RAYMORE
development services

City of Raymore

100 Municipal Circle
Raymore, MO 64083
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One & Two Family Dwelling Plan Submittal Checklist

A complete permit application is to include the following:

- Complete Building Residential Permit Application from our office or online under Permits Forms.
- Two site plans. This is a drawing of the property and is to include all the information in the City of Raymore Residential Site Survey Requirements; this is online under Permits Forms.
- If applicable, Cass County or DNR approved septic system plans.
- Residential Insulation Checklist if using less than the R15 insulation value in the exterior wall envelope. List the size and windows and sliding doors used in the home. This will be compared in the building inspection process.

General

- Minimum size paper: 11" X 17" for single family detached, duplexes, and additions.
- Scale- all floor plans shall be minimum of ¼" scale and elevations a minimum 1/8" scale.
- Number of plan sets – a minimum of **two** full sets of plans will be required. One will remain with the Permit File and one will be returned to the applicant for inspection use and records.
- Sealed plans – each page of all plans shall be stamped with a wet seal by a registered design professional licensed in the State of Missouri **(copies of plans are not acceptable)**. Copies of sealed engineering reports and calculations are acceptable. Plans are not required for electrical wiring, plumbing systems or mechanical ductwork.
- All drawings shall comply with the 2012 International Residential Code (IRC).
  exception: Alternate foundation plans to City of Raymore Standards.

Foundation Plan

- This is a drawing, drawn to scale, of the proposed building and foundation system. The foundation design shall be design to minimum standards set forth and approved by the City of Raymore Building Department or 2006 International Residential Code with details and minimum reinforcement standards. Accepted City of Raymore standards may be picked up at our office, and soon be online.
- Provide plan view of the building foundation system.
- Show window well location and details.
- Show or indicate by note that all footings meet or exceed a minimum frost depth of 36 inches.
- Indicate soil bearing capacity – unless indicated on plans, presumptive load bearing values of foundation material will be 2,000 psf.

- Engineered foundation investigation report for lots with slopes exceeding 3:1 before grading, fill below the footing level or differential soil conditions prior to a footing or foundation wall inspection.
- Show details of footings and foundation jumps or steps.
- Show detail and location of all column pads.
- Show footing dimensions and footing reinforcement requirements.
- Indicate foundation wall height, thickness and required reinforcement.
- Show or indicate by note, basement slab thickness and required reinforcement.
- Garage floor slabs and reinforcement.
- Note construction, if any, to address radon prevention.

Floor Plan

These are drawings, drawn to scale, of the proposed building floor and are to include the following features and information:

- Provide a plan view of each floor of the building including the basement.
- Provide dimensions for each room and architectural features (hallways, stairways, etc.).
- Indicate total square footage of each floor level and basement area.
- Identify the use of each room on the plans including the basement.
- Show size and spacing of proposed floor and ceiling framing members, provide grade and species of lumber. Indicate the minimum load standards for the living spaces. Framing information may be shown on floor plans or separate framing plans. Provide dimensions and/or specifications for other types of structural elements used (steel beams, glulams, LVL's, etc.).
- Show types of fastners, such as bolts, for beams or 2X lumber used as beams.
- Provide sealed plans for approval for pre-engineered floor and roof truss systems. Wood trusses shall be designed in accordance with approved engineering practices (2012 International Residential Code –IRC- Sections R502.11 and R802.10.2).
- For a structural reinforced concrete floor over a usable area, such as a garage floor located over a storage area, submit sealed engineered details and calculations.

Roof Information

- Indicate the roof's design loads – minimum ground snow load is 20 psf for the City of Raymore.
- Identify the type of roof covering to be used.
- Show size and spacing of proposed roof framing members, provide grade and species of lumber. Provide dimensions and/ or specifications for other types of structural elements used (steel beams, LVL's, glulams, etc.).
- If pre-engineered wood trusses are used in roof framing, provide sealed truss drawings (2012 IRC Section 802.10.2).
- This plan should also include purlin, hip, and valley bracing, bearing walls and point loads.

Exterior Elevations

These are drawings, drawn to scale, of the proposed building as viewed from each side and are to include the following features and information:

- Exterior wall openings – size and location of doors and windows.
- Show size and spacing of wall framing members - provide grade and species of lumber. Note: Stud walls shall comply with the height limitations of 2012 IRC section R602.3.1.
- Note type, method and location of all approved wall bracing in accordance with 2012 IRC section R602.10.3.

