

CITY OF PRESCOTT
Residential Permit/Plan Review Appendices 2018 CODES

APPENDICES

The following pages are provided as information for the applicant. Please read through this information as it directly applies to what the Community Development Department looks for when processing and reviewing permit applications. This information does NOT need to be turned in with plans

CONTENTS:

- RESIDENTIAL PERMIT/PLAN REVIEW SUBMITTAL CHECKLIST
- 2012 VEGETATION MANAGEMENT PLAN TIPS
- WHEN IS A RESIDENTIAL FIRE SPRINKLER SYSTEM REQUIRED?

ADDITIONAL LINKS:

- BUILDING FEES RESIDENTIAL-
 - <http://www.prescott-az.gov/wp-content/uploads/2017/02/IBC-VALUATION-TABLES.pdf>
- IMPACT FEE ESTIMATER-
 - <http://www.prescott-az.gov/business-development/building-permits/development-impact-fees/impact-fee-estimator/>
- RESCheck –
 - <https://www.energycodes.gov/rescheck>

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RESIDENTIAL PERMIT/PLAN REVIEW SUBMITTAL CHECKLIST

CONSTRUCTION PLANS: All Plans should be drawn to scale, minimum 3/32" OR 1":20'
Copies of all General Engineering Standards, City and Land Development Codes, and City Plan Review "Checklists" are available on the City's website at www.prescott-az.gov .

Hard copies of the Plan Review "Checklists" will be made available upon request.

1. Permit Application & Construction Hold Harmless, all forms signed.
2. One (1) electronic copy of all Building Division submittal items, including the Plot / Site Plan (in .pdf format, label jump drive). (**This Building Division requirement will apply in 4th quarter 2019, be on the lookout for coming announcements and requirements.) All Public Works documents are already required to be submitted in electronic format and paper format .
3. Two (2) sets of the 8 1/2X11" Plot Plan (small site plan).
4. Two (2) sets of Vegetation Management plans if in the UWIC area.
5. Two (2) sets of full size Architectural Plans:
 - a. Floor Plan: Including use and square footage of all rooms, decks, patios and garages. Include window and door sizing.
 - b. Floor/Deck Framing Plan: All levels with all beam sizing, joist size and spacing, post size and connection details.
 - c. Foundation Plan: With footing sizing, retaining wall engineering if over 2', point load sizing, and details.
 - d. Roof Framing Plan: With all headers, trusses, rafter and ceiling joist sizing and uplift connections.
 - e. Full Cross Section Plan: With plate to plate elevations and window heights.
 - f. Elevation Plan: All four (4) sides, including existing and proposed grades, and how to get from new to existing.
 - g. Electrical Plan: With arc-fault notes, smoke detectors, carbon monoxide detectors, and GFCI outlets labeled.
 - h. Plumbing Plan: With BTU's at all gas appliances; combustion air calculation, and appliance cut sheets.
6. Two (2) sets applicable calculations and reports to accompany Architectural plans.
 - a. Two (2) sets of manufacturer's truss specifications.

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- b. Passing ResCheck form, check list and panel certification (www.energycodes.gov).
 - c. Manual J, S and D, (minimum one sheet that shows it meets ACCA sizing.)
7. Two (2) sets of full size, legible, Site/Civil Plans (minimum 24" x 36") (L.D.C. 6.7):
- a. North arrow and scale (1"=10' or 1"=20' scale preferred).
 - b. Property information and parcel number.
 - c. Contact/drafter information (Applicant, Owner, Engineer, Architect, Contractor).
 - d. City of Prescott or Quad City General Engineering standard details (referenced, copied, or attached).
 - e. Show, label, and dimension all parcel lines, easements, and setbacks.
 - f. Locations of all utilities (existing and proposed) from main line connection points to structure with all required items per City of Prescott or Quad City Standard details.
 - g. Existing and proposed contours at 1' or 2' intervals:
 - h. Grading quantities (cut and fill in cubic yards).
 - i. Drainage and Slope Management (permanent and temporary).
 - j. Label and dimension the locations of all existing and proposed site/retaining fence/walls.
 - k. Off-site Improvements (Additional separate permits may be required; PW-Inspection deposits may be required).
8. Two (2) sets of Engineer Specifications and reports including (if applicable); drainage, soils, and structural. Soils report or engineering for foundation. These must include Architect or Engineer's signed and dated seal.

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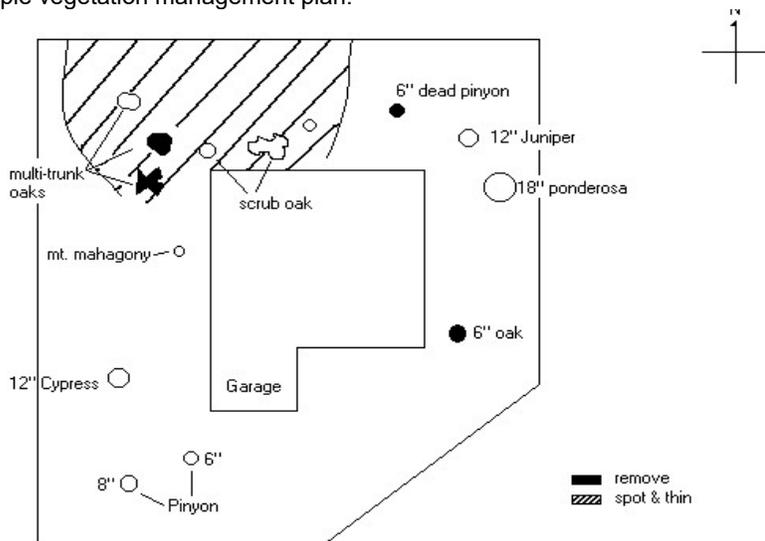
2012 VEGETATION MANAGEMENT PLAN TIPS

Map out the basic footprint of the house, trees (diameter of trunk included), shrubs, and groups of shrubs, lot lines, and any pertinent distances. One possibility on this type of plan is to color code the vegetation. For instance: Blue = native vegetation to be irrigated, Shaded in = to be removed, open space with diagonal slashes = spot and thin. With this type of plan a legend would need to be included on the property depiction.

