



City of Ammon Building Department

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Residential Building Plan Submittal Requirements

These requirements are for Single Family Dwellings, Duplexes, or Townhomes

Permit Application

Plans:

- We recommend plans to be sent electronically as PDF format or if unable, all plans are required to be drawn to scale with minimum dimensions of 18" x 24", and we need two (2) sets of paper plans. (You will receive one plan back for the job site copy with red lined corrections and notations).

Site Plan:

All site plans need to indicate the following:

- All property lines
- Street names
- Setbacks on all four (4) sides of the structure to the property lines
- Driveway width
- Existing structures
- Homeowners name and or Contractors name
- North arrow
- Site plan address
- Site plan Division, Lot, and Block
- Zone,
- City of Ammon, Bonneville County
- Location of utilities including Fiber if applicable.

All site plans must be submitted electronically to the City Planning & Zoning Director at cdonovan@cityofammon.us



Energy Code Compliance Sheet:

- Rescheck -2018 IECC or,
- Prescriptive Path per Table R402.1.2, 2018 IRC

HVAC Plans:

- Heat load calculations (Wrightsoft or other approved software)
- HVAC equipment sizing and duct design per manual J&D or Wrightsoft software

Elevations: Scale at 1/8" or 1/4" = 1'0' which consists of

- All four elevations
- Extent of footings and foundation walls

Floor Plans:

- Floor scale at 1/8" or 1/4" =1'0
- All egress windows and door sizes and functions
- Show braced wall panels for exterior and interior wall lines. Indicate the amount of bracing required and amount provided.
See Section R602.10 for wall bracing.
- Indicate all room uses
- Direction of floor/roof member
- Size and description of all load bearing beams and columns
- Engineered floor/roof drawings of using I-Joist products (i.e. TJ-Expert)
- Walk-out Basements, and Irregular Buildings** are required to have stamped Engineered drawings with required construction details supporting calculations in accordance with R301.2.2.6 of the 2018 IRC

Foundation Plans:

- Complete foundation layout
- Footing and foundation wall dimensions, including frost depths
- Rebar schedules

Truss Details:

- Complete roof and floor-framing plan from the truss manufacturer



- Floor Layout:**
 - TJI Design

- Roof Layout**

- Door and Window Schedules**

*****Irregular Buildings in Seismic Zone D are required to be stamped by an Engineer or Architect licensed in the State of Idaho. Provide engineered design for any irregular portions of structures per 301.2.2.6***