

**CITY OF IOWA CITY  
HOUSING AND INSPECTION SERVICES  
BUILDING DIVISION  
GUIDELINES FOR DRAWING RESIDENTIAL ROOM ADDITION PLANS**

The following form was prepared by the Building Division to be used only as a general guideline for the drawing of construction plans which are required to be submitted at the time of application for a building permit.

To make application for a building permit, the applicant shall submit two (2) sets of detailed construction plans drawn to scale on minimum 8 1/2" x 11" sheets of each of the following to the Building Division—Housing and Inspection Services, City Hall, between 8:00 a.m. and 4:30 p.m. Monday through Friday. The office is closed on all City holidays. If project is located in Historic District or Conservation District or is a Historic Landmark, please go to [www.icgov.org/default/?id=1484](http://www.icgov.org/default/?id=1484) for an application that will need to be submitted with the building permit application.

1. Site Plan
2. Foundation Plan
3. Floor Plan/Framing Plan
4. Elevations
5. Typical Wall Section
6. Additional Details (if necessary)

The following are lists of the items that should be shown on each of the above plans: The illustrations are guides for plan preparation only to give you a basic idea what each type of plan should look like and are not necessarily specific Code and other Ordinance requirements. Each individual site location, the location of the building on the site and/or size of building might vary as requirements of the Iowa City Zoning Ordinance, the Building Code, and other ordinances dictate, and each will have to be reviewed on its own specific conditions after submittal.

**SITE PLAN**

- √ Indicate size and shape of your lot
- √ Indicate address and street (or streets if a corner lot)
- √ Indicate alley location
- √ Indicate size and location of existing house and other buildings
- √ Indicate size and location of proposed room addition
- √ Indicate distance between the proposed room addition and each of the property lines
- √ Indicate easement locations
- √ Indicate utility services (gas and electrical)
- √ Indicate location of easements on your lot

**FOUNDATION PLAN**

- √ Indicate length and width of the proposed room addition foundation
- √ Indicate size of footing and identify reinforcing
- √ Indicate size of foundation wall and identify reinforcing
- √ Indicate size and location of crawl space access and ventilation openings
- √ Indicate size, spacing and direction of span of floor framing system

**FLOOR PLAN/FRAMING PLAN**

- √ Indicate length and width of the proposed room addition. Show room addition area, room layout and identify use of each room or space by name and indicate both existing and new

walls or partitions, furred and insulated walls. Rooms shown with clothes closets, etc. which resemble a bedroom or could easily be converted to a bedroom in the future will be reviewed for bedroom requirements regardless of the room name presented on the drawing.

- √ Indicate location, size and spacing of furred wall or partition framing system. Identify existing and new walls or partitions graphically or by notes
- √ Indicate size and location of doors and windows
- √ Indicate size, spacing and direction of span of roof framing system and how it will be secured to existing structure
- √ Indicate smoke detectors if room addition contains bedroom(s). Smoke detectors shall be AC powered and have battery backup

### **ELEVATIONS**

- √ Indicate finish grade line and show depth of foundation and footing below finish grade
- √ Indicate width and height of room addition
- √ Indicate the size and location of all doors and windows
- √ Indicate size of header and/or lintel above all doors and windows
- √ Indicate type of exterior siding or veneer
- √ Indicate type of roofing material and slope of roof
- √ Indicate all dimensions and materials for all exterior, porches, stairs, sun-decks, etc.

