



## LEHIGH ENGINEERING, LLC

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### RESIDENTIAL PLAN REVIEW REQUIREMENTS

1. Plans shall be drawn to scale with size and location on the property ( site plan ) showing any existing buildings and their use. All set-backs required by the municipality shall be the responsibility of the permit holder.
2. Two ( 2 ) sets of plans are required and submitted on not less than 11 x 17 sheet paper with the floor plan and use of each room, legible 8 x 11 for small projects accepted. Plans shall be submitted with all the following detailed information.

#### Homeowners are permitted to draw their own plans for residential projects

- (a) Front, rear and sides elevations view ( to verify egress )
- (b) Footing and foundation: specify heights, depths to grade, thickness size & concrete strengths; cut away views preferred
- (c) Foundation of pre-fab type walls provide manufacturer spec sheets
- (d) Building frame section views or additional details
- (e) Roof design & load specifications ( or manufacturer truss design )
- (f) Frame lumber sizes & descriptions for all site framed areas
- (g) Window sizes and 'R' Values for energy and egress compliance
- (h) Design loads for engineered support beams
- (i) Insulation 'R' Values for walls, ceilings and floors ( specify chosen method of energy compliance) ie; IRC Chapter 11, PA Alternative, ResCheck
- (j) Show garage / living area separation and opening protection types
- (k) Perimeter drainage and damp proofing or vapor barriers under slabs
- (l) Decks - provide details for all beam and joist spans, indicate all sizes PT lumber ( Plans size 8 x 11) *On Line Deck Guide* HELP LINK [www.awc.org](http://www.awc.org)

#### 3 Electrical Plan review

Floor plan indicating all outlet, switches, fans and lighting placement. Wiring type and size  
Location of Smoke and Carbon Monoxide Detectors  
indicated Service and main panel location and sizes

#### 4. Plumbing Plan Review

Line drawing indicating plumbing fixtures and piping sizes

#### 5. Mechanical Plan Review

Location of equipment and duct work with 'R' Values  
Specifications of equipment to be installed  
Ventilation and exhaust systems CFM sizing  
Combustion air calculations where required for appliances  
Gas piping indicating location and sizing

**COMMERCIAL APPLICANTS :** Use same permit applications, submit three (3) sets of plans, provide details of all disciplines, with a PA Licensed Professional STAMP and signature on all sets. See commercial guidelines page for more details.

**ANY QUESTIONS? Ph. 570-259-2642**