

AIBD Minimum Plan Standards

(as applied to the AIBD member application process only)

1. GRAPHIC REPRESENTATION

The plans submitted must adhere to the following parameters:

- All plans are drawn to an established and identifiable scale
- Drawings are appropriately dimensioned
- Drawings are annotated as required
- Proper line weights are incorporated and copies are legible
- Appropriate title blocks, scale indications, north arrow, legends, etc. are included
- Drawings are assembled in a logical order

2. SITE PLAN

The site plan may be provided by an engineer or surveyor if typical for local business practices or required by local statutes. The building plans submitted must clearly indicate the site conditions in all cases. The site plan must have the following:

- Property lines and dimensions, street location and name, north arrow
- Set backs and easements
- Footprint of house and accessory buildings
- Location of walks, driveways, steps, decks, terraces, retaining walls, and any other hardscape items
- If lot has significant slope and/or house incorporates level changes along grade lines, existing and finish elevations and finish floor elevations should be delineated with contour lines or spot elevations.
- Utility connections, sewer lines, or septic system
- Significant existing land forms, trees, rock out-croppings, etc.

3. FLOOR PLANS

The floor plan must show the following:

- Full dimensions as required for layout and construction
- Room labels
- Attached structures (garages, carports, porches, decks, balconies, etc.)
- Location, size and type of all doors, windows and skylights (sizes may be listed on schedules with appropriate key to plan)
- Location and type (masonry, zero-clearance, etc.) of fireplaces
- Location of plumbing fixtures
- Location of all appliances
- Location of all cabinets, counter tops, and other built-in furnishings
- Location of all stairs, hidden ladders, etc., used for access to other levels
- General notes as required to adequately describe the conditions shown

4. EXTERIOR ELEVATIONS

The exterior elevations must show the following:

- Complete elevations representing all sides of the building
- Grade lines and finish floor lines
- Door and window locations
- Finish and trim materials with adequate annotation
- Roof pitches, crickets, saddles, overhangs, eaves, rakes, etc. and roofing materials (for exposed roofs)
- Foundation and roof vents where visible
- Gutters and downspouts if applicable

5. CROSS SECTIONS AND DETAILS

The cross sections and details must show the following:

- At least one complete cross sections through the building
- All foundation conditions with adequate dimensions
- All floor framing connections to foundations and walls
- All ceiling and roof framing connections to walls and beams
- Any critical or unusual connections or combinations of materials
- Stair construction, including (if applicable): landings, headroom, tread and riser dimensions, handrails, etc.

- Masonry fireplaces including dimensions, footings, damper, flue chimney, and hearth construction

6. ELECTRICAL, PLUMBING, AND MECHANICAL PLANS

The electrical, plumbing and mechanical plans may be separate, or the information may be shown on other plans. These plans may be provided by an engineer if typical for local business practices or required by local statutes. The following information must be shown:

- Location of all electrical outlets, with GFCI outlets labeled
- Location of all light fixtures and switches
- Any motorized equipment, fans, vents, etc.
- Location of service entrance and panels
- Location of telephone, televisions, and other special purpose outlets
- All heat registers and thermostat locations
- Heating and cooling equipment location
- Water heating systems location
- Gas and water service entrance and/or meter location if known

7. FOUNDATION PLANS

The foundation plans may be provided by an engineer if typical for local business practices or required by local statutes. The foundation plan must show the following:

- Location and size of footings, stem walls, piers, grade beams, etc. including footings and piers for independent structures such as carports and decks
- Location and size of anchor bolts and hold or tie downs (graphically shown or noted)
- Location and thickness and reinforcing of concrete slabs
- Location of foundation vents, access holes, doors, etc.
- Location, size, and reinforcement for poured concrete or block foundation walls
- Location of variances in elevation for floor slabs

8. FRAMING PLANS

The framing plans may be separate, or the information may be shown on other plans. The framing plans may be provided by an engineer if typical for local business practices or required by local statutes. The following information must be shown:

- Size, direction, and spacing of floor joists
- Size, direction, and spacing of ceiling joists
- Size, direction, and spacing of rafters or trusses
- Size, direction, and location of all beams, girders and headers, including support posts
- Location of hips, valleys, ridges, cants, crickets, scuppers, roof drains, etc.

9. SPECIFICATIONS

The drawings must contain, as part of the general notes or in a separate format, appropriate specifications to describe the materials and/or workmanship required. The specifications must include the following:

- Description of exterior wall construction
- Reference to applicable codes
- Requirements for concrete strength
- Requirements for grade and type of lumber, including laminated beams and sheathing
- Finish materials for typical interior surfaces