



## CITY OF GILLETTE-Building Inspection

201 E 2nd St, Gillette, WY 82716 [www.gillettewy.gov](http://www.gillettewy.gov)

### RESIDENTIAL PLAN REQUIREMENTS

Plans and specifications shall be in compliance with the Current **International Residential Code**. See [Chapter 5 Building](#).

Plans must be drawn to scale and shall be of sufficient clarity to indicate the location, nature and the extent of the work proposed.

#### PLOT PLAN. REQUIREMENTS:

- Show Property lines and all utility easements; indicate dimensions, north arrow, drawn to scale, and show setbacks.
- Direction of drainage flow should be indicated with arrows. Drainage shall not impact adjacent properties.
- Show proposed & existing sidewalks, the locations of the water, sewer, and electrical services to house.
- Show proposed porches, patios, decks, garages, exterior stairways, etc.
- Show the top of curb elevation at the highest point of property, and the proposed top of foundation elevation.
- Show two (2) all weather surface, off street parking spaces.

#### FOUNDATION PLAN. REQUIREMENTS:

- Indicate size, location, and type of material to be used for the foundation, and the physical address of property.
- Shall be designed in accordance with any specific load requirements as needed by the individual structure.
- Drawings shall be prepared, stamped and signed by a Wyoming licensed engineer detailing the location & size of all exterior & interior footings and all footings for decks, porches, retaining walls or other footings.
- Drains shall be provided around all concrete or masonry foundations and provided around all concrete or

#### GEO-TECH (SOILS) REPORT. REQUIREMENTS:

- Shall be prepared by a Wyoming licensed engineer and include the physical address of the property, location of any test borings and/or excavation, complete record of the soil samples, soil profile & water table elevation if encountered
- Must include the bearing capacity of natural or compacted soil, provisions to mitigate the effects of expansive soils, mitigation of the effect liquefaction, differential settlement and varying soil strength and the effect of adjacent loads.
- Reports of perimeter drain tile is required.

**NOTE:** An open hole inspection from the designing foundation engineer is required at building footings inspection.

#### FLOOR PLANS: REQUIREMENTS:

- Shall indicate the size & dimensions of every floor-including the basement- for the complete structure.
- Show use of all rooms, halls, stairways, etc.
- Show locations & sizes of all windows, doors, safety glazing, mechanical equipment, and type of energy to be used.
- Show location and details of brace walls and panels.
- Show a complete electrical layout including the service size, any subpanel locations, and locations of all smoke detectors.

#### FLOOR FRAMING PLANS. REQUIREMENTS:

- Provide a complete floor framing plan for all floors; specify the size & spacing of joist, beam, girders, columns or posts.
- The complete floor framing plan must include a legend.
- Indicate under floor access location and size when applicable. Provide location and size of vent for ventilation.
- Provide location and size of vent(s) for ventilation.

#### ROOF PLAN. REQUIREMENTS:

- Roof plans shall specify the size & spacing of all structural roof components for as roofs-truss layout or joist plan.

#### CROSS & LONG SECTION DRAWING. REQUIREMENTS:

- Shows a cut-away view of the structure at 1 or more places; this view extends from the foundation through top of roof.
- Show basements, crawl spaces, floors, and any attic space.
- Shall provide information regarding size, spacing, & type of materials to be used in the structure & any required bracing.
- Include the pitch of the roof and the type of roof sheathing and roof covering.

#### DETAIL. REQUIREMENTS:

- Provide details of specific components such as stairs, columns, grade beams, decks and connections.

#### ELEVATIONS. REQUIREMENTS:

- Elevation drawings shall be labeled as front, rear and left side, right side or sides.

#### STORMWATER AGREEMENT & STORMWATER POLLUTION PREVENTION PLAN DRAWING. REQUIREMENTS:

- Complete the [Stormwater Agreement](#) and upload with building plans.

- Complete the [Stormwater Permit Application](#) and upload with building

#### LIST OF SUBCONTRACTORS & PERMIT TYPES FOR SPECIFIC PROJECT. REQUIREMENTS:

- Provide a list of licensed subcontractors & what permits they will need. For Example: HVAC LLC/Mechanical. Plumbing Company/ Int Plumbing. Exterior Plbg Company/Gas Piping, Water & Sewer. Electrical Wiring Contractor/ Temp electric, electrical permits. **A special form is not required for this information.**