

# EAST UNION TOWNSHIP

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## SUBMITTAL GUIDE for RESIDENTIAL PROJECTS Building Plan Requirements

The following items are required for new residential projects. Drawings shall provide the necessary information to verify compliance with the building code. Scale should be appropriate to sheet size and must be clearly marked on each sheet. Sheet size shall not be less than 11 inches by 17 inches. **All drawings shall bear the name and signature of the person responsible for the design.**

**Two (2) sets of construction drawings shall be submitted and shall include:**

**Title Page Drawing:** to include the contact information for designer(s), description of square footage per floor, number of floors, type of construction to be utilized, design occupant load(s), finish materials classification, statement that design codes utilized are in accordance with the current IBC edition as adopted by East Union Township.

**Site Plan Drawings:** to include all utility layouts, lot property line(s) measurements, setbacks, proposed structure(s) w/ dimensions, existing structures w/ measurements, E+S BMP's, north arrow and any adjacent street names. **Eagle Rock Development additional E&S control includes "Dry Well "calculation package from Eagle Rock.**

**Floor Plan Drawings:** to include the use of all areas, location & types of fire resistant construction, U.L. Listing of fire resistant construction, means of egress components.

**Structural Drawings:** to include the structural design calculations, uniform live loads, dead loads, roof & snow loads, wind loads, footing construction detail, foundation construction details, framing construction details, concrete construction details, masonry construction details, wood construction details, steel construction details.

**Elevations – Structure Exterior:** to include front, side and rear views.

**\*Electrical Drawings:** to include all circuits required for lighting, appliances and mechanical equipment within the building or structure.

**\*Mechanical Drawings:** to include size & type of appliances, construction of flues and chimney systems, ventilation air provided, fresh air make-up provided, location of all ducting and piping.

**\*Plumbing Drawings:** to include a plan view and a riser diagram of waste & water piping, pipe sizing, grade of piping, drainage fixture unit loads on stacks and drains, water distribution design criteria.

**\*Life Protection Systems:** to include the hard-wired, battery backup smoke detector system and location of units. If a carbon based heating system is located in the structure include the hard-wired, battery backup carbon monoxide detector system and location of units. If a sprinkler system is installed include the submittal guide for the system. See specific submittal guide requirements.

**Driveway Permit:** Any driveway access to a State Roadway must have a Highway Occupancy Permit issued from Penn-DOT prior to any building permit being issued from the Township. A Driveway Permit must be issued from East Union Township for any Township roadway and must be approved prior to the issuance of a building permit.

\*May be combined on one sheet if properly coded.