



BUILDING DEPARTMENT

12453 Hwy 92 Ste 105

Woodstock, GA 30188

Phone: 770-592-6036

www.woodstockga.gov

woodstockbuilding@woodstockga.gov

RESIDENTIAL PLAN REVIEW CHECKLIST

ALL RESIDENTIAL BUILDING PERMIT APPLICATIONS MUST HAVE THE FOLLOWING SUPPORTING DOCUMENTATION FOR PLAN REVIEW

***TWO** SETS OF PLANS AND HOUSE LOCATION PLANS ARE REQUIRED FOR REVIEW*

****THREE** SETS FOR A SINGLE FAMILY ATTACHED HOME OR IF THE HOME IS LOCATED IN DOWNTOWN DISTRICT**

PLEASE ENSURE THE FOLLOWING INFORMATION IS INCLUDED IN YOUR PLANS

PLAN REVIEW:

1. COVER SHEET:
 - a. CURRENT CODES WITH G.A. AMENDMENTS
 - b. WIND LOAD – 90MPH
 - c. SEISMIC CATEGORY – B
 - d. LIVE LOADS / DEAD LOADS
2. FLOOR PLANS – LAYOUTS – 1ST, 2ND, 3RD, BASEMENT
3. ELECTRICAL PLANS – 1ST, 2ND, 3RD, BASEMENT
4. ELEVATIONS – FRONT, REAR, SIDES
5. STRUCTURAL PLANS – WALL SECTIONS, FOOTING / FRAMING DETAILS
6. TABULATION CHART – SQUARE FOOTAGE FOR EACH LEVEL (INCLUDE ALL DECKS AND COVERED PORCHES)

H.L.P. REVIEW:

1. ALL SETBACKS – FRONT, REAR, SIDES – AS PER APPROVED PLAT
2. HOUSE LAYOUT
3. DRAINAGE OFF LOT (SHOW ARROWS HOW WATER FLOWS AWAY FROM THE HOUSE)
4. PLAT BOOK AND PAGE NUMBER
5. SIGNED AND SEALED FROM A REGISTERED LAND SURVEYOR

PERMIT REVIEW (REQUIRED ON PERMIT APPLICATION):

1. OCCUPANCY GROUP – STANDARD R-3
2. CONSTRUCTION CLASS – STANDARD VB
3. TOTAL FLOOR AREA:
 - a. FIRST FLOOR
 - b. SECOND FLOOR
 - c. THIRD FLOOR
 - d. BASEMENT
 - e. GARAGE
 - f. ALL DECKS AND COVERED PORCHES



BUILDING DEPARTMENT

12453 Hwy 92 Ste 105

Woodstock, GA 30188

Phone: 770-592-6036

www.woodstockga.gov

woodstockbuilding@woodstockga.gov

RESIDENTIAL PLAN REVIEW CHECKLIST

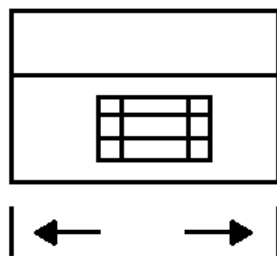
PLEASE NOTE THE FOLLOWING STIPULATIONS FOR PROPER PLAN REVIEW

- PENCIL DRAWINGS WILL NOT BE ACCEPTED
- PLEASE USE A STRAIGHT EDGE
- DO NOT USE RED INK – BLUE OR BLACK INK IS PREFERRED
- NO “WHITE OUT” OR “TAPED ON” DETAILS
- LABEL ALL COMPONENTS (FOOTINGS, POSTS, BEAMS, JOISTS, HEADERS, RAFTERS, TRUSSES, ETC.)
- PROVIDE ALL DIMENSIONS IN FEET AND INCHES
- PROVIDE LUMBER SIZES AND SPACINGS
- PROVIDE LUMBER SPECIES AND GRADE NUMBER (EX: SYP #2)

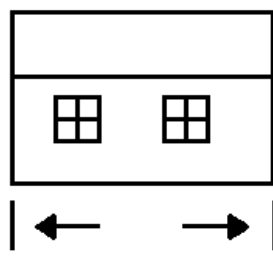
CHECKLIST FOR PLAN PREPARATION:

