



PLAN REQUIREMENTS

For One and Two-Family Dwellings

(New - Additions - Alterations - Renovations)

- Detached structures over 200 square feet require plans and review
- Submit:
 - Two sets of building plans (maximum size 30" x 42") drawn to scale (with dimensions)
 - One copy of the plot plan drawn to scale showing where the new addition will be on the property. New single-family homes require a certified plot plan or be part of a site plan.
- Plans shall be in compliance with the 2009 International Residential Code (IRC) and reflect any applicable Planning Board and/or Zoning Board approvals and stipulations. The plans shall have:
 - A plan for each floor, identifying each room or use
 - At least two elevations (side and front view)
 - Stair detail
 - The size and type specified for all building materials (including windows and doors). Remember to mark the location of the windows and doors on the plans.
 - Header sizes for all openings in load bearing walls (interior and exterior)
 - Floor framing plans if the cross section is not typical
 - A complete cross section cutting through the entire width of the building or addition
 - Comply with Section R313 of the IRC regarding smoke detectors (see separate sheet)
 - Demonstrate New Hampshire energy code compliance (Forms available upon request in our office, or you may contact the NH Public Utilities Commission, 603-271-6306, www.puc.state.nh.us)
 - A roof-framing plan. Wood truss drawings are required to be stamped by the engineer of record.
 - Manufacturer specifications for engineered lumber (LVLs, micro-lams, etc.)
 - Every sleeping room shall have at least one operable window or door approved for emergency egress/rescue. An emergency egress/rescue window shall have a minimum net clear opening of 5 square feet on the grade level and 5.7 square feet for all other locations, and shall have a minimum height of 24" and width of 20". The sill height shall not be more than 44" above the finished floor level.
 - For simple decks, you may use our typical deck plan (see separate sheet). More complicated decks require submission of plans indicating footing locations, elevations, stairs, rails and other details.
 - Footings shall be a minimum of 48" below finished grade

Plans that do not have complete information may be rejected.

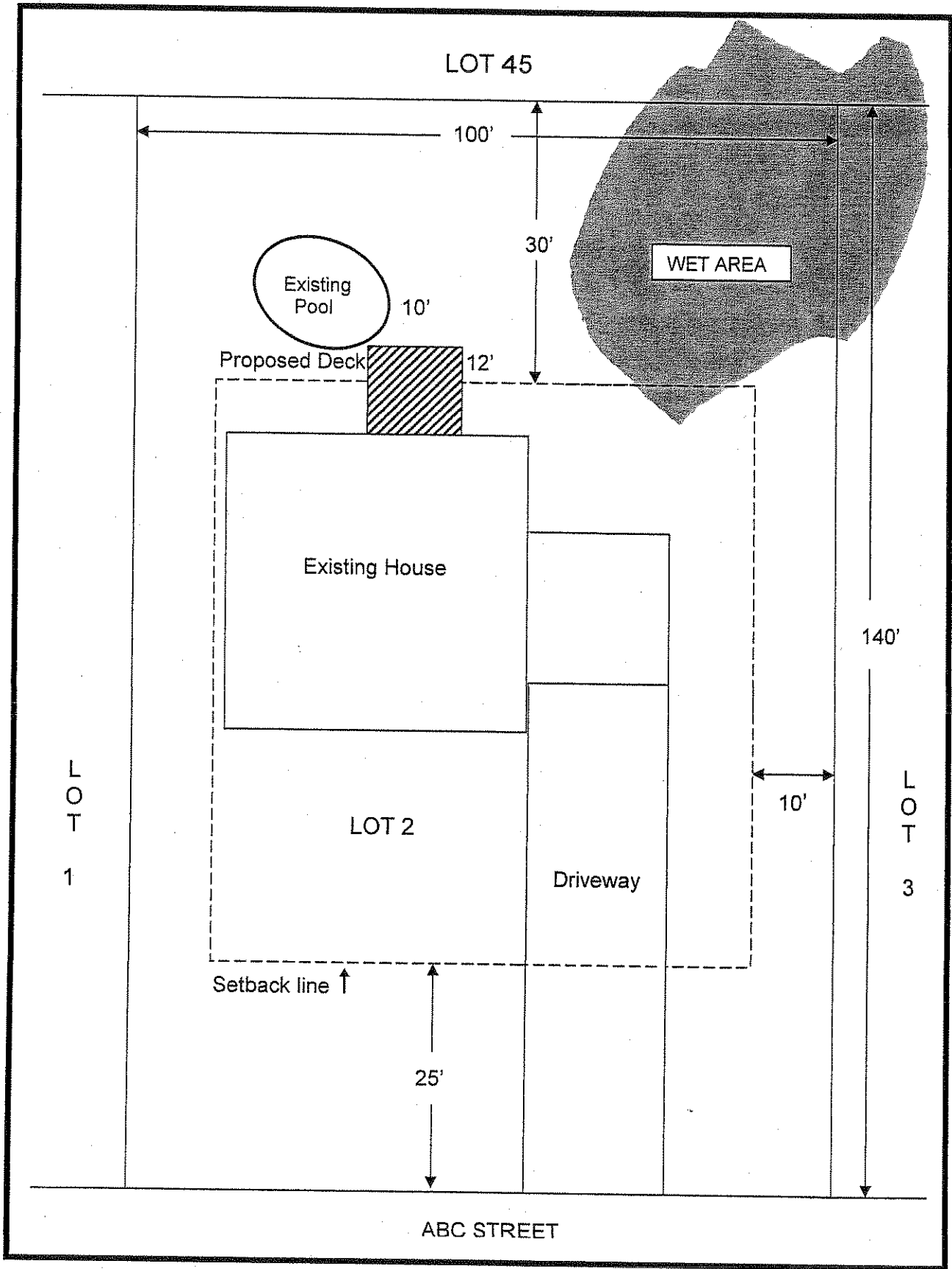
Please take the time to review your plans to insure adequacy.

When the building permit is approved, one copy of the plans will remain in the Department of Building Safety; the other copy will be returned to the applicant. The approved plans must be on the jobsite for inspections.

Electrical, Plumbing, Mechanical and Demolition – Require separate plans and permits

NASHUA BUILDING SAFETY DEPARTMENT
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SAMPLE PLOT PLAN



35 ABC Street

1/2" = 10 feet