

# Residential Plan Review Requirements

1. Plan(s) showing to scale the size and location of all new construction and existing structures on the site. Distances from lot lines, established street grades and the proposed finished grades. Site plan shall be drawn in accordance with an accurate boundary line survey.
2. Two (2) sets of plans and specifications signed and sealed by the designer with the following information included.

## Building Plan Review Requirements (Borough Of Bellevue) Shawn Jacobs

- Front, rear and side elevations
- Footing/foundation diagram
- Garage/living area separation wall(s)
- Window and door schedule
- Design loads and design calculations
- Location of all smoke detectors or heat detectors
- "R" value of wall and ceiling insulation

## Plumbing Plan Review Requirements (Allegheny County)

- Isometric diagram of potable water supply system with fixtures, locations and WSFU values.
- Isometric diagram of DWV system with fixtures, location and DFU values.

## Mechanical Plan Review Requirements (Send to BIU) 412-766-2565

- Location and size of equipment.
- Air distribution and return air system.
- Ventilation and exhaust schedule(s).
- Combustion air requirements for all new appliances.
- Gas piping diagram.

## Electrical Plan Review Requirements (Send to BIU ) 412-766-2565

- Location of electrical devices: lighting, receptacles, switches, equipment, appliances, transformers, panels and subpanels.
- Size and type conductors
- Panel and subpanel schedule

**\*Homeowners are permitted to draw their own plans. All plans must be to scale. Plan review cost \$50.00 payable to the Borough of Bellevue (All other agencies will bill directly.**