



# ATS

Engineers | Inspectors | Surveyors

## MPSS: Minimum Plan Submission Standards

### What are MPSS?

**Minimum Plan Submission Standards** are guidelines designed to ensure the information provided by the permit applicant is accurate, comprehensive, and within specific boundaries.

These standards are in place to guide the permit applicant to minimum acceptable standards which apply to a variety of residential and commercial projects. **MPSS** guidelines are designed to help applicants when applying for a permit. These guidelines will help minimize any 'surprises' regarding declined permit applications during the review process.

**MPSS** requirements provide uniformity and minimum standard for conveying information about a construction project, on the plans, to communicate with the plans examiner that the project meets the minimum code requirements for the jurisdiction. The plans examiner determines if the **Scope of Work** and **Construction Documents** are eligible for review based on the **MPSS**.

### Construction Documents

The following are requirements for **Construction Documents** submitted:

- Must meet International Code Conference (**ICC**) standards.
- Must meet National Fire Protection Association (**NFPA**) standards.
- Must meet published standards, laws, regulations, and local ordinances.
- If hand-drawn documents are submitted, they must be in English and legible.

These minimum standards convey to the plans examiner a level of proficiency and assists the permit applicant with establishing an accurate materials list to meet code minimums. This process helps save the permit applicant construction time delays, costly repair bills, and maintenance from the start of construction.

### Scope of Work

The plans examiner will assess the **Scope of Work** and the submitted **Construction Documents** for a project to receive a plan review. The submittal of complete **Construction Documents** is crucial for an examiner to review a plan. If the **Scope of Work** and the **Construction Documents** meet the **MPSS**, the plans examiner will review the plan and a determination will be made based on the ability of the project to meet the adopted codes and amendments.

## **MPSS: Minimum Plan Submission Standards**

### **Failure to Meet the MPSS**

If a project fails to meet the outlined MPSS, the **Construction Documents** will not be reviewed, and a notice is applied to the project in the permit file. The project cannot advance to the plan review stage. This does not void the project unless the permit applicant specifically states in writing their intent to void the project.

### **Why Did My Project Fail?**

The two most common reasons a project can fail to meet the MPSS are:

- The permit applicant did not provide enough information in the **Scope of Work**.
- The information cannot be interpreted on the **Construction Documents**.

Please note that permit applicants may use the services of a registered design professional at any time. It is not the responsibility of ATS to direct a permit applicant on how to create a Scope of Work or Construction Documents on any project.

### **Deferred Submittal or Phased Construction:**

ATS does not consider **Deferred Submittals** or **Phased Construction** as an MPSS failure. There is no time limit on Construction Document resubmissions, however, please note that a jurisdiction may adopt new codes and amendments. These changes may alter future plan review comment(s).

Prior to approval of the building plan, the items listed on the report must be addressed, and revised documents must be submitted for review. Payment of all fees to all agencies is required to obtain plan and permit approval.

Please provide a complete plan set of updated plans and a comment response letter detailing how each comment was addressed. Provide all documents in digital formats (.pdf file type) only. Send responses to the applicable jurisdiction. If plans are multiple sheets, please combine into one (1) digital .pdf plan file. Send complete plan sets. Do not divide.

**Please review this document before submitting your permit application for review in order to ensure that your plans can be reviewed by our plans examiners and your project can move forward.**

## CHECKLIST FOR RESIDENTIAL BUILDING PERMIT APPLICATION

All plans must be accompanied by a completed **Permit Application with a person's name legibly printed**, signed, and dated by the applicant and a written **Scope of Work** narrative.

### PERMITS (as applicable)

- Projects meeting the design requirements by a state licensed Architect must be sealed and dated.
- Projects meeting the design requirements by a state licensed Professional Engineer must be sealed and dated.

