



**RESIDENTIAL
STANDARD PLAN
SUBMITTAL
CHECKLIST**

**Handout
254**

REV 07/19

ADOPTED CODES (with City Amendments per Ordinance 2019-12):

**2018 International Building Code (IBC)
2018 International Residential Code (IRC)
2018 International Plumbing Code (IPC)
2018 International Fuel & Gas Code (IFGC)
2018 International Mechanical Code (IMC)
2018 International Energy Conservation Code (IECC)
2018 International Property Maintenance Code (IPMC)
2017 National Electric Code (NEC)
2010 Americans with Disabilities Act Accessible Guidelines (ADAAG)
2018 International Fire Code (IFC)**

Current Peoria Zoning Ordinances

** REVISIONS – the City of Peoria requires a submission letter from the design professional identifying each change and each revision must be bubbled or clouded with a key or notation made to match revision block on drawings.*

**Development & Engineering Department
Building Development**

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**INITIAL PLAN SUBMITTAL: O N E (1) COMPLETE SET OF THE FOLLOWING:
(SUBSEQUENT SUBMITTALS SHOULD INCLUDE TWO (2) COMPLETE SETS)**

- Completed Truss Waiver Application (Handout 405)
- Completed New Standard Plan Submittal (Handout405A)
- Copy of Design Review approval letter
- Soils report (geotechnical)
- Foundation plan
- Floor plan with square footage drawn to scale ¼" = 1' on 24" x 36" paper
- Structural calculations
- Lateral analysis calculations
- Roof framing
- Floor framing
- Elevations
- Details and general notes
- Mechanical
- Energy calculations
- Plumbing including fixture count, meter size, developed length
- Gas isometric including sizing calculations
- Electrical plan including electrical calculations, panel schedules and equipment specifications
- Fire sprinkler plans, hydraulic calculations, technical data sheets, hydrant flow test
- Reduced floor plan
- Typical plot plan

Fire Department Requirements:

1. Fire sprinkler requirements for one and two family dwellings shall comply with the 2018 edition of the International Fire Code with the City of Peoria Ordinance #2019-11 included and the 2016 edition of National Fire Protection Association 13D standard.
2. Structures are required to have a fire hydrant within five hundred (500) feet hose lay distance from any exterior portion of a building on the property and will provide the following gallons per minute of fire flow:

*Fire hydrants shall be located within two hundred (200) feet of a dead end or cul-de-sac street.

<u>Square footage (Fire Area-Livable plus Garage) of residence</u>	<u>Fire flow (gallons per minute)</u>
Up to 3,600	1,000 gpm at twenty (20) psi
3,601 and up to 4,800	1,750 gpm at twenty (20) psi
4,801 and up to 5,000	2,000 gpm at twenty (20) psi

The flow duration period is two (2) hours for Type V-B construction.

3. A residential fire sprinkler system shall be provided for all dwellings which cannot meet the fire flow requirements listed above. A flow test may be required to prove meeting the required fire flow.
4. All residential dwellings, with more than five thousand (5,000) square feet of total fire area (fire area = livable and garage) **ARE REQUIRED** to have a residential fire sprinkler system installed.
5. All residential dwellings north of and immediately adjacent to the center line of Dixileta Road and west of Agua Fria River shall have residential fire sprinkler system installed.
6. Any residential dwelling not connected to a municipal or public service corporation water supply shall have a residential fire sprinkler system installed.
7. Requirements can be placed on certain hillside lots and subdivisions due to water supply and/or access issues which will require a residential fire sprinkler system to be installed. Check with the developer to determine whether restrictions have been put in place.
8. Designers of residential fire sprinkler plans shall be NICET Level III Certified or a Registered Professional Engineer. Signatures and information shall appear on the drawing(s) to identify the designer.
9. Fire lanes, roads, and emergency access shall be provided and maintained per the 2018 International Fire Code.
10. If Liquefied Petroleum Gas (LPG) is to be used on the site, the LPG container location must be noted on the Site Plan and Grading and Drainage Plan. The capacity of the container must be noted along with whether the container is to be installed above ground or underground.
11. If LPG is used on the site, dimensions must be provided from the container to the building and to the nearest property line(s). The minimum distance required from containers is as follows:
 - Less than 125 gallons = 5 feet (above ground only)
 - Less than 125 gallons = 10 feet (underground only)
 - 125 to 500 gallons = 10 feet (above or underground)
 - 501 to 2,000 gallons = 10 feet (underground only)
 - 501 to 2,000 gallons = 25 feet (above ground only)
12. If LPG is used on the site and the capacity is larger than one hundred twenty five (125) gallons, a separate permit is required from the Fire Department for the installation of the container. A note will be required on the drawing that states this requirement.

SOUND ATTENUATION STANDARDS:
ARS Statute 28-8482

- Insulation required R-30 roof/ceiling assembly and R-18 exterior wall assembly which will be verified by Building Inspector during field inspection
- Exterior doors must be solid wood or foam-filled fiberglass or metal
- Dual-glazed windows
- Dwelling must be airtight by using weather-stripping and caulking
- Duct insulation required one-inch thick coated glass fiber
- Alternative: Provide certification by an Architect or Engineer to achieve maximum interior noise level of forty-five decibels at time of final construction



RESIDENTIAL STANDARD PLAN SUBMITTAL