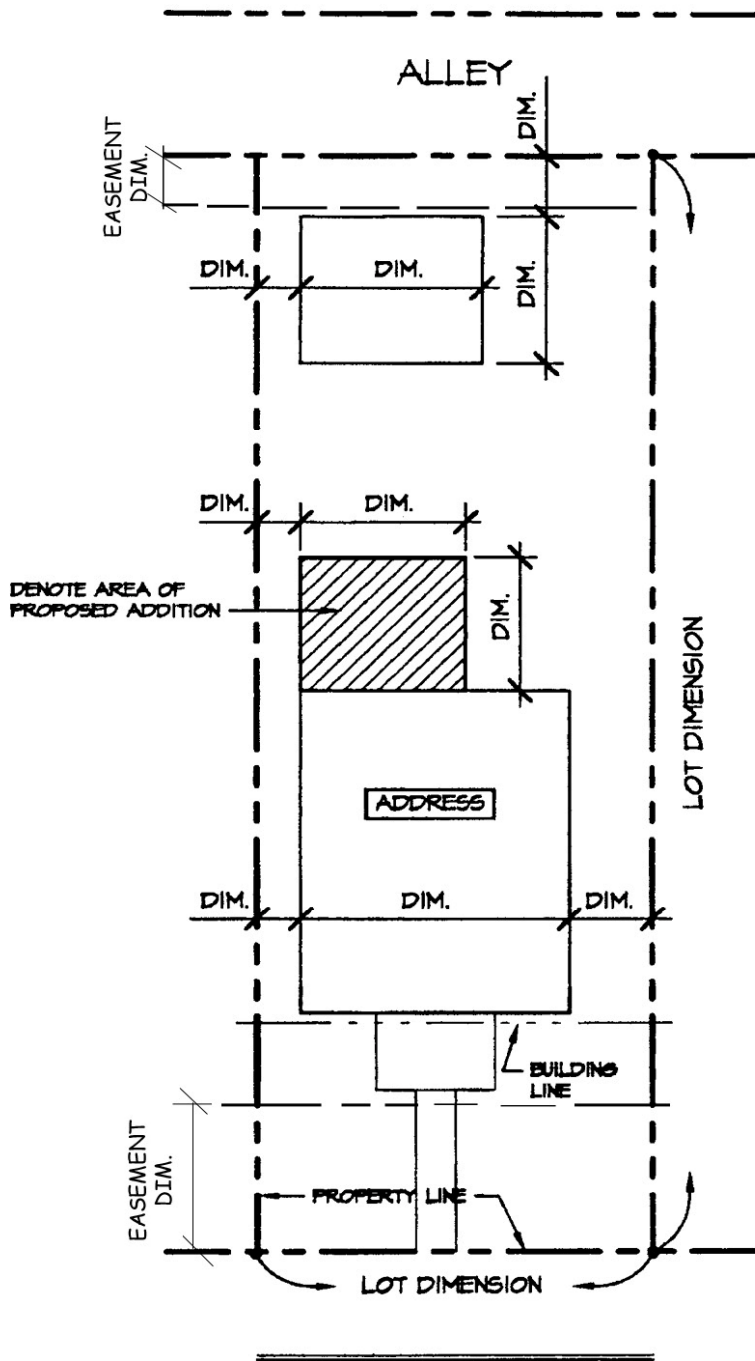
### **TYPICAL WALL SECTION**

- √ Indicate size of footing
- √ Indicate depth of footing below finish grade line
- √ Indicate type and width of foundation wall and height above finish grade
- √ Indicate depth of crawl space unless floor system is floor slab on grade
- √ Indicate size and spacing of floor joint or thickness of granular fill and floor slab
- √ Indicate size of sill plate
- √ Indicate type, size and spacing of sill plate anchors to foundation wall
- √ Indicate location, size and spacing of wall or partition framing system unless masonry structure is proposed. Identify existing and new walls or partitions graphically or by notes.
- √ Indicate size and type of sub-floor and finish floor
- √ Indicate size and type of exterior wall sheathing. **NOTE:** Exterior walls of all garages less than 5'-0" from the side property lines are required to have a one (1) hour fire rating
- √ Indicate size and type of interior wall and ceiling finish materials (1/2, 5/8 gypsum board)
- √ Indicate height from floor to ceiling (7'-0" minimum)
- √ Indicate size and spacing of ceiling joist and roof rafters. If pre-fab roof trusses are proposed, submit manufacturer's design and specification and criteria sealed by a registered Iowa engineer to the Building Inspector at time of inspection
- √ Indicate size and type of roof sheathing, felt, roofing material and slope of roof

### **ADDITIONAL DETAILS**

- √ Indicate whatever information is necessary to show how your proposal will be constructed
- √ If addition is more than 25% of existing structure's square footage, design features that provide accessibility, usability and visit-ability for all apply (R320.2)

For additional information, contact: Building Inspection Division at (319) 356-5120.



