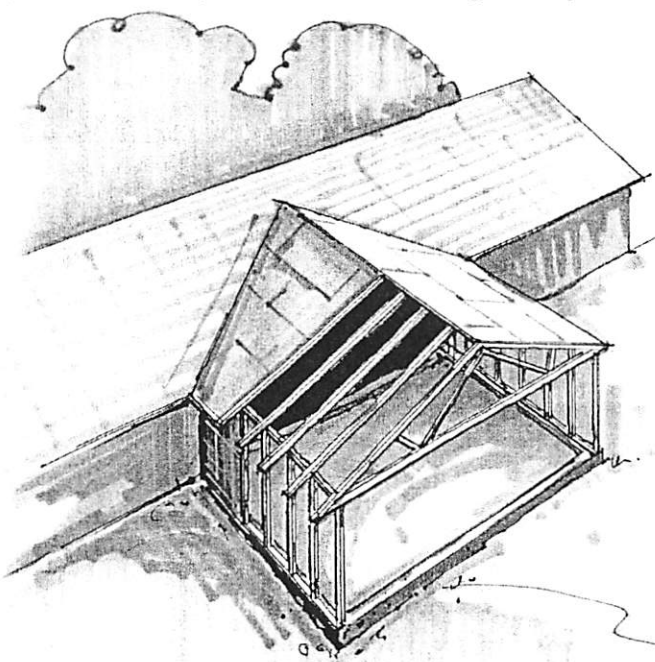
1. Complete this Building Guide by filling in the blanks on page two, and indicating which construction details will be used, and the R value of insulation used.

2. Provide 3 Plot Plans (site plan) showing dimensions of your project or addition and its relationship to existing buildings or structures on the property. Show all easements and the distance to existing property lines drawn to scale.

3. Provide three floor plans drawn to scale. See page 4.

4. Fill out a building permit application.

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.



Single Family Residential Addition

2x _____ rafters spaced _____ " O.C. or
Manufactured Trusses spaced _____ " O.C.
(example: 2 x 12 Rafters Spaced 24" O.C.)

Sheathing _____
(example: 1/2" exterior plywood)

Minimum 1x _____ ridge board
(example: 1 x 12)

Roof covering _____
(example: Class A 3 tab shingles)

Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material.

12
pitch

Underlayment _____
(example: 1 layer 15# felt)

Building Section

Note: Attic ventilation and access may be required

Provide roof tie downs
Solid 2x blocking between rafters that are 2x12 or greater

Ceiling Insulation _____
(example: R-38)

Wall Insulation _____
(example: R-19 Fiberglass Batts)

2x _____ ceiling joists @ _____ O.C.
(example: 2 x 8 @ 24" O.C.)

Double 2x _____ top plate
(example: 2 x 6)

Span _____
(example: 23' 5")

Ceiling height _____
(example: 8')

Siding _____
(example: lap or T-111)

Wall sheathing _____
(example: 1/2" exterior plywood)

2x _____ studs @ _____ O.C.
(example: 2 x 6 @ 24" O.C.)

Cont. 2x _____ sill plate
(example: 2 x 4)

2x _____ Joists @ _____ O.C.
(example: 2x10 @ 24" O.C.)

Wall width _____ "
(example: 8")

Footing size _____ " x _____ "
(example: 8" x 16")

Note: Pre-engineered roof trusses w/truss clips may be used in lieu of roof structure shown.

Diagonal wind bracing or braced wall panels @ corners and each 25' of wall.

Note: Pre-engineered floor systems may be used and should be installed according to the manufacturers installation instructions.

Access required

18" minimum from the interior grade level to the bottom of the floor joists.

Engineered Design: Caissons may be required if your site has swelling soils. A foundation designed by a Pennsylvania licensed architect or engineer may be required.

✓ Check one

- ☐ Foundation: Engineered Design
☐ Foundation: Detail A
(see page 3)

Property Address: _____

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Heads Up

Site Plan

1. When drawing your plot plan be sure to show the location of electric, gas, sewer and water service lines. PA One Call (1-800-242-1776) shall be notified of the excavation to eliminate potential conflicts with underground utilities. The PA One Call certification number shall be retained for reference.