Another option would be to include a detailed written explanation, with a property illustration, which calls out the action to be taken. It is not necessary but would be helpful if the written explanation is broken up into the appropriate zones.

Site plans currently submitted to the building department on 8.5 x 14 sheets of paper are big enough for the purposes of a vegetation management plan. Any additional detail for the vegetation management plan should be supplied on a copy of the site plan. **MAKE A SEPARATE COPY FOR VEGETATION MANAGEMENT PURPOSES.** Do not place vegetation information on the site plan required by the building department.

Below is a sample vegetation management plan.



South facing side = no modification necessary

South West Corner = limb up Pinyon Pines and clear ladder fuels w/ 10' of the canopy

West facing side = spot and thin in order to create more open space and decrease fuel load, leave Mountain Mahogany and hydrate along with landscaping, remove multi-trunk oak near northwest corner, Remove 3 trunks of oak off north west corner (1-2", 1-3", 1-5"), leave two 6" trunks behind but limb up and remove ladder fuels w/ 10' of canopy.

North facing side = limb up Scrub Oak and reduce number of trunks by 50%, spot and thin area of heavy vegetation in order to create more open space and reduce the amount of fuel, limb up all trees and remove ladder fuels w/ 10' of tree canopies, remove dead Pinyon Pine (6" dia.).

North east corner = remove vegetation from base of Juniper and ladder fuels w/ 10' of canopy (Scrub Oak to east of Juniper not on property),

East facing side = break up ladder fuels under Ponderosa by reducing the height of Scrub Oak at base so that the space between the lowest branches of the Ponderosa and the top of the oaks equals three times the height of the Scrub Oak, **remove** oak w/ Mistletoe near southeast corner

* spot and thin: significantly reduce (50% -70%) the fuel load by creating more open space, selecting the best specimens, isolating those specimens per the Wildland Urban Interface Code, thinning existing shrubs by reducing the amount of trunks.

IF YOU ARE UNSURE WHETHER YOUR PROPERTY IS IN THE WILDLAND URBAN INTERFACE ZONE, OR HAVE QUESTIONS RELATED TO A VEGETATION MANAGEMENT PLAN, PLEASE CALL THE CITY OF PRESCOTT FIRE DEPARTMENT AT (928)777-1845.

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WHEN IS A RESIDENTIAL FIRE SPRINKLER SYSTEM REQUIRED?

Residential Fire Sprinkler Systems are required for many homes within the City of Prescott. **Please answer the questions below to assist in determining whether a fire sprinkler system will be required for this project.**

Please check all that apply:

Yes **No**

- Is the square footage of the structure, including unfinished space/garage/storage areas greater than 5,000 square feet?
- Is the Fire Department access road obstructed by a low water crossing without an approved secondary access?
- Is the building located in a subdivision with more than thirty (30) units, which provides only one ingress/egress access road?
- Is any portion of the Fire Department apparatus access road greater than 12% slope?
- Is the closest fire hydrant more than 500 feet from the building site?
- Is there less than 1,000 gallon per minute (GPM) hydrant flow available to this site?
- Is the building site located on a dead end road that exceeds 1,300 feet from the nearest thoroughfare intersection?
- Is the most remote point of the building greater than 150 feet from the closest point on a fire apparatus access roadway (street) or fire lane? (Draw a line up the driveway from the access roadway (street) around the building, not through it, to the center of the most remote portion of the building) from each direction.
- Is the structure higher than two (2) stories as defined by the building code?

If you have checked "Yes" to one (1) or more of the items on the above list a Residential Fire Sprinkler System will be required for this building permit. If you have answered "No" to all of the above questions or are unsure of the your answers to the above questions, please call the City of Prescott, Fire Prevention Specialist at (928)777-1845 to verify that a Residential Fire Sprinkler System will not be required prior to submitting your building permit application.

No residential building permit will be ISSUED that is required to have a Fire Sprinkler System without a Fire System Plan being submitted and approved by the City of Prescott Building/Fire Department first.

If a Fire Sprinkler System is required, please submit an application and three (3) sets of Fire Sprinkler Plans to the Building Department, 201 S. Cortez Street. Prescott, AZ 86303.

All Fire Sprinkler System Plans must be:

- **Prepared and sealed by an Arizona registrant, NICET level III or IV per NFPA 13.**
- **Prepared and sealed by an Arizona registrant, NICET level II or higher per NFPA 13D or 13R.**
- **Installed per the 2012 International Fire Code, as amended by City of Prescott, NFPA 13 and other national standards that may apply.**

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PLOT PLAN SKETCH – REVIEWED UNDER 2012 CODES

Building Permit #:		Job Address:		
Scale: 1 inch = _____ ft.		Assessor's Parcel Number (s):		
Building Division APPROVED	Planning & Zoning APPROVED	Public Works APPROVED	Fire Department APPROVED	