

Residential Plan Checklist

Construction documents shall clearly indicate the location, nature and extent of the work proposed and *show in detail* that it will conform to the provisions of the Code and relevant ordinances as determined by the building official. Please refer to the current codes as adopted by City of Boerne, ordinance No. 2015-45.

Please include these items in your submittal -

- **2 Complete Sets of Plans**
- **Plan Review Fee Payment**
- **A site plan** that matches the recorded platted lot. The site plans to include: Legal description, address, buildings on site, property lines, easements, sidewalks, approaches, concrete work, and required setback lines. Plans to be IRC 2009 Compliant.
- **Energy Analysis/Compliance Report (RES Check)**
- **Exterior elevations Plans** (all sides)
- **Wood framed wall Plan** – wall type wall height, headers. See IRC See R602.3.
- **Brace wall plan** showing compliance with IRC R602.10. (typically stamped by a Registered Design Professional) indicate the details braced wall method used. To include garage portal details.
- **Wood framed floors** - spans and girders. See IRC R502.
- **Wood framed roofs Plan** – are typically stamped by Registered Design Professional when using engineered material. See IRC R802.2, R802.4 and R802.5.
- **Foundation plans** – typically engineered and designed by a Texas Licensed Architect or Engineer. Other designs must show sufficient detail to conform to the provisions of the IRC R401.4
- **L.I.D.** – Low Impact Development plan if adding 100 sq. ft. or more of impervious cover.

Reviewed Plans are required to be kept at the site of work and used for inspection IRC R106.3.1

For more information please contact any Building Inspector at (830) 248-1529.