**This checklist is designed to help ensure accurate and correct information is submitted for review. Please review the currently adopted codes and amendments in the jurisdiction in which you are applying for a permit.**

### PLANS & DOCUMENTS (as applicable)

- Completed application form, with a person's name legibly printed, signed, and dated on the application.
- Full set of final issued Construction Plans in compliance with applicable sections of the International Building Code, Energy Conservation, Fuel Gas, Mechanical, Plumbing Codes, and National Electrical Code **currently adopted and amended in the jurisdiction in which you are applying.**
- Construction Cost – total cost of construction only.
- Prior to approval of building plan, **the Correction items noted on the Plan Review Comment report must be responded to in writing**, and revised documents must be submitted for review. Payment of all fees to all agencies is required to obtain plan and permit approval.
- When resubmitting plans for re-review, **please provide a complete set of updated plans and a comment response letter detailing how each comment was addressed.** Provide all documents in digital formats only and address responses to the attention of the plan reviewer. If plans are multiple sheets, please combine into one (1) digital plan file. Send complete plan sets. Do not divide.

**SITE PLAN: Full sets must be drawn to scale with the following details:**

- Utility Easements
- Street Right of Way
- Setbacks
- Dimensions locating proposed structures.
- Vehicular street accesses (Driveways)
- Surveyed grade elevation of highest point (Note as Benchmark Elevation 100')
- First Floor Elevation (Relative to Benchmark)
- Slope of grades showing General Drainage

**FLOODPLAIN / FLOODWAY & REPORT, if required**

- Boundaries of all FEMA designated flood plains affecting the project
- Indicate FIRM Base Flood Elevation and finished floor elevation (BFE + 2' freeboard) for each structure and utility, if applicable
- Indicate whether structures and utilities will be elevated, or flood proofed, if applicable
- Initial Elevation Certificate based on construction drawings, if applicable

**BUILDING PLANS: Full sets must be drawn to scale with the following details:**

- Front, Rear and Side Elevations
- Exterior finish and Side Elevations
- Roof layout and pitch shown with overhead dimensions.
- Layout of each floor with all rooms labeled.
- Location of all plumbing fixtures, including future fixtures and water heater
- Location of condensing unit(s)
- Door sizes and swing are shown.
- Window sizes and type are shown (identify safety glazing where required by Code – **sizes must match REScheck report**)
- Hearth, fireplace, and chimney shown. Dimension chimney height in accordance with IRC
- Attic access size and location
- Insulation shown for roof, walls, and floor as applicable – **must match REScheck report.**

**STRUCTURAL PLANS: Full sets must be drawn to scale with the following details:**

- Foundation Plan certified by a registered professional engineer.
- Roof and ceiling framing details (lumber size, species, and grade) showing all locations.
- Floor and Roof design (trusses) must be available at time of inspection.
- Wind Brace Plan

**ENERGY COMPLIANCE DETAILS**

- Submit a passing energy compliance report prepared in accordance with the City's current adopted IECC.
- Manual J & S & D with ACCA approved software required for new homes only.
  - Manual J report calculating all heating and cooling loads for all new SF Residences
  - Manual S report sizing all heating and cooling equipment based on loads calculated by Manual J
  - Manual D report indicating heating and cooling equipment duct sizing is in accordance with the load calculations and equipment sized in the Manual J & S.

**ELECTRICAL DETAILS**

- Main Disconnect and Breaker panel location is indicated.
- All lights, switches, and receptacles shown.
- GFCI receptacles indicated.
- Arc-Fault circuit protection indicated.
- Waterproof / GFCI receptacles shown at exterior.
- Smoke detectors, Carbon monoxide alarms, and required ventilation shown.

