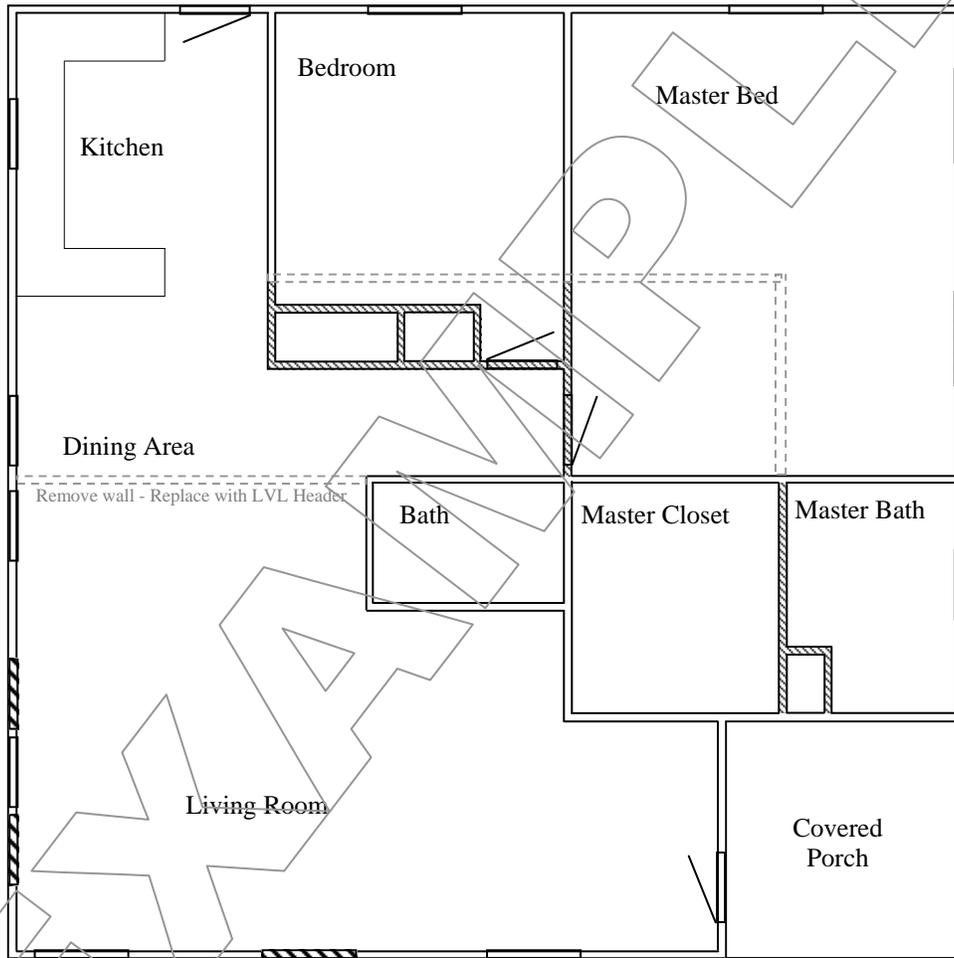


# Example Plans: Residential Remodel

(Not For Construction)

## 1st Floor Plan



These example plans are only a guide to the plans you will need in order to obtain residential building permits. **The sizes and materials here may or may not be adequate for your specific application.**