2. Show where the existing electric and gas meters are located on your home. These meters may have to be relocated and it is best to know this before you start construction.

Floor Plan

1. Smoke Alarms are required in new and existing bedrooms. Battery operated devices are acceptable.

2. Additions not to enclose bedroom or basement egress windows.

3. Safety glass is required at specific locations. When you draw the location of the new windows on the floor plan, the plan reviewer can identify which ones require safety glass.

4. Heat is required in all habitable rooms. Show how the addition will be heated on the plan.

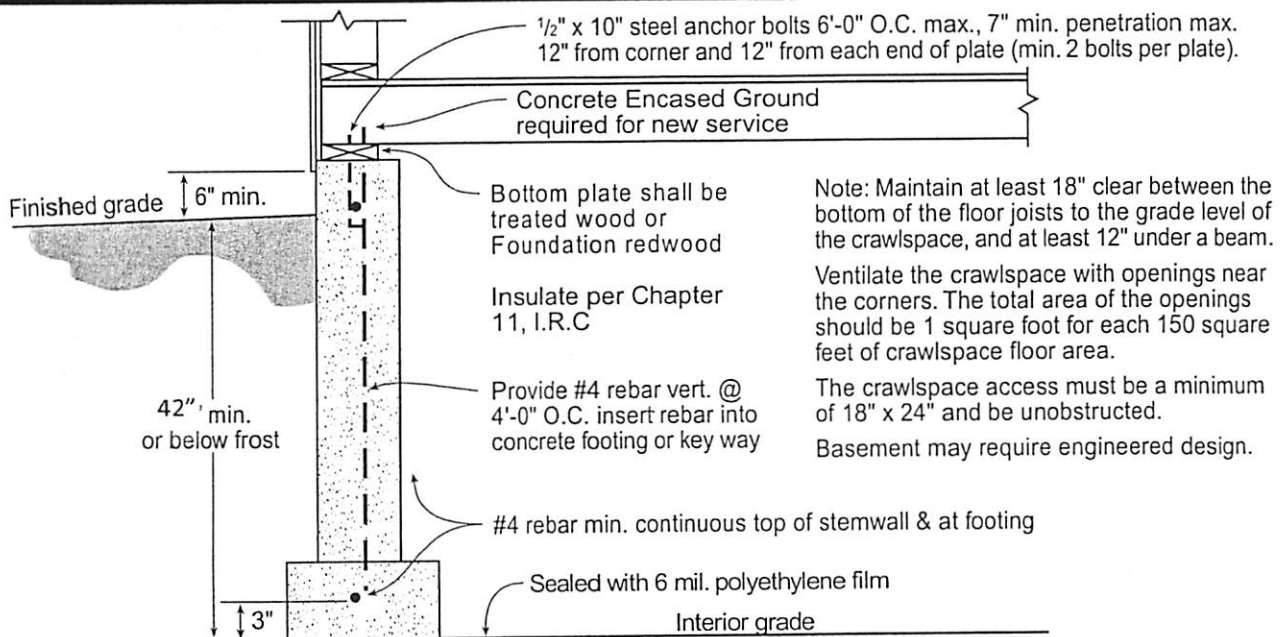
Electric Code

Existing electric service may require an upgrade or relocation. Indicate the size of your electric service (the number on the main breaker) on your plan. This can help the plan reviewer if an upgrade is needed before you start construction.

Roof Overframe

When constructing a new valley, use a continuous board under the bottom cut of the new rafters to provide a solid nailing surface. The board should be at least 12" thick, nominal and should be at least as wide as the base of the new rafter.

Crawlspace Foundation Detail A



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Sample Floor Plan

NOTES:

- A. New 3'-0" x 6'-8" door in existing wall
- B. Existing door removed, opening covered with drywall both sides
- C. New 5'-0" x 4'-0" caset opening (replaces existing window)
- D. New patio door with tempered glass
- E. New 6'-4" wide 4'-8" casement windows

Example: (2) 2"x10" headers at new window and door openings

