

Plan Requirements for the Construction of a New Dwelling



Muscatine County Building, Zoning, & Environmental Office

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New Single-Family Dwellings being constructed in Muscatine County will require a building permit.

As of July 1, 2014 all new dwellings must have an electrical, plumbing, and HVAC contractor who are registered with the Iowa Department of Inspections, Appeals, & Licensing and with the State of Iowa. License numbers must be provided on the Building Permit Application prior to permit issuance.

A Building Permit Application must be submitted along with two copies of detailed construction plans. Plans must be drawn by either an architect, engineer, or draftsman. **Plans for dwellings that are constructed using post frame construction (commonly known as "barndominiums") will require an engineered stamp on the plans.**

All construction prints shall be drawn to scale (1/4" = 1'-0")

Please make sure the plans include the following:

1. **Site Plan** - Showing the site in its entirety, with the proposed new dwelling located off of the lot lines.
2. **Exterior Elevations (All Four Sides)**
 - a. Show locations of all windows & doors.
 - b. Note the building's exterior finish (siding, stucco, masonry, etc.)
 - c. Show the proposed elevation from grade of porches & decks
 - d. Show final Grade
3. **Foundation/Lower Level Plan**
 - a. All footing locations, sizing, & reinforcement. for the residence and attached garage, as well as any pier footing for decks.
 - b. Room & overall dimensions, label rooms and clearly define finished vs unfinished space
 - c. Note all bearing walls
 - d. Post, beam, and header sizes and material types.
 - e. Note the floor system above: Joist size, type, & spacing.
 - f. Door and window locations & sizes (Clearly label egress openings)
 - g. Locations of mechanical appliances
 - h. Smoke detector locations
 - i. Sump pit & ejector locations
 - j. Total square footage of finished areas
4. **Subsequent Floor Plans**
 - a. Total square footage of finished areas
 - b. Room & overall dimensions, label rooms.
 - c. Door & window locations & sizes (Clearly note egress openings)
 - d. Note floor system above if applicable: Joist size, type, & spacing
 - e. Post, beam, & header sizes and materials types. Note all bearing walls
 - f. Exterior Deck Details: ledger size, joist size & spacing, beam size & spacing, post sizes, decking material type, and any applicable railing detail.
 - g. Bathroom & kitchen layouts
 - h. Location of smoke detectors, exhaust fans, and attic access
5. **Stair Section**
 - a. Note the rise, tread run, total run, and headroom
6. **Typical wall section showing the building envelope and the materials used.**

***Engineering or additional construction documents may be required by the building official.**