



City of Aurora Public Works Department

NEW IRC ONE AND TWO FAMILY RESIDENTIAL

Building Division • 15151 E. Alameda Parkway, Ste 2400 • Aurora, CO 80012 • 303.739.7420
Email: permitcounter@auroragov.org

Applies to all Custom Single Family and Master Single Family projects, including Two-family dwellings and Townhouses three-stories or less in height and their accessory buildings.

Plans submitted for Building review are first routed to the Planning department where they are reviewed for exterior elevation requirements. Once the Planning process is complete, the Building review starts. The Planning checklist, available through the Planning Department, must be included with the submittal.

GENERAL REQUIREMENTS:

- Plans must be flattened
- Plans must be electronically sealed and signed by a licensed/registered professional where required by state law.
- Plans must identify the name, title, address, and phone numbers of the designer(s) of record.
- Plans must be drawn to scale and legible when printed for the field.
- Provide model number if Master Plan

ARCHITECTURAL:

- Complete, dimensioned floor plan for each level including options
- Intended use of each room or area
- Sizes and types (single hung, slider, etc.) of all windows. Include window well sizes
- Wall sections, details of construction.
- Stair details – rise, run, headroom clearance, guardrail and handrail
- Exterior Elevations (will be reviewed by Planning for their requirements – See Planning checklist)
- Location(s) of mechanical equipment
- Method of fire protection for unfinished underfloor areas
- Attic and crawlspace ventilation

ENERGY CONSERVATION:

- Show compliance with prescriptive option, total building performance option or energy rating index option and all mandatory requirements of the IECC.

MECHANICAL, ELECTRICAL, PLUMBING:

- Plans are optional as these areas are field inspected (Except utility services on townhouses – see below).
- **TOWNHOUSE NOTE:** A Townhouse by definition is a single family dwelling unit constructed in a group of 3 or more attached units. As such, each individual dwelling unit is required to have all services independent of the other attached units. This includes electrical, plumbing, and fuel gas. Gang electrical meters are not allowed. Provide drawings showing the service entrance for all utilities.

STRUCTURAL:

- Foundation plan and details including lot specific soils report (CUSTOM HOMES ONLY). Foundation plan and lot specific soils report for master plans are submitted when applying for a lot specific permit.
- Specifications and design criteria
- Roof, floor, and wall framing plans and details; member sizes, spacing and dimensions
- Pre-engineered roof truss design, specifications, and details may be provided to inspector in the field.
- Indicate braced wall lines on plans to show compliance with IRC R602.10 (prescriptive lateral design). Where prescriptive requirements cannot be met, provide an engineered lateral design including details and calculations.