STREET NAME

**SITE PLAN**

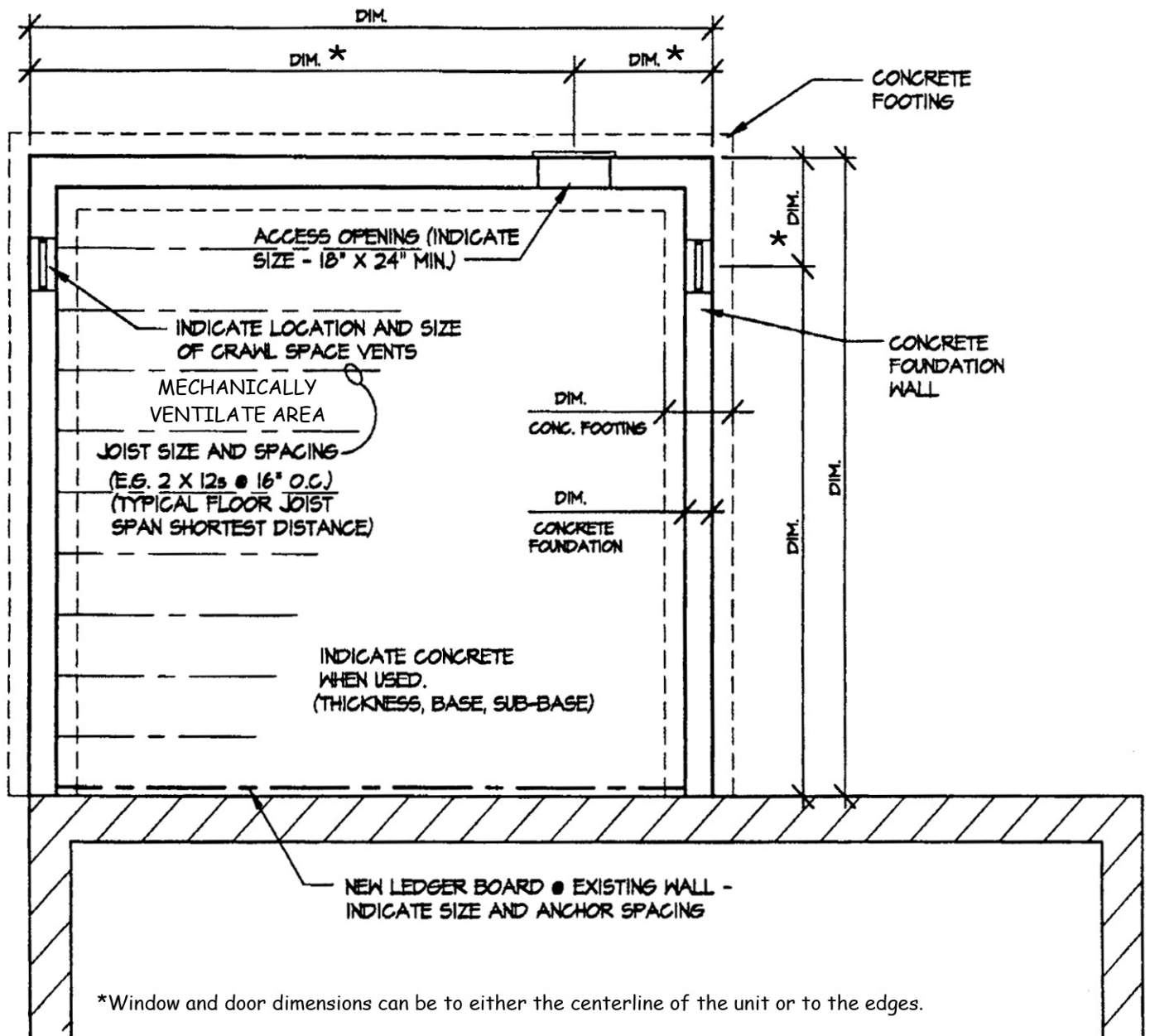
DENOTE SCALE

NORTH



(INDICATE ORIENTATION)

<p>City of Iowa City - Building Division RESIDENTIAL ROOM ADDITION Guidelines and Standard Construction Details</p>	Date:
	<p>Drawing No. 1 of 8</p>



