

CITY OF McMinnville
Building Division
231 NE 5th Street, McMinnville, OR 97128
503) 434-7314 FAX 503) 474-4955

The following is a list of information required for **Exterior Residential Remodel or Addition:**

New Sidewalk and Driveway Standards may apply to all new construction and remodels in order to meet current ADA Standards as shown in the PROWAG Design Guidelines (Sept. 2012). An evaluation of the existing sanitary sewer system (onsite) for defects as part of the City's I&I Program may also be required.

3 plot (site) plans - 8 ½" x 11"

Indicate scale, actual setback of buildings from ALL property lines, topographical elevations (including all corners). If lot is flat, please indicate. Also indicate easements or street widths adjacent to property lines, complete address or street, north direction arrow, and lot dimensions. *Location and extent of fill on lot must also be noted.*

2 complete sets of construction plans with the following information. Please do not make changes to the plans in red. (All plans must be 1/4" scale.)

NOTE: You may find that your particular project does not involve some of the following required items. Please choose those items from the list that **DO** pertain to your project.

Scale should be indicated on each type of drawing.

Please note square footages.

Direction and method of storm water drainage.

Location of sanitary sewer exit from building.

Elevation drawings should include views of all sides of the building, roof/material/pitch/style, and siding type.

Floor plans should include existing window and room layout adjacent to the addition

- Freestanding stoves, zero-clearance factory-made fireplaces or masonry fireplaces
- Dimensions of foundation, rooms, covered areas and decks, stairs/landings, doors and windows (or schedules), size of headers, and beams
- Room names
- Locate beam and header bearing points
- Framing connection specifications (nailing)
- Size and direction of floor joists
- All plumbing fixtures, as well as furnace and water heater (indicate fuel type)
- Attic and crawl access
- Smoke detectors (interconnected with each floor level)

Cross-section indicators
Window sizes, U-values, type i.e., tempered
Skylight and door U-values

Framing plans should include floor and roof drawings.

Structural Sections and Details:

Ceiling/roof framing plan or truss layout with girder truss reactions (point loads) when applicable
Any beam over ten feet in length and/or having a point load is required to have calculations for review. Submit **2 SETS**. (**Not required to be stamped by an engineer.**)

Main Structure:

Indicate how existing roof will tie into remodel or addition
Provide existing roof framing information (is existing building a truss system or stick built)
Bearing wall locations
Provide existing roof system layout in area of remodel or addition
Typical Section - foundation and exterior grade; anchor bolts; 6 mil black ground cover; framing lumber dimensions; insulation levels, (type, R-value, and location); siding and roofing notes; fireplace/alcove dimensions, framing ties, header and framing clearances (garage return details, shear panel details) stair details; framing connection details.

Foundation Plan:

Dimensions of foundation wall and footings, location and size of beams and girders, and fireplace footings. Rebar size and location, foundation vent size/location and amount, crawl space drain, and bearing points for beams and walls, holdown locations.

ASBESTOS REMOVAL REQUIREMENTS

The Department of Environmental Quality (DEQ) has requirements regarding asbestos removal. An inspection (survey) must be performed **BEFORE** any demolition or renovation activities begin to determine the presence of asbestos-containing materials. An accredited inspector must perform a survey. If there is asbestos-containing material, various options are available.

DEQ defines a demolition as “wrecking that involves the removal of load-supporting members and/or intentional burning.” Renovation is defined as “altering in any way one or more facility components that does not involve removing a load-supporting member.”

We encourage you to contact DEQ for additional information as these requirements effect both commercial and residential buildings. *Various fact sheets and advisories are available, as well as a list of consultants and abatement contractors.* These can be obtained from the DEQ regional office in Salem – 1-800-349-7677. Information is also available on their web site at www.deq.state.or.us. Our office also has various fact sheets and guidelines available