- OVERALL DIMENSIONS
- FOOTING SIZE AND DEPTH
- FOOTING LAYOUT, INCLUDING REBAR PLACEMENT
- DISTANCE BETWEEN FOOTINGS
- POST SIZES
- DISTANCE BETWEEN POSTS COLUMNS (BEAM SPAN)
- SIZE OF LEDGER BOARD
- BOLT SCHEDULE FOR ATTACHMENT OF LEDGER BOARD
- BEAM SIZES (EX: DOUBLE TWO BY TWELVES EQUALS (2) 2 X 12)
- SPAN OF BEAM (SAME AS DISTANCE BETWEEN POSTS)
- DISTANCE BETWEEN BEAMS AND / OR LEDGER (JOIST SPAN)
- SIZE OF FLOOR JOISTS
- SIZE OF DECK BOARDS
- DIRECTION OF DECK BOARDS WITH RESPECT TO JOISTS (PERPENDICULAR OR DIAGONAL)
- INDICATE BRAND AND MAXIMUM SPAN BETWEEN JOISTS IF COMPOSITE PRODUCT IS USED
- PROVIDE SIZE OF ALL WALL OPENINGS (DOOR AND WINDOW SIZES)
- PROVIDE HEADER SPECIFICATIONS OVER ALL DOORS AND WINDOWS
- INDICATE IF ROOF SYSTEM WILL BE PRE-MANUFACTURED ENGINEERED TRUSSES
- SIZE AND SPACING OF RAFTERS AND COLLAR TIES
- SIZE OF RIDGE BOARD OR BEAM
- RIDGE BEAM SUPPORT METHOD
- PROVIDE R-VALUES FOR INSULATION AT ALL WALLS, CEILINGS, AND FLOOR SHOWING COMPLIANCE WITH IECC

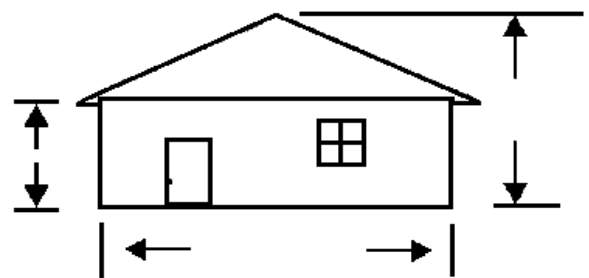
ATTACHED ADDITION



Front Elevation



Rear Elevation



Side Elevation

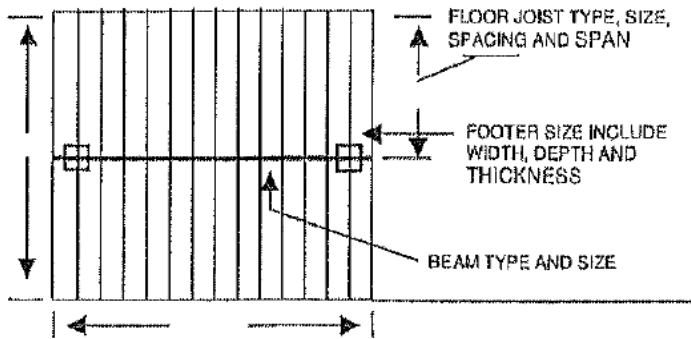


BUILDING DEPARTMENT
 12453 Hwy 92 Ste 105
 Woodstock, GA 30188
 Phone: 770-592-6036
www.woodstockga.gov

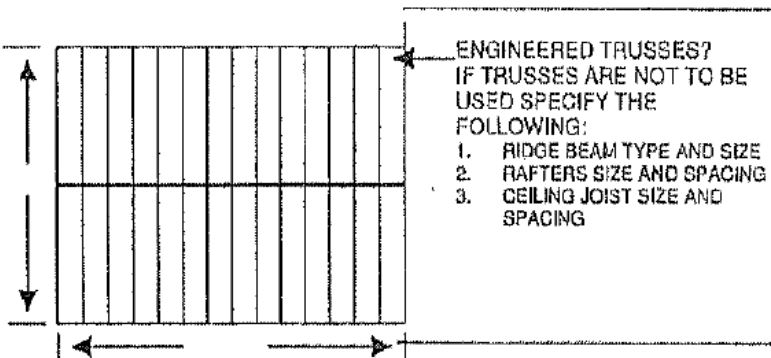
RESIDENTIAL PLAN REVIEW CHECKLIST

woodstockbuilding@woodstockga.gov

ADDITION FLOOR FRAMING PLAN



ROOF FRAMING PLAN



FLOOR PLAN