# FOUNDATION AND FLOOR FRAMING PLAN DENOTE SCALE

NORTH

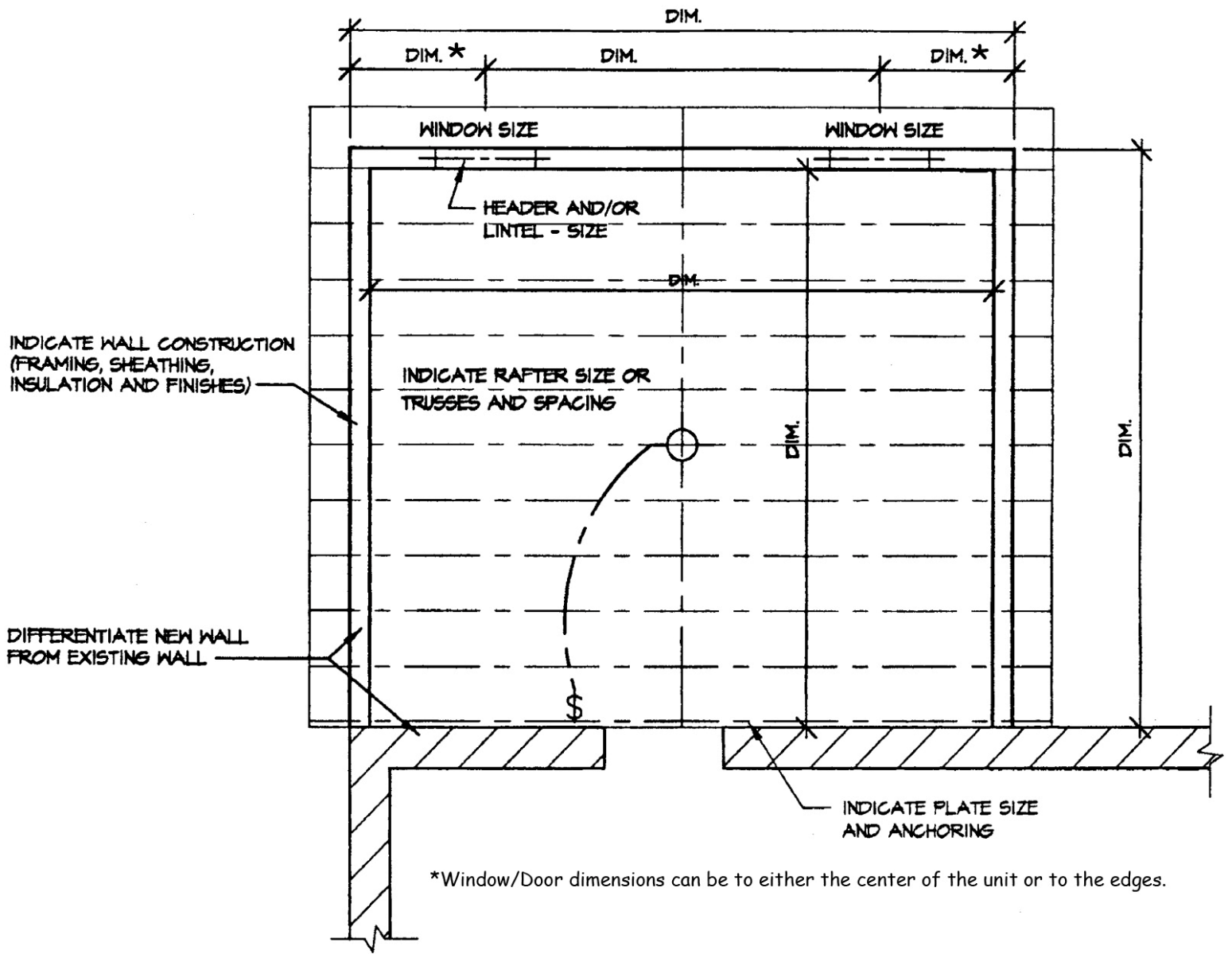


(INDICATE ORIENTATION)

City of Iowa City - Building Division  
**RESIDENTIAL ROOM ADDITION**  
 Guidelines and Standard Construction Details

Date:

Drawing No.  
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# FLOOR PLAN & ROOF FRAMING

