

WHEN DRAWINGS ARE REQUIRED...

The State of New Jersey requires in NJAC 5:23-2.15(f) that the application for construction permits “shall be accompanied by no fewer than (2) copies of specifications drawn to scale, with sufficient clarity and detail to show the nature and character of the work to be performed.” In paragraph **ix** of that section it states that except in the case of a single-family, occupying homeowner preparing their own plans, drawings are to be prepared and stamped by a licensed architect or engineer. **Contractors cannot prepare drawings for their customers.**

If you as the homeowner cannot create drawings with the adequate information necessary, you will need to have a professional prepare them for you. Free-hand sketches on scrap paper are insufficient and **will not** be accepted or reviewed.

This is not meant to make it more difficult for you the applicant, it is required by the “Code”, it is to ensure you are knowledgeable enough to design and construct said project and it is meant to speed the process making it possible for us to review and issue all permits *faster*.

For single family homeowners’ drawing their own plans for renovations, alterations, additions or new structures, the minimum information on your drawings shall include all of the following that apply:

Building-

- Footing/foundation plan; size, shape, depth, materials, steel re-enforcement, etc.
- Floor plan details; layout and dimensions of all new spaces and/or proposed changes (include room sizes as well as overall dimensions).
- Elevation views; wall heights, roof pitch, deck height aboveground, etc.
- Framing details and lumber sizes; how walls, floors and ceilings are to be built, supported, insulated, etc.
- Window and door locations and sizes, header sizes.
- Stair run and rise, railing height and spacing.
- All materials being used including framing lumber and finish materials; wall covering material and thickness, siding, roof covering, etc.
- Energy Code calculations are required for all additions and new, heated structures.

Plumbing-

- Layout and location of fixtures. Indicate work area.
- Plumbing riser details showing dimensions of all piping and vent connections. (May be drawn by your licensed plumber doing the work).
- Clearly indicate changes or additions to existing plumbing elements.

Electrical-

- Electrical layout indicating work area.
- Switch, light and outlet locations and types of fixtures. (May be drawn by your licensed electrician doing the work).

Fire Protection-

- Location of smoke and carbon monoxide detection devices.
- Location of proposed HVAC installations and exhausts.

Remember-Drawings must be kept on site and available at all times during construction.
-Call for all of your required inspections - footing, backfill, framing, insulation, rough electric, rough plumbing, HVAC ductwork, mechanicals and all appropriate finals.