

Minimum Number of Plans

- Provide two sets of building plans (plot plan, foundation, architectural) drawn to scale (1/4" or 1/8" per foot); minimum 18"x24" for new buildings and minimum 11"x24" for additions. **One physical set and PDF files submitted electronically will meet the 2 sets requirement as well.**
- Provide two plot plans. Scale 1"=20 feet or 1'=1/16" minimum. Preferably on 8 1/2"x14" paper when able to accommodate. Local survey engineers have our requirements.

Design Professional Certification Submitted

- **The construction documents shall be prepared and sealed by a registered design professional.** *(An individual who is registered or licensed to practice their respective design profession as defined by the statutory requirements of the professional laws of the state (metro Kansas City area) or jurisdiction in which the project is to be constructed.*
- Plan Revisions Supplemental plans may be required based on design changes, alternate materials, plan omissions, or site conditions. A minimum of two copies of plan revisions are required to be submitted for review and approval. *Revisions must be submitted by a registered design professional.*

Foundation Plan

- Detailed sealed plans by a registered design professional required for plans under the 2018 International Residential Code – Chapter 4. *Johnson County Residential Foundation Guideline may be used as an approved alternate to the prescriptive requirements of the 2018 IRC. (This document is applicable only to foundation systems with adequate surface drainage away from the foundation walls, not affected by groundwater, and without surcharge on wall backfill. Situations not addressed by this standard shall follow the prescriptive requirements of the IRC).*

Floor Plans Indicating Minimum Submittal Requirements

- Provide a plan view of each floor with dimensions and use of each room.
- Indicate the total square footage of each of floor level including basement. Provide structural framing plan details. (see Structural Details). Provide location of egress windows, Section R310.
- Windows – note locations where safety glazing is required.
- Stairs – Note required rise and run and stair headroom (minimum 6'8").

- Dwelling Unit Separations – Note 2-hour separation location, construction, and listing; also note 1-hour construction and listing for wall construction within 3 feet of property lines.
- Garage/Dwelling Unit Separations – Note details of construction location – minimum ½” gypsum board garage side or 5/8” Type X gypsum board or equivalent if habitable rooms above.

Roof Plans Indicating Minimum Submittal Requirements

- Provide roof framing plans.
- Provide structural framing plan details (see Structural Details).

Exterior Elevations Indicating Minimum Submittal Requirements

- Exterior Balconies – Framing details on plans.
- Decks – Note framing details for decks exceeding a height of 30” above grade at any point. For other than columns and beams, construction can be noted as complying with the Johnson County Residential Deck Guidelines as adopted by ord.
- Wall Bracing – Show details per Section 602.10.

Structural Details

- Load paths and load bearing walls identified from roof to foundation.
- Live loads for roof, attics, floors, balconies and decks.
- Roof design Dead load (specify roof coverings).
- Design specifications for structural and framing members.
- Lumber sizes, spacing, and design specifications.
- I-Joist or Truss drawings and layout plans sealed by a design professional. Truss drawings may be a delayed submittal per Johnson County Residential Truss Guidelines, if requested at permit submittal.
- Special fasteners, wind bracing, bolting or other special framing design specifications and details.
- Engineered design and calculations provided for any structural concrete floors over usable space.
- Note 2x4 bearing walls exceeding 10 feet in height (design calculations required).

Building Permit Expiration

A permit will expire if no inspection is obtained in any 180 day period. It is unlawful to allow a permit to expire, without obtaining a satisfactory final inspection. Every Permit shall expire after a 360 day period. The Building Official may issue one extension for 180 days with a written request by the permit holder stating justifiable causes. Should work still be incomplete with no final inspection the permit holder will be required to apply for a new permit for the remaining valuation of work and inspections required to complete the dwelling and receive a final inspection and Certificate of Occupancy prior to occupying the dwelling.

De Soto Building Inspection Department

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