

Sidney/Richland

Application/Building Plan Proposal

The following are the minimum construction documents needed to review your proposed building project. Additional information or changes may be required during the plan review process to ensure the project meets the minimum construction standards as adopted by Sidney /Richland. Please note: complex projects or commercial projects may require a design professional(s).

Site/Plot Plan. This drawing is a bird's eye view of the building site showing the size of the lot, location of the proposed new building(s) or additions, sidewalks, landscaping and any existing structures. Indicate North on this plan along with any abutting streets or alleys.

Foundation Plan/Details. Show footing, isolated footing, piers, foundation wall and slab dimensions. Indicate reinforcing steel (rebar) size and location; anchor bolt size and location; hold down size and location.

Floor Plan. An overhead view of the building envelope indicating interior/exterior walls; interior/exterior stairways; interior/exterior door and glazing (window) openings; interior/ exterior stairways; exit lights and exit illumination; location and size of portable fire extinguishers; and the use of each room. Header or beam sizes for openings can be included on this drawing.

Reflected Ceiling Plan. Locate ceiling light fixtures and openings for mechanical penetrations.

Wall Section/Details. A cutaway view of the interior/exterior walls showing floor, wall and roof framing member size and spacing including any interior/exterior beam size and location. Floor, wall and roof sheathing thickness; insulating materials and R-values; interior and exterior finish materials; roofing materials. An engineered drawing will be required for pre-manufactured floor or roof trusses.

Prefabricated Steel Buildings. Engineered drawings will be required for prefabricated steel buildings.

Fire Suppression Systems. Any building in which an automatic fire suppression system is installed must have construction drawings and specifications prepared by a licensed engineer.

Elevations. This drawing will show the height and appearance of the proposed building.

Energy Calculations. Provide calculations indicating the building envelope, lighting heating and cooling energy performance.

Provide a minimum two complete sets of plans along with a completed Sidney/Richland Building Permit Application. Plans will not be reviewed until the review fee has been received. Anticipate up to sixty days for review.