



ONE & TWO FAMILY RESIDENTIAL **Plan Submittal Requirements &** **General Code Review Conditions**

Codes and Design Criteria

2021 International Residential Code;
State of Iowa Electric Code (2020 NEC); State of Iowa Energy Code (2012 IECC);
State of Iowa Mechanical Code (2021 IMC); State of Iowa Plumbing Code (2021 UPC);
2021 International Fire Code

Frost Depth- 42" Wind Speed – 105/115/120 mph based on building risk category
Ground Snow Load- 30 lb. (24 lb. roof snow load) Seismic Category A

THE FOLLOWING ITEMS SHALL PROVIDED ON THE CITIZENS ACCESS PORTAL (CAP) FOR PLAN REVIEW & PERMIT APPROVAL

E-mailed and paper plans or applications will no longer be accepted.

1. **BUILDING / STRUCTURAL PLANS**, with exterior elevations, wall section details, and a basic floor plan with all rooms or spaces labeled.
 - If the building contains a firewall, details and sections shall be provided to show the construction of such walls.
 - If a sprinkler system is required for the project, approval is required from the Fire Dept. and a set of sprinkler plans will need to be submitted to the Fire Marshal.
2. **SITE PLAN** Engineered plan or survey showing all building setback dimensions and easements. Documentation of any MOE/MPE is also required.
3. **CONSTRUCTION SITE EROSION CONTROL AND TOP SOIL PRESERVATION FORM**. This form establishes project responsibility for erosion control and topsoil.
4. **GRADING PLAN for CONSTRUCTION SITE EROSION & SEDIMENT CONTROL:** (see sample grading plan). The grading plan shall include elevations, erosion control notes, and locations of the following: Silt fence, soil stockpiles, gravel construction entrance, concrete washout, inlet protections, and any additional pertinent information required as a means of complying with Construction Site Erosion and Sediment Control Ordinance provisions.
5. **ENERGY CODE COMPLIANCE:** To attain a building permit, documentation is required from a certified HERS Rater that the proposed project design will comply with the State adopted 2012 International Energy Code requirements. Before occupancy is approved, the Rater shall provide documentation that the project complies with the State Energy Code.

CODE REVIEW CONDITIONS:

- **SEPARATE PERMITS:** Separate Electrical, Mechanical, and Plumbing permits shall be required for each address.
- **FIRE SPRINKLER SYSTEM:** Single family homes over 8,000 square feet (including garage, basement, and roof covered areas) are required to install a fire sprinkler system.
- **RESTRICTIVE COVENANTS & PROPERTY LINES:** Confirming restrictive covenants and property line location is the owner/contractor's responsibility.
- **FLOOD PLAIN:** If this project is not located in an approved City plat, documentation from a licensed engineer may be required to determine if the site is located in the flood plain and/or requires certified minimum floor and opening elevations.

The City of
West Des Moines

www.wdm.iowa.gov/permits

Development Services Dept.

4200 Mills Civic Parkway
P.O. Box 65320
West Des Moines, IA 50265

Building Division
515-222-3620

Planning Division
515-222-3620

FAX 515-273-0602
TDD/TTY 515-222-3334

Fire Marshal
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- **SEPTIC SYSTEMS:** Lots that do not have City sewer available within 400' of the property line shall have approval for a septic system from the applicable County Environmental Health Department prior to issuance of a building permit.
- **IOWA ONE CALL:** Contractors, subcontractors, and/or property owners shall contact Iowa One Call (**811 or 1-800-292-8989**) notification system before any excavation.
- **REGISTER:** Contractors need to be registered with the State of Iowa Division of Labor (800) 562-4692.
- **Construction site erosion control measures shall be provided at the perimeter of the property and shall address any problematic areas specific to the site, prior to any construction activity. A pre-construction inspection will be performed before construction begins. It is the contractors' responsibility to inspect the site daily to maintain and repair any damaged erosion control measures.**
- Soils at bottom of footings shall be probed and approved by soil testing agency prior to footing inspections.
- Property address must be plainly visible and legible from the street or inspections will not be done.
- Insulation and gypsum drywall shall not be installed until rough-in inspections have been approved by WDM Building Inspection.
- Install ice and water membrane per building code where required on shingle roof systems use at eave overhangs may be exempted if energy efficient trusses are used.
- Verify thickness of flooring materials at stair landings to ensure maximum 7 3/4" rise and no variation in rise greater than 3/8" in any run of stairs. Minimum stair tread width is 10".
- UL 217 Listed smoke detectors are required per State Fire Marshal in each bedroom, immediately outside of each separated sleeping area and on each floor level. Detectors shall be hardwired with battery back-up and interconnected. CO detection per UL 2034 will also be required.
- All basements in new construction shall have at least one operable emergency escape and rescue window or an exterior door (walkout basement).
- Sump pits shall be covered with a gasketed or otherwise sealed lid.
- A pressure reducing valve (PRV) shall be installed as required by the State Plumbing Code if water pressure exceeds 80psi.
- Wood siding, sheathing and wall framing on the exterior of a building must have 6" clearance to the ground.
- Install 1/2" sheet rock on walls and ceiling of enclosed storage closet under stairs and/or stair landing.
- Window(s) adjacent to any tub or shower shall be safety glazing if bottom of glass is less than 60" above bottom of tub or shower.
- Operable windows opening to a height of more than 6 feet above exterior grade must have a minimum sill height of 24" A.F.F OR opening limiting device. Windows at stair landings must have the bottom sill height above 36" A.F.F. or guard rail may have to be installed.
- Electrical installations shall comply with the State of Iowa Electrical Code.
- A 6-mil polyethylene vapor retarder, with joints lapped not less than 6", shall be placed between the concrete floor slab and the prepared sub grade.
- Garage narrow wall sections must comply with current IRC narrow wall requirements.
- Minimum 25' separation may be required from driveway approach to start of street corner radius.
- Water services exceeding 100 feet in length, as measured from the property line, require a meter pit installed five feet inside the property line. Consult WDMWW for more information. www.wdmww.com