Details and Notes:

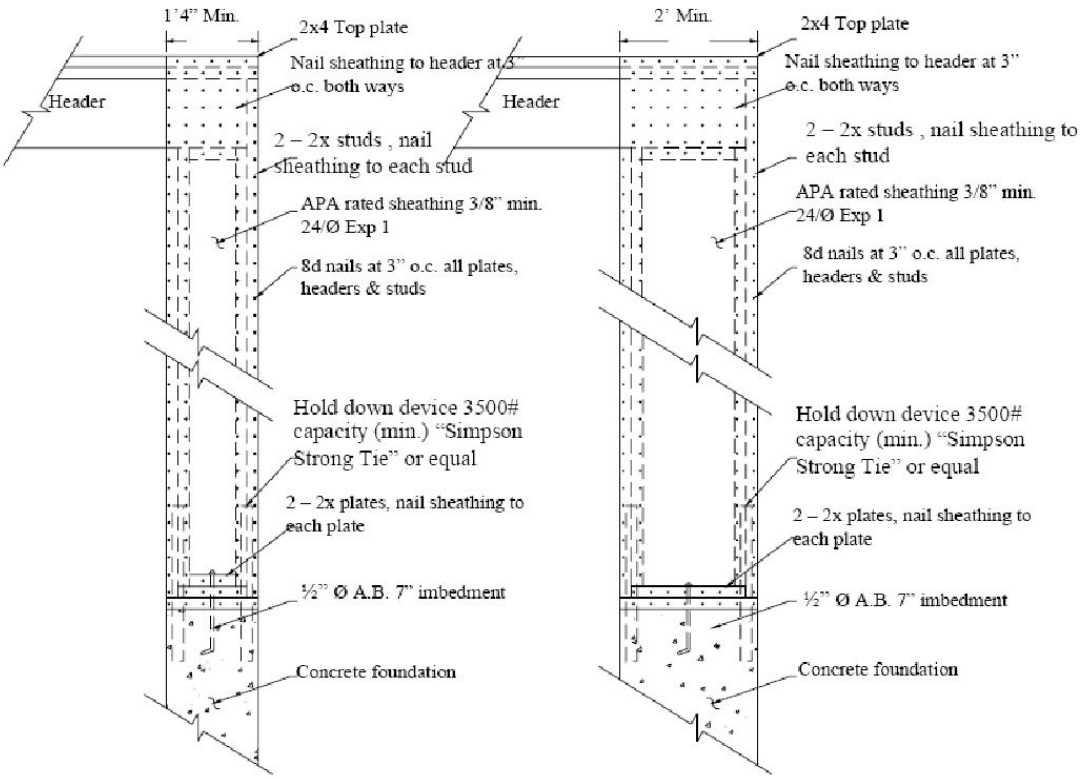
- Windows –note where safety glazing is to be installed – note size and location and type of windows used to satisfy bedroom egress requirements.
- Stairs – note rise, run, head clearance and width. Provide details for special stairs, e.g., spiral and winders.
- Dwelling unit separations- provide detail or note of proposed construction between duplex units and/ or townhouse units. Design numbers of fire resistance-rated assemblies are to be provided.
- Garage separation – provide detail or note of proposed construction between attached garage and living space in the dwelling. (No openings are allowed between bedrooms and garage areas.)

Structural Details:

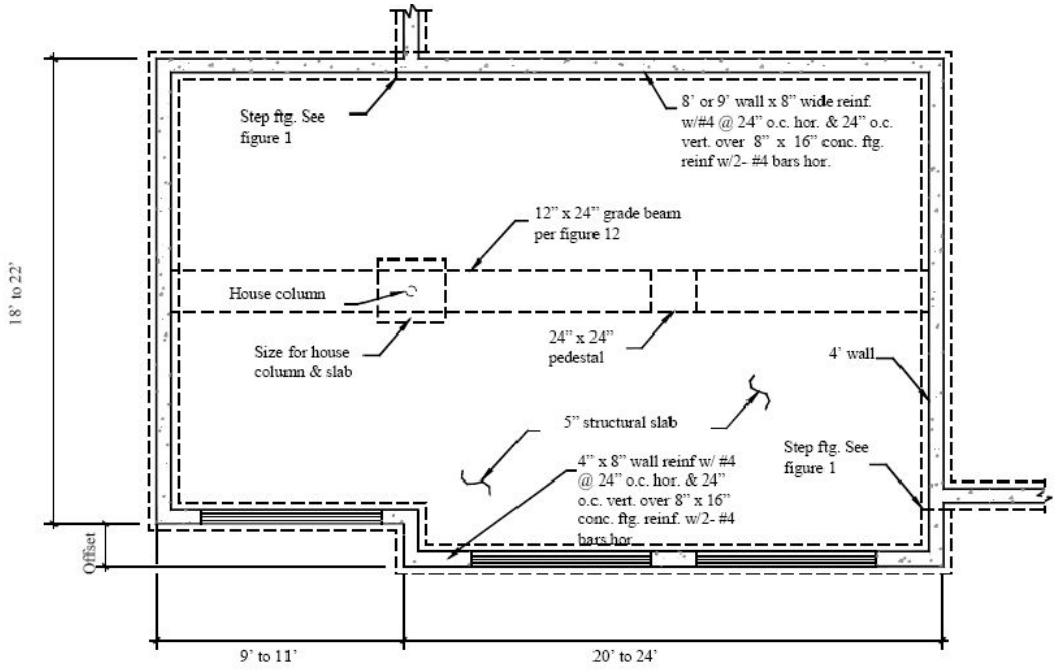
- Provide sufficient details and/or sections to show the transfer of roof, ceiling and floor loads through the various structural elements in the building. **Identify all load-bearing walls.**
- Provide sufficient details to clearly demonstrate the structural adequacy in such as offset bearing walls, cantilevered beams, vaulted ceilings, stairways, and fireplace bays.
- Provide thickness and required reinforcement for any raised concrete slabs that have back fill material that exceeds 24 inches of compacted sand/ gravel or 8 inches of earth.
- Note on the plans the size of all beams, headers, and columns used.

Energy Conservation

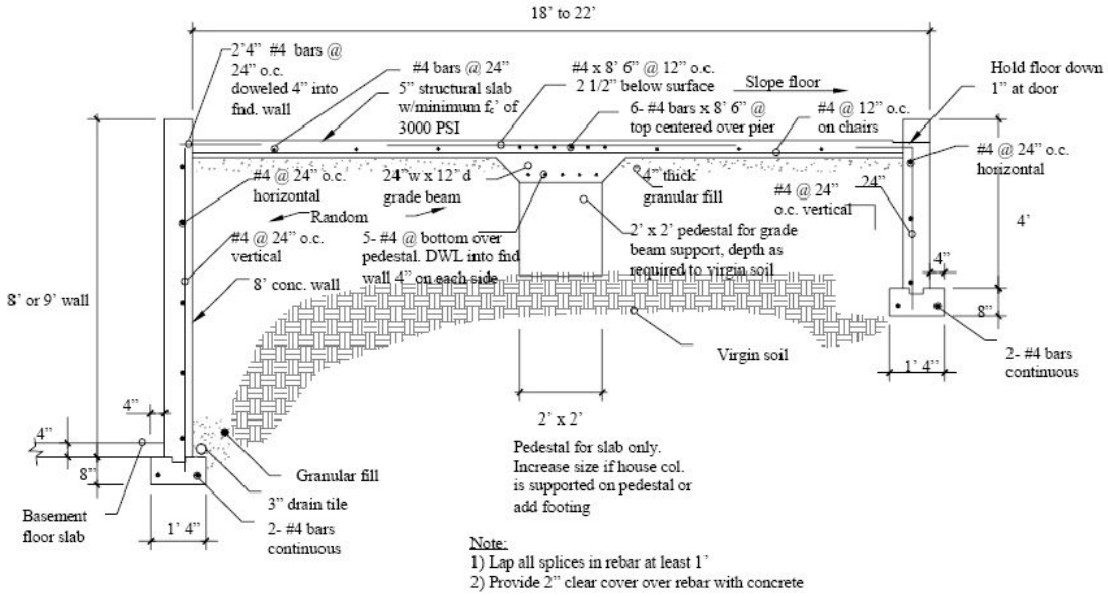
Note type and thickness of wall, crawl spaces, and attic insulation to be used; include R values for each. The builder shall provide a Certificate of the Energy Efficiency Disclosure Form showing compliance with the IRC or IECC prescriptive requirements of City of Raymore or compliance calculations using REScheck or MECcheck showing compliance with the 2009 International Energy Conservation Code (IECC).



Short Wall Bracing Detail



Triple Stall Garage Plan
Figure 11



Structural Slab
Figure 12