



TOWN OF NEWPORT, N.H.

Office of Planning and Zoning

Plan Requirements for Building Permits One and Two Family Dwellings

2 Sets of the building plans (maximum size 30"x 42") drawn to scale (with dimensions). The plan shall include the following. Plans shall be in compliance with the International Residential Code 2009 Edition.

- A plan for each floor
- Elevation drawings showing wall openings, sufficient to allow evaluation of wall bracing.
- Specify basic building materials, sizes, and types including sheathing, water resistive wrap, (flashing per window and door manufacturers need not be shown), siding and roofing.
- Specify window type, location, and sizes.
- Stair details including tread depth and width, riser [usually closed] height, hand rails and guards.
- A complete cross section cutting through the entire width of the building.
- Floor framing plans if the cross section is not typical.
- Header and beam sizes. Engineered lumber [LVLs, micro-lams, - submit span calculations]
- A roof framing plan, including porches. Show basic connections to walls and columns.
- Decks, you may use our typical deck plan
- Submit stamped/engineered truss designs with roofs and floors designed using roof or floor trusses. Our inspection of the permanent bracing of trusses, including continuous lateral bracing, cross bracing of the same, and gable end wall bracing will be based on the drawings.
- Show every sleeping room having at least one operable window or door approved for emergency egress/rescue. An emergency egress/rescue window shall have a minimum net clear opening of 5.0 square feet on the first floor and 5.7 square feet above that level, and shall have a minimum height of 24" and width of 20" The sill height shall not be more than 44" above the floor. All basements larger than 200 sq. ft. [for a furnace or boiler] shall have a bulkhead or other direct means of escape.
- Frost line for footings shall be a minimum of 48" below finished grade or designed according to the code for "Frost-Protected Footings in Heated Buildings.
- Energy Code requirements are approved at the state level and are a condition of local permit. Forms are available upon request or you may apply online.

1 Copy of the plot plan drawn to scale showing where the new structure or addition will be on the property, including exact distances to boundary lines and to separate buildings on the property. New single-family homes will require a plot plan or be part of a site plan.

Separate permits are required for electrical, mechanical and plumbing.

Inspection requirements are detailed on another handout.