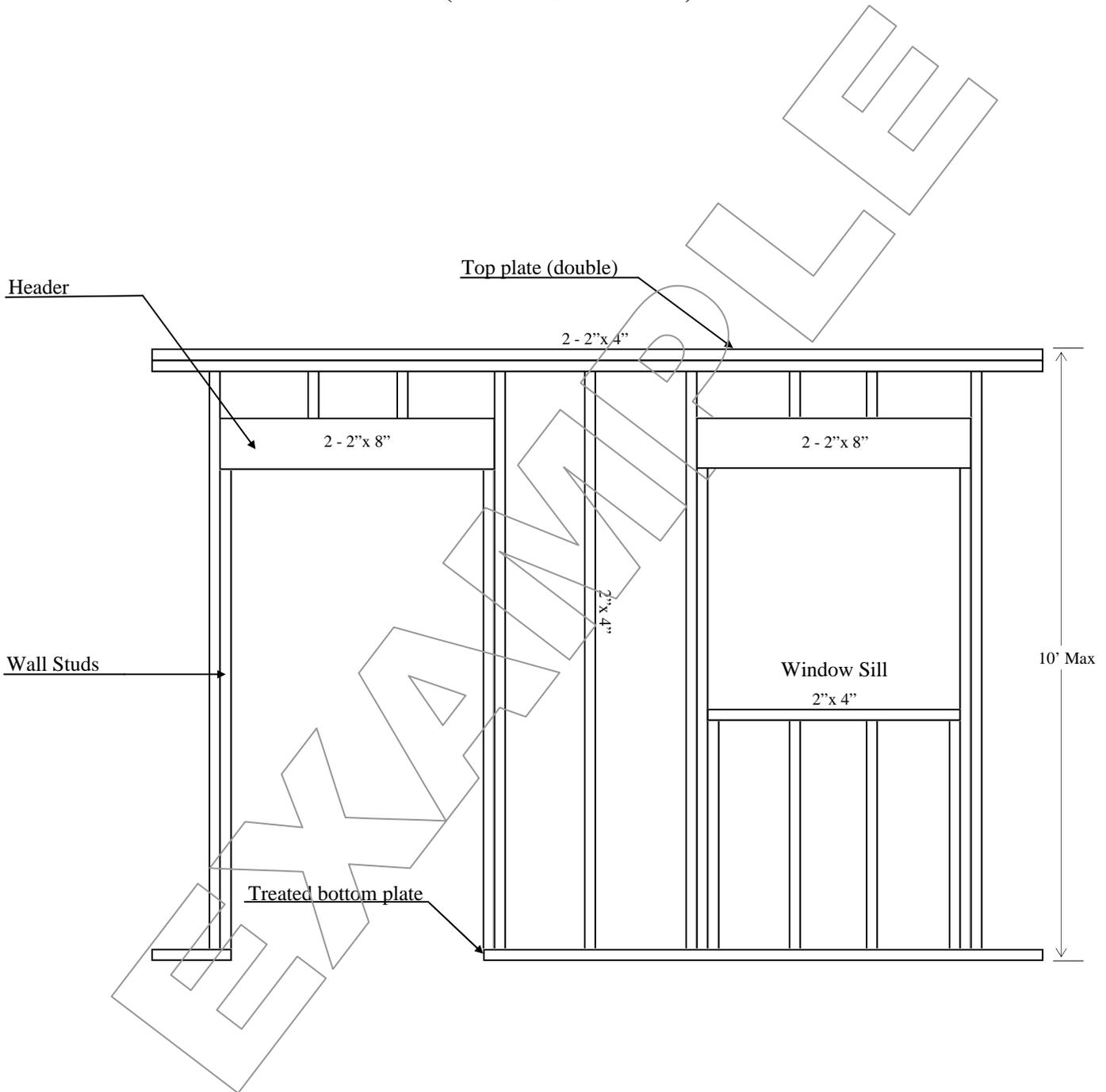
Rev 12/24/2009

Department of Code Enforcement  
1200 Madison Ave, Suite 100  
Indianapolis, IN 46225  
Tele: (317) 327-8700  
[www.indy.gov/permits](http://www.indy.gov/permits)  
Email: [permitquestions@indy.gov](mailto:permitquestions@indy.gov)

Remember to fill out the completion card at the end of your project.  
All plans, detail sheets & a copy of the permit are required to be on the job site at all times. (Truss specs, TJI, LVL & pre-manufactured fireplace details)

# Example Window & Door Framing Detail

(Not For Construction)



1/2" = 1'