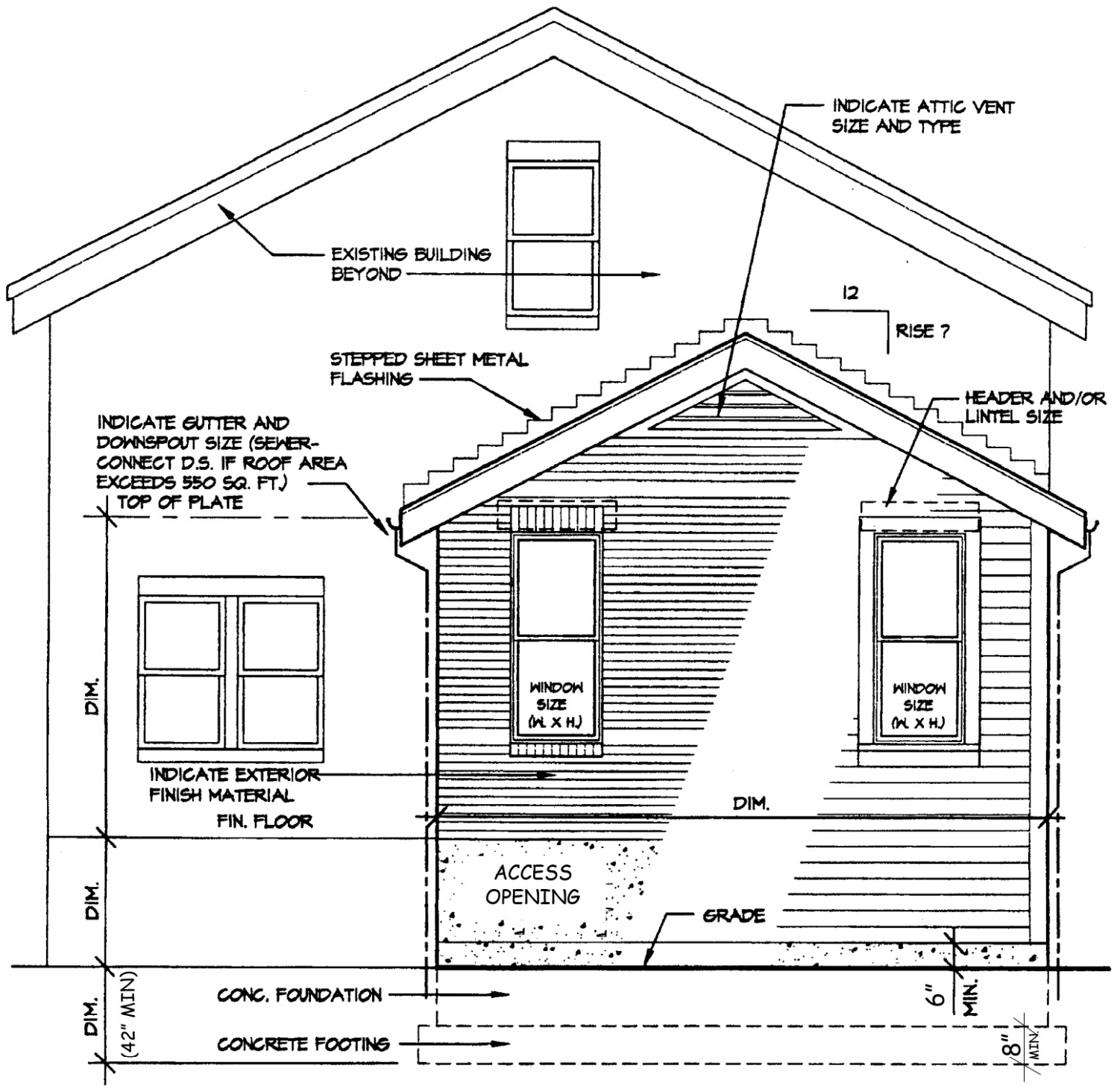
DENOTE SCALE

NORTH



(INDICATE ORIENTATION)

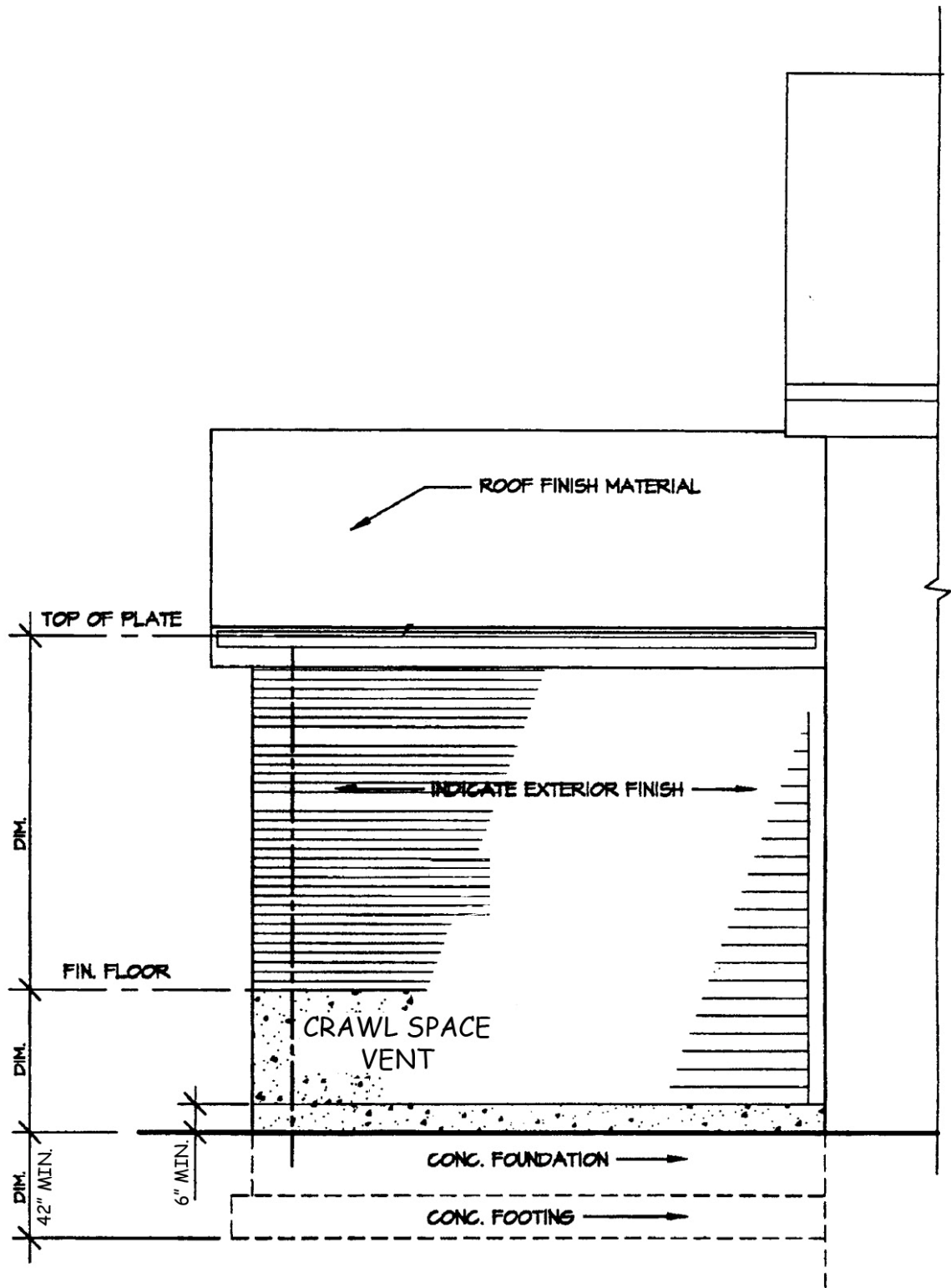
City of Iowa City - Building Division RESIDENTIAL ROOM ADDITION Guidelines and Standard Construction Details	Date:
	Drawing No. 3 of 8