**PLAN CHECKLIST FOR OTHER PROJECT TYPES**

**ADDITIONS, ALTERATIONS, & REMODELS**

- Demolition Plan where applicable
- Architectural Existing Floor Plan and Proposed Floor Plan, Elevation drawings and Wall Section details where applicable.
- Engineered Foundation Plans and Details where applicable.
- Special Inspections Sheet
- Framing Plans for Floor, Ceiling, and Roof.
- Code Matrix / Means of Egress / Life Safety Plan
- Finish Schedule
- Fire Rated construction details where applicable.
- MEP Plans, Schedules, and Details
- COMcheck reports where applicable.
- Heating and Cooling Load calculations where applicable

**BACKUP GENERATORS**

- Site Plan\* showing all existing structures and proposed Generator location.
- Engineered Foundation Plan and Details
- Electrical Plans including ATS, Grounding, Riser Diagram and Panel Schedule
- Gas Piping Demand Calculations and Gas Plans where applicable

**POOLS**

- Site Plan\* showing all existing structures and proposed Pool location.
- Swimming pool, spa, and hot tub construction plan and specifications shall include dimensioned plans for all decks, mechanical equipment, and fencing.
- Structural Plan must include:
  - Type of construction (gunite, poured concrete, etc.)
  - Dimensions of pool, including depth and adequate cross-sections drawn to scale.
  - Pool edge details
- Mechanical Plans must indicate:
  - The volume, system flow rate in gallons per minute, and turnover in hours
  - The type and size of filtration
  - The type and size of pool / spa heater
  - The pool / spa layout with all sizes shown and types of materials to be used, location of main outlet, surface skimmers, and inlets.
  - The size and length from source to heater and routing of gas line, if applicable.
- Pool Barrier details

**MANUFACTURED HOME – HUD\*\* OR TDLR IHB\*\*\***

- Site Plan\* showing all existing structures and proposed Manufactured Home.
- HUD or TDLR IHB Data Plate paper graphite rubbing or picture.
- Manufactured Home Anchor and Foundation Plans and Details by a state licensed Structural Engineer.
- Identify the Electric Source (Underground or Overhead Electric), location of the Meter Base and Main Disconnect
- Identify if Natural Gas is used. A Gas Test is required.
- Trenches (Underground Electric, Water, Sewer and/or Gas) must remain open for inspection.
- Metal frame must be bonded to the electrical system.
- Permanent address posted visible from the street. Must comply with Fire and EMS requirement.

**MOVING A HOME INTO A CITY**

- Site Plan\* showing all existing structures and proposed Home.
- Verification from Third-party Inspection service that the Home complies with the city adopted IRC and IECC
- Foundation Plans and Details by state licensed Structural Engineer.

**SOLAR ARRAY**

- Site Plan\* showing all existing structures and proposed Solar Array
- Solar Array Plans and Specs, including Grounding system.
- Identify if Grid-Tied or Standalone system.
- Modules conform to and are listed under **UL 1703**
- Mounting System in compliance with **UL 2703**

**\*Site Plan** must be scaled and dimensioned, indicate all setbacks and easements. For Swimming Pools, Electric Utility Power Poles, Underground and Overhead Electrical must be shown on the Site Plan.

**\*\*HUD-CODE manufactured home** is a structure constructed on or after June 15, 1976, according to the rule of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems. The term "HUD-CODE manufactured home" does not include a recreational vehicle as that term is defined by 24 CFR 3282.8(g).

**\*\*\*Industrialized Housing** is a residential structure that is designated for the use and occupancy of one or more families, that is constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent residential site, and that is designated to be used as permanent residential structure when the modules or modular components are transported to the permanent residential site and are erected or installed on a permanent foundation system. The term includes the plumbing, heating, air conditioning, and electrical system. The term "industrialized housing" does not include any residential structure that is more than three stories or 59 feet in height as measured from the finished grade elevation at the building entrance to the peak of the roof. The term "industrialized housing" does not mean nor apply to: A. Housing constructed of sectional or panelized systems not utilizing modular components; or B. Any ready-built home which is constructed so that the entire living area is contained in a single unit or section at a temporary location for the purpose of selling it and moving it to another location.