

# **M** Floor Plan **aster Requirement BLD 111**



## **Purpose**

The *Floor Plans* indicate the nature and extent of the proposed work and are used to establish compliance with building code, structural and zoning considerations.

## **Background**

*Floor Plans* requirements vary with the complexity of the building and structural considerations.

Permit applications for a new single family dwelling or for additions/alterations involving significant structural work (Part 4 of the BCBC) may require an engineer's seal and the submissions of Letters of Assurance Schedule B (see Master Requirement BLD 101 *Letter of Assurance*)

## **Requirements**

### **Content:    General**

- Scale 1/4" = 1'-0" or 1:50 recommended
- North arrow (orient to top or right of page)
- Section lines
- Room use and size indicated
- Differentiate between existing, new and to be removed construction by shading or dotted lines
- Fully dimensioned - location of walls partitions, doorways and other openings
- Window and door size
- Stair rise and run
- Roof plan
- Smoke alarm locations

### **Structural Considerations**

- Lumber grade and species
- Beam locations and sizes
- Joist spacing, size and direction
- Point loads

Truss layout

**Timing:** Must be submitted with permit application.

**Owner:** Submit floor plans with permit application  
Retain structural engineer as required

## **Related Requirements/Documents/Forms**

Master Requirement BLD 101 *Letter of Assurance*

## **Contacts**

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