



COMMUNITY DEVELOPMENT DEPARTMENT

300 E. Pearl Street, P.O. Box 367 • Harrisonville, MO 64701 • Tel: 816-380-8958 • Fax: 816-380-8906

One & Two Family Dwellings Construction Plan Requirements

This information sheet has been written to help you with your construction project. It lists the information needed to be submitted with an application for your specific project.

A completed building permit application is required for all new residential construction.

Please submit the following building plans information:

- Scale- all floor plans shall be a minimum of 1/4" scale and elevations a minimum of 1/8" scale
- Foundation plan including window well locations and details, details that footing meets or exceeds a minimum frost depth of 36" inches, foundation and footing jumps or steps, column pad locations and dimensions, footing dimensions and required reinforcement, foundation wall height, thickness and required reinforcement, basement floor slab thickness and required reinforcement, and garage floor slab thickness and required reinforcement.
- Floor plan including a plan view of each floor of the building and basement, dimensions of each room and architectural features (hallways, stairways, etc.) total square footage of each floor and basement, identify use of each room including the basement, size and spacing of proposed floor and ceiling framing members including grade and species, other dimensions of structural elements such as steel beams, glulams, LVL's, etc. For structural reinforced concrete floors over a usable space, submit sealed engineering drawings from a licensed design professional registered in the State of Missouri.
- Roof framing design loads, type of roof covering, size and spacing of proposed roof framing members including grade and species, other dimensions of structural elements such as steel beams, glulams, LVL's, etc., purlin, hip and valley bracing, bearing walls and point loads.
- Exterior elevations including wall openings, window locations, size and spacing of wall framing members including grade and species of lumber, method of wall bracing per Section R602.10.3.
- Illustrate details such as where safety glazing is required, size of windows to satisfy emergency egress requirements, wall framing members including grade and species, stairs rise and run, headroom clearance and width, handrails, dwelling separation from garage and living spaces, separation between dwelling units if a duplex including design numbers of fire-resistive assemblies, and minimum energy conservation (insulation) requirements per the City of Harrisonville.
- Illustrate smoke detector installations, GFCI locations, AFCI locations, water closets, lavatories, bathtubs, showers, floor drains, HVAC equipment, condensing unit location.
- Structural details identifying the transfer of roof, ceiling and floor loads through various structural elements through to the foundation, identify all load bearing walls, structural adequacy of offset bearing walls, vaulted ceilings, cantilevered beams, stairways and fireplace bays.

Adopted References:
2018 International Residential Code

Construction permit applications may be obtained from the Community Development Department, located at 300 East Pearl Street in Harrisonville, office hours are Monday-Friday 8:00a-5:00p. Visit the city website at www.harrisonville.com. Our telephone number is (816) 380-8958 if you have any questions or would like to an inspection request



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