



DRAWINGS REQUIRED FOR BUILDING PERMITS:

Site Plan:

- drawn to scale indicating street address, lot number, lot size, property line boundaries, rights-of-way and easements-location and size of all existing and proposed buildings
- actual and proposed setback distances from all property lines
- location of existing septic system, water well, etc. (if applicable)
- driveways and entrance location (this information required for calculation of 911 number, if applicable)

Lot Grading & Drainage Plan (if required):

- a site plan with existing and finished grade elevations, foundation elevation, including a drainage scheme compatible with existing drainage patterns or an approved subdivision grading plan
- signed and stamped by an Ontario Land Surveyor or a Professional Engineer

Foundation Plan:

- drawn to scale showing basement wall type and sizes
- strip footing size
- column and pier footing size and spacing dimensions
- beams and floor joist sizes and spacing
- room dimensions with door and window location
- location of plumbing fixtures, floor drain, furnace, etc.

Floor Plan:

- drawn to scale showing all floors with room names or uses
- dimensions of rooms, halls and stairs
- location of plumbing fixtures, ventilation equipment, smoke and CO detectors, handrails and guards
- beam, lintel and joist sizes
- door and window location and sizes

Cross Section:

- drawn to scale showing room height, roof pitch, construction details and materials used for the construction of walls floors, ceiling and roof
- depth of footings, type and thickness of foundation
- finished floor level and finished grade

Elevations:

- drawn to scale showing front, rear and sides
- details of exterior construction details and materials
- include balconies, bay windows, porches and stairs, and any other exterior encroachment
- finished floor levels and finished grade
- overall height of the building

Engineered Floor and /or Roof Truss Drawings:

- if trusses or engineered joists are used for roof or floor, the drawings must be stamped by a professional engineer

Other Engineered Drawings and Information:

- if foundations are ICF construction (insulated concrete forms), foundations are underpinned, or special structural design is required, drawings must be stamped by a professional engineer
- in new homes or substantial home additions a heating, ventilation, air conditioning (HVAC) design and calculations are required
- energy efficiency design

Other:

- Huron County Health Unit septic system approval/permit (if applicable) is required prior to issuance of a building permit.
- MDS calculations if applicable
- Conservation Authority approvals if applicable
- Entrance permits if applicable

REQUIRED INSPECTIONS

Inspections do not happen automatically. It is the responsibility of the permit holder to notify the building department 2(two) business days in advance, of the following inspections required by the Building Code:

- ✓ Storm and sanitary sewer connection, if applicable (contact plumbing inspector)
- ✓ Footings, prior to pouring concrete
- ✓ Foundation, prior to backfilling
- ✓ Underground plumbing (contact plumbing inspector)
- ✓ Framing
- ✓ Rough-in plumbing (contact plumbing inspector)
- ✓ Insulation and vapour barrier
- ✓ Completion of construction to permit occupancy. Requires final plumbing inspection and septic inspection, if applicable. (Contact Huron County Health Unit for plumbing & septic inspections.)
- ✓ Final inspection when project is complete including required grading

NOTE: The Chief Building Official may specify that not all of the above mentioned plans, specifications and documents are required to accompany an application for a permit, and not all of the above inspections will be required depending on the type of construction.