

RESIDENTIAL PLAN TYPES

“Residential” units cover a very wide range of structures. Some structures are constructed out of the International Residential Code (IRC), while others require construction using the International Building Code (IBC). Here is a list of the most common types of “residential” units and how they are submitted for review.

RESIDENTIAL SUBMITTALS (IRC)

Single Family Dwelling – One plan submittal including site plan – one address, one permit

Single Family Attached (AKA Two Family Dwellings) – Two homes with two owners on separate lots - one plan submittal including both house plans and site plans – two permits, two addresses

Master – Either single family or single family attached – one plan submittal, no address or site plan included

Duplex (pretty rare, also Two Family Dwellings) – One plan submittal, one building, one owner, one lot – one permit, one address with range or suite #'s.

Townhomes – Three or more single family attached – one plan submittal including ALL models and one DP to include ALL sites for development. After approval, individual permits will be issued off this same plan.

COMMERCIAL SUBMITTALS (IBC)

Condominiums – Individual ownership of interior wall to wall – Follow normal commercial submittal procedures, including code study form and DP.

Apartments (rental units) – Follow normal commercial submittal procedures, including code study form and DP.