**REAR ELEVATION**

DENOTE SCALE

<p>City of Iowa City - Building Division  <b>RESIDENTIAL ROOM ADDITION</b>          Guidelines and Standard Construction Details</p>	Date:
	<p>Drawing No. 4 of 8</p>



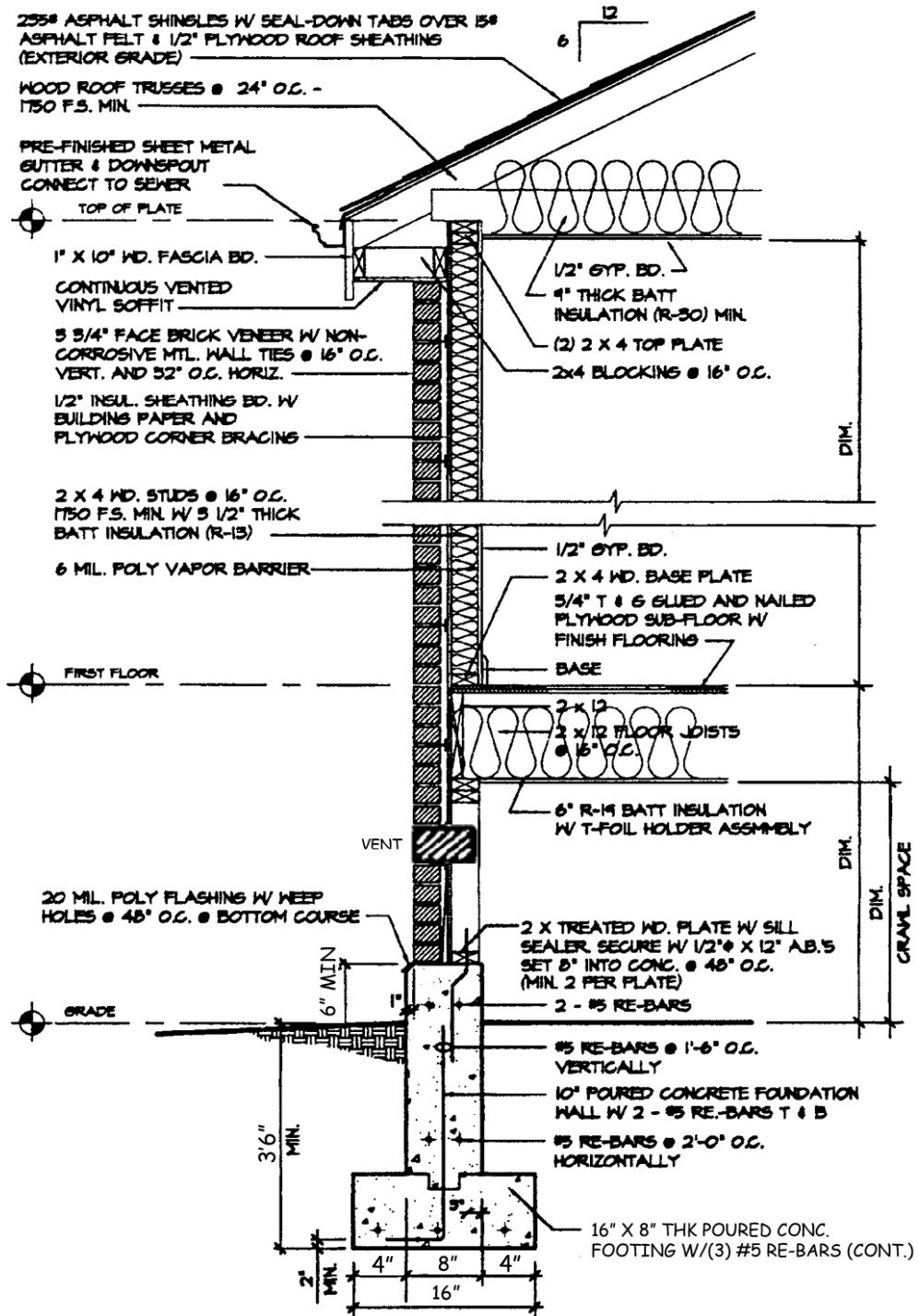