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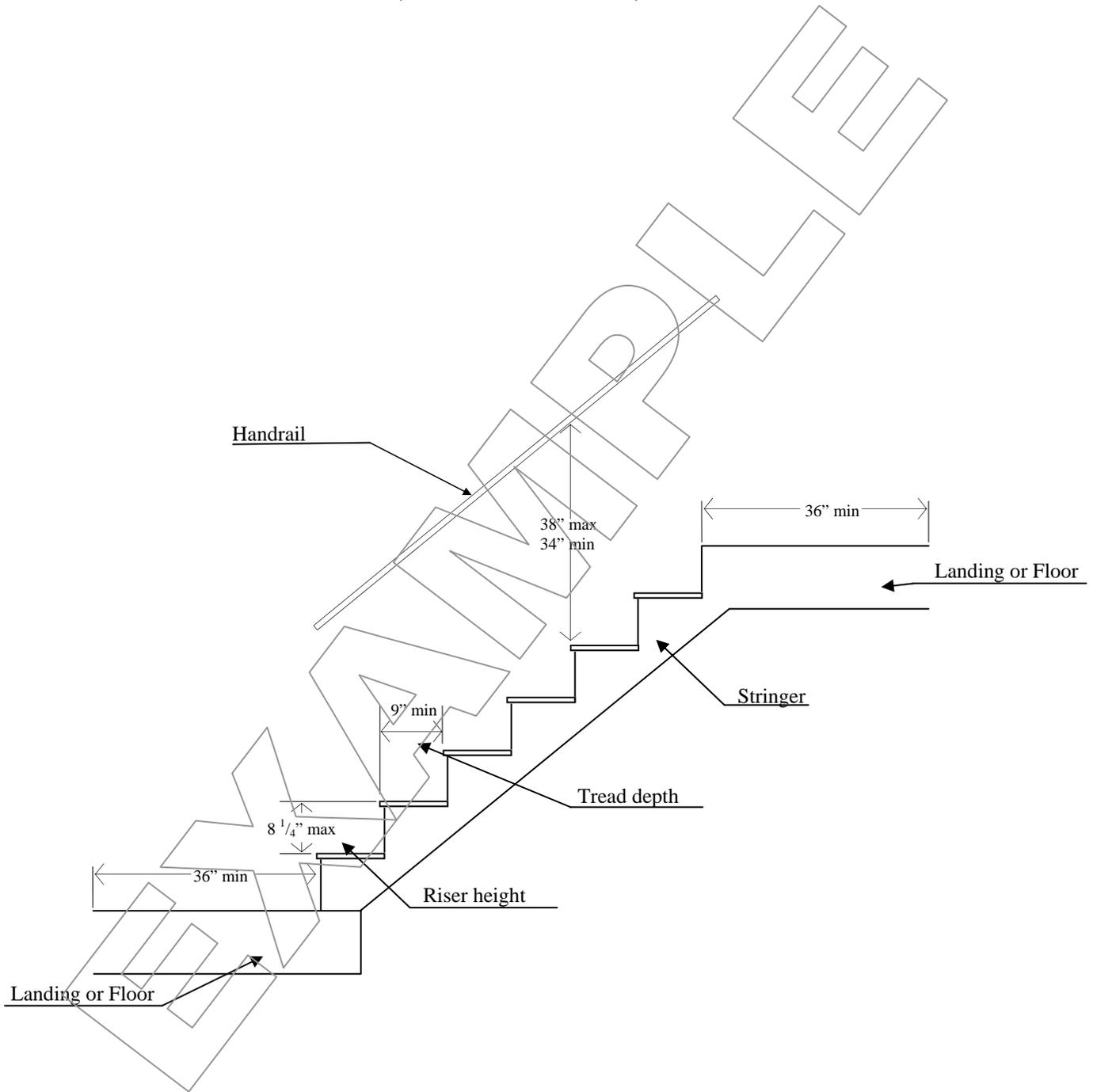
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# Example Stair Detail

(Not For Construction)



1/2" = 1'

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# Common Mistakes / Insufficiencies

- Using incorrect building standards - Indiana Residential Code  
(2003 International Residential Code with the 2005 Indiana Amendments)
- Smoke detectors not being placed correctly (R313)
- Incorrect crawlspace venting (R408.1)  
Regulation published in Indiana Register October 2007
- Insufficient emergency escapes (310)
  - Windows for sleeping rooms (R310.1)
  - Window wells (R310.2)
    - Ladders & steps (R310.2.1)
- Incorrect garage door headers (R602.10.5(2))
- Not having engineered Truss diagrams available (R106.1)
- Not providing the design specifications for TJI's or LVL's  
(Truss I-Joists & Laminated Veneer Lumber members)
- Stairs not being built to correct standards (R311.5)
- Rafters/joists insufficient for spans  
(rafters R802.5, ceiling joists R802.4, floor joists R502.3)
- Headers insufficient for span (R502.5)
- Not having plans on site available for review
- Proposed plans not drawn to scale
- Not filling out the Certificate of Completion & Compliance and returning upon completion of the project.

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