

Residential Building Plan Requirements

City of North Pole

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Residential Building Permit

The items below, as appropriate, shall be included when submitting architectural plans/construction drawings for review when applying for a building permit. Separate permits are required for electrical, plumbing and mechanical work. Two complete sets of complete plans shall be submitted with the permit application unless the Building Department authorizes that plans are not required.

Architectural Plans/Construction Drawings Requirements

Plot plan

- Plot plan is drawn to scale and fully dimensioned.
- Plan accurately identifies correct distance to all property lines.
- A copy of the Fairbanks North Star Borough zoning permit is attached.
- Shows location of electrical water and sewer services.
- Identifies all known easements.

Foundation plan

- Plan view is drawn to scale identifying the complete perimeter foundation system, including all interior spread or pier footings.
- Typical section detail of foundation wall and footing in compliance with code is included.
- Identifies location and size of required concrete encased electrode.
- Specifies damp proofing material for daylight and full basements.
- Note: The Building Department makes available pre-approved foundation details that may be used for construction projects.

Floor framing plan

- Plan view is drawn to scale including typical floor joist framing supporting members for each floor.
- Specifies size and spacing of joists, beams, headers, posts, blocking and stair framing.
- Specifies type of lumber and grade, i.e., DF, HF, SPF.

Floor plan

- Plans are drawn to scale (minimum 1/4 inch to the foot) and show location, size and use of each room.
- Shows location of all required smoke detectors.
- Shows location of boiler and required combustion air opening.
- Shows location of fireplaces and/or woodstoves (if applicable).
- Specifies fire resistive construction separating habitable space from an attached garage (if applicable).

- Identifies location of plumbing wall. (Plumbing walls shall be a minimum 2 X 6 construction.)

Electrical, Mechanical and Plumbing

- Schematic of the electrical system within the building is provided.
- Schematic of the mechanical system with type of equipment to be installed within the building is provided.
- Schematic of the plumbing system of the materials and sizes to be used within the building is provided.

Cross section of building

- Shows a typical exterior wall in its entirety, including:
 1. Typical stud wall construction including vapor barrier, insulation and wall finishes.
 2. Floor sheathing.
 3. Roof sheathing, roof covering and ice dam protection (if applicable).
 4. Exterior siding.
- Specifies ceiling height.
- Specifies R-values of wall, ceiling, rim joist and below grade walls.

Window and door schedule

- Provides a copy of the catalog cut sheet for all windows. Identify glass size and R-values. Egress bedroom windows must be specifically identified with the actual clear height and opening dimension.
- Specifies R Value for exterior doors.

Stair detail

- Includes a typical stair detail that includes: rise/run, handrail, and minimum headroom.

Roof framing plan

- A plan view drawn to scale shows typical framing. Plan includes any unique or unusual framing details for dormer or bay window construction. Hip roof, Gambrel or other stick built rafter designs are identified.
- Truss Sheets: The submittal identifies truss type, spacing, live load capacity (50 psf) and blocking requirements at bearing walls.
- Truss drawings must be stamped by an engineer or authorized individual licensed in the State of Alaska

Elevation drawing

- Submittal includes a front and side elevation drawn to scale.

Wood stove/fireplace specifications including chimneys

- Clearance to combustible construction is identified.
- Shows construction and size of hearth if applicable.