# SIDE ELEVATION

DENOTE SCALE

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Date:

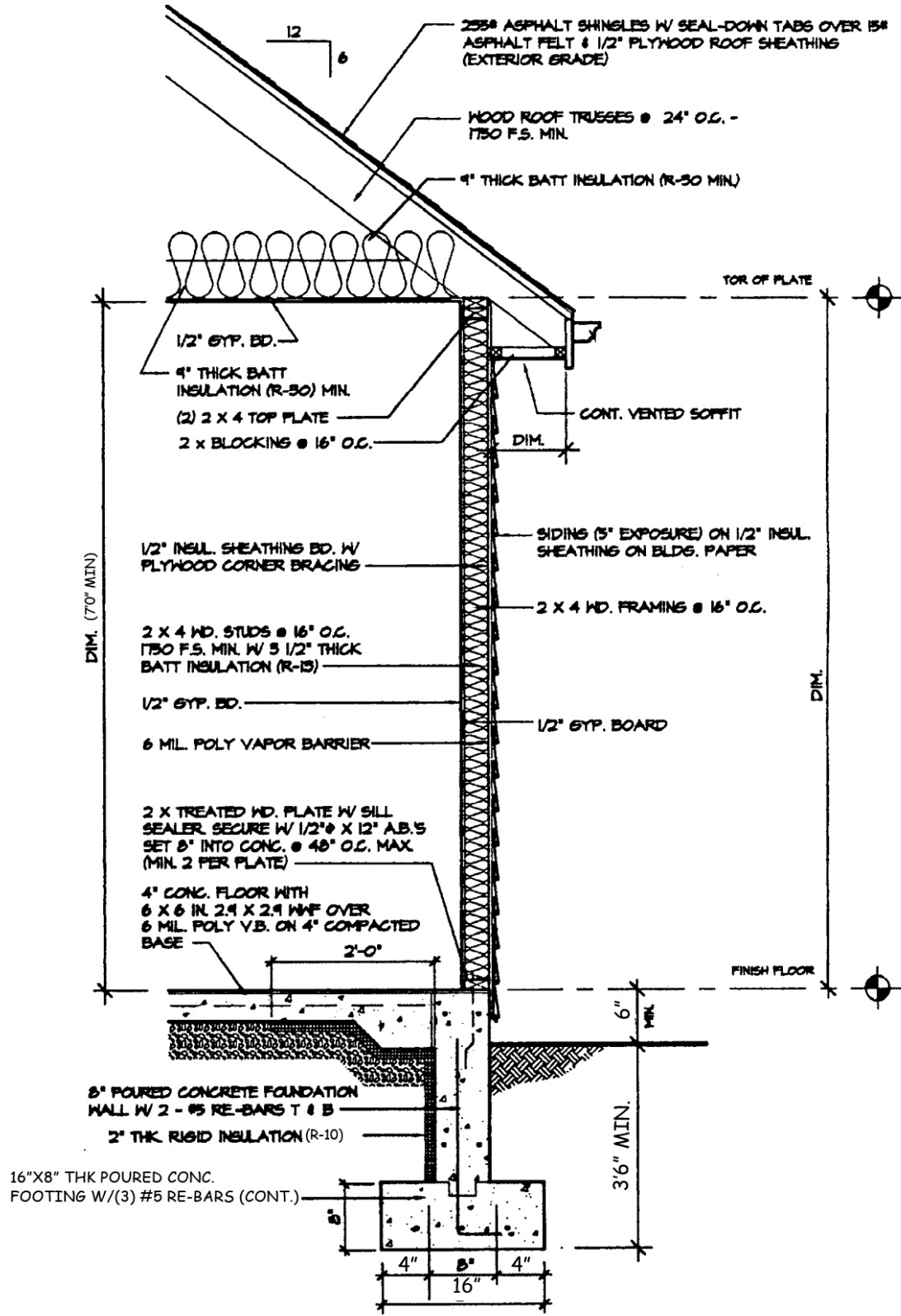
Drawing No.  
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**SAMPLE WALL SECTION** 1/2" = 1'-0"  
 (BRICK VENEER / CRAWL SPACE)

