



Prince George's County
Department of Permitting, Inspections
and Enforcement
Building Plan Review Division
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MINIMUM SCOPE OF ARCHITECTURAL AND STRUCTURAL PLAN REVIEW FOR SINGLE FAMILY DWELLING AND TOWNHOUSES

Minimum requirements checked for code compliance include the following.

General Items — Check the submitted documents for the following:

- Minimum size of plans 180 X 240
- Minimum scale of plans 1/40 = 1/16
- Adheres to International Building Code (IBC) and International Residential Code (IRC) editions and County amendments
- Plans signed and sealed by an architect or professional engineer, licensed in the state of Maryland
- Energy Code compliance document (Res-check)
- Geo-tech report (if soil bearing capacity taken for design exceeds 2000 psf)
- Construction material and specification

Architectural Plans — Include the following:

- Building data — Gross floor area, number of stories, height of the building, etc. must be shown on the cover sheet
- Design criteria (*i.e.*, live load, dead load, snow load (30 psf), wind speed (115 mph), soil bearing capacity (maximum 2000 psf)
- Dimensions and use of each space
- Building Elevations — all sides
- Building cross-sections — both directions
- R-values for insulation and U-factor for fenestration must be shown
- Stair details — tread and riser, hand/guard rail dimension
- Pre-fabricated fireplace technical literature with installation instructions from the manufacturer
- Crawl space ventilation and access
- Details of fire rated assemblies (floor/ceiling, party wall, etc.) — townhouses only
- Water proofing details for foundation wall
- Property and building restriction lines, setbacks, etc.

Structural Plans — Include the following:

- Foundation and footing plan with details (sill plate, anchor bolt, size and spacing)
- Floor and roof framing plans
- Wall bracing plan
- Underpinning details (if applicable)
- Typical structural details (wall sections, connections, etc.)

Additional requirements for Plans-on-File:

- The following Prince George's County Compliance Statement must be on the cover sheet of the drawings:
"By signing this document, I certify that I have reviewed the structural framing, roof trusses, foundation walls, footings and other structural components of the building plans and all non-structural requirements identified as Plans-on-File # _____ and House Type _____ for case # _____, and have found them to be in compliance with the provisions of the (current year) _____ (Building Code) _____ as adopted by Prince George's County Code."

 Names of the developer/builder and house type/model must be on the cover page and also on the title block of each sheet.
- Areaway plan and section with all required dimensions, including guardrail design
- Window well plan and section with required dimensions

Note: Submitted permit plans set shall include Mechanical and Electrical plans. Prince George's County does not review Mechanical and Electrical plans for single family dwellings; however, plans are required for inspections.