



Building Department
187 SE Court Street
Dallas, OR 97338
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CITY OF DALLAS RESIDENTIAL PLAN CHECKLIST

APPLICANT: _____

PROJECT ADDRESS: _____

LOT: _____ BLOCK: _____ SUBDIVISION: _____

THE FOLLOWING INFORMATION IS REQUIRED BEFORE THE APPLICATION CAN BE ACCEPTED FOR RESIDENTIAL CONSTRUCTION: Please complete the following, and use the remainder of the document as a checklist.

Square footage information:

House _____ Garage _____ Basement _____ Deck/Porch _____

Miscellaneous information (please check appropriate category):

_____ # of Bathrooms
_____ Forced Air Furnace: Electric _____ Gas _____
_____ A/C or Heat Pump

Plans must be to scale

_____ **3 site plans (at least 2 must be 8 1/2" x 11")**

Indicate scale, actual setback of buildings from ALL property lines, topographical elevations (>10% slope). If lot is flat, please indicate. Also indicate easements or street widths adjacent to property lines, complete address, north direction arrow, lot dimensions and percent of lot coverage. Location and extent of fill on lot must also be noted.

_____ **3 sets of construction plans with the following information:**

- Braced Wall Method and calculations. Location of Braced Wall Lines, braced panels and hold downs.
- Energy Conservation Requirements and Additional Measures.
- Foundation plan including footing size, wall height, foundation vent locations and cross section of footing and stem wall with rebar size and location.
- Show what types of foundation hold-downs are used and their location. Show all sleeves for utilities and blockout openings in stemwall.
- Floor framing plan for each floor. (post and beam; joist with size and spacing; TJI joist layout from designer)
- Floor plan with room use identified. Window, door and header sizes. Location of smoke/CO detectors. Location of equipment (fireplace, woodstove, air conditioner or heat pump, etc.)
- Framing and attachment for exterior porches and decks, including support footings.
- Beam calculations for review.
- Ceiling/roof framing plan or truss layout with reactions from truss manufacturer. Must be same scale as floor framing.
- Building elevations. Show siding type, window trim, gable treatments, ceiling height, eave height, grade, etc.
- Complete building sections. Show floor, wall, and ceiling height, radon system, insulation R-value of floors, walls, and ceilings. Show sections through stairs including headroom at stairs. Handrail/guardrail details for stairs/landings/decks.

Applicant's Signature _____ Date _____