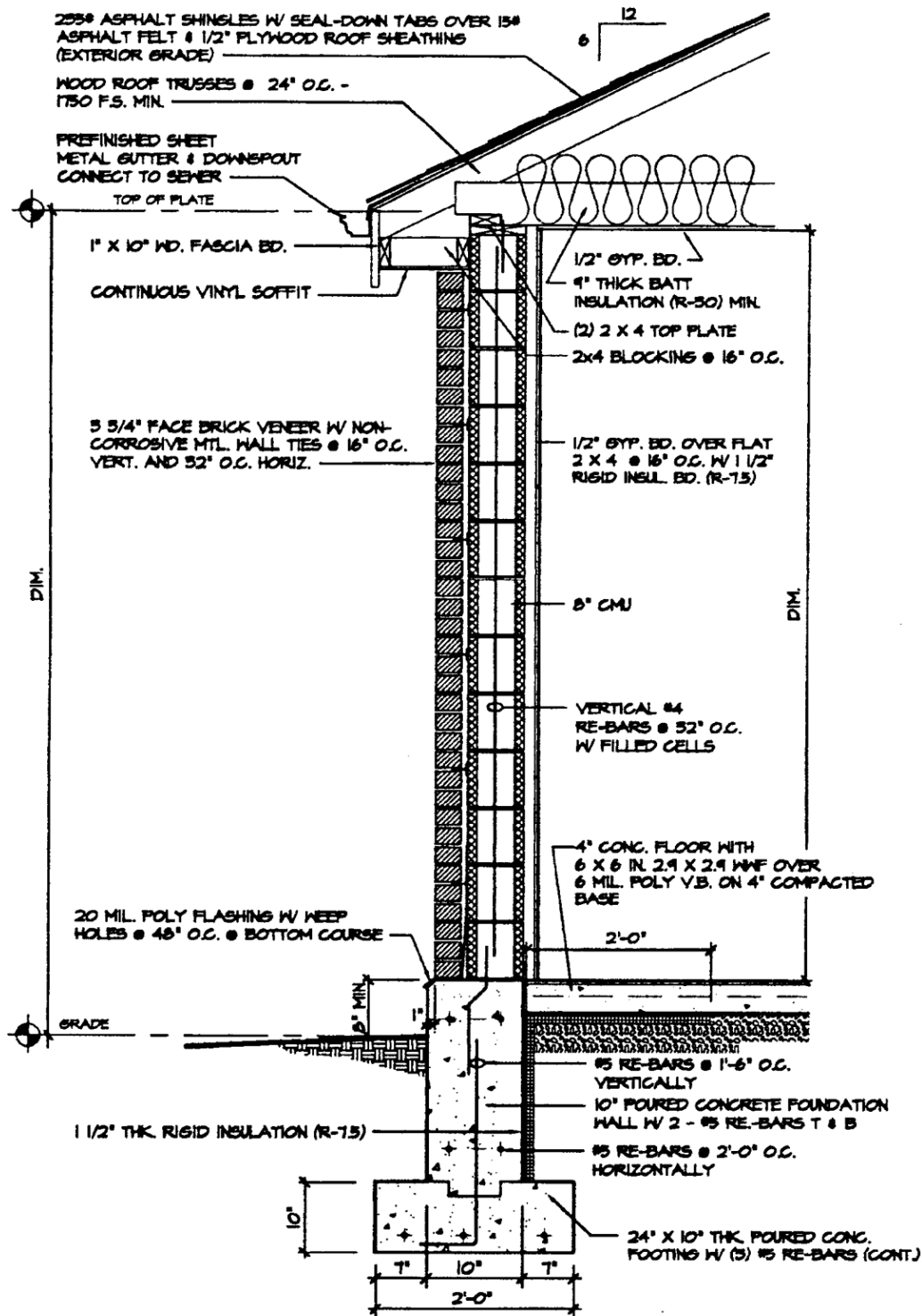
City of Iowa City - Building Division <b>RESIDENTIAL ROOM ADDITION</b> Guidelines and Standard Construction Details	Date:
	Drawing No. 6 of 8





**SAMPLE WALL SECTION** 1/2" = 1'-0"  
 (SIDING / SLAB ON GRADE)

City of Iowa City - Building Division <b>RESIDENTIAL ROOM ADDITION</b> Guidelines and Standard Construction Details	Date:
	Drawing No. 7 of 8



## SAMPLE WALL SECTION 1/2" = 1'-0"

DG-SEC1 (BRICK & CONC. BLOCK / SLAB ON GRADE)

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 RESIDENTIAL ROOM ADDITION  
 Guidelines and Standard Construction Details

Date:

Drawing No.  
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