



DEPARTMENT OF
PLANNING SERVICES

CONSTRUCTION PLAN REQUIREMENTS



**DEPARTMENT OF PLANNING SERVICES
DIVISION OF INSPECTION & ENFORCEMENT**

KENT COUNTY ADMINISTRATIVE COMPLEX

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Handicapped Accessible

www.co.kent.de.us/inspections-enforcement.aspx



MINIMUM REQUIREMENTS FOR CONSTRUCTION PLANS

Construction Plans

Construction plans to consist of two sets of plans showing the project in sufficient detail to ensure building code compliance.

Typically the following will generally be considered sufficient:

- Foundation plans and details
- Floor plans
- Typical Cross Section
- Elevation drawings
- Completed energy compliance (2009 REScheck) (**As of November 11, 2014 at 2012 REScheck required**)
- Manual-J if the space has HVAC (**November 11, 2014 a Manual-D, and a Manual-S is also required**)

All building projects are not of the same level of complexity. Some buildings will require a great deal more information for plan approval.

If there is any doubt about how the building is going to be constructed, additional details may be required.

Your construction plans should contain enough information and detail so that all parts of the construction can be reviewed

for code compliance. Plans are approved only when they meet minimum code requirements.

The following information is the minimum needed to do an evaluation of the plans and approve the construction.

Foundation Plan:

- Overall dimensions.
- Block and footing sizes.
- Pier or column footing sizes and spacing.
- Pilaster locations.
- Locate and dimensions for air and/or flood vents.
- Size and type of girders to be used.
- Sill plate size and anchor spacing.
- Typical Cross Section. This section may be included in the building Cross Section.
- Final grade.

Floor Plans:

- Overall dimensions.
- Room dimensions.
- Room names.
- Window manufacturer, series, and manufacturer call-out numbers.

- Smoke and carbon monoxide detector locations.
- Braced wall and portal frame locations and details if required.
- Attic access.

Cross Sections specific for your building:

- Lumber sizes, spacing, direction, and spans.
- Insulation R-values.
- Roof pitch and covering.
- Must include the foundation Cross Section if not included on the Foundation Plan.

Elevation drawings:

- Front elevation
- Side elevations.
- Rear elevation.

Minimum time for plan review is three business days.