

GUIDLEINES FOR NEW HOME CONSTRUCTION

- I. Application for Permit you will need the following information:**
- a. Lot size (a copy of the plat is required)
 - b. Setbacks-distances to rear, front, and side property lines where house is to be located.
 - c. Subsheets-documents provided by subcontractors (i.e: electrical, plumbing, mechanical) *Note: if these contractors are not known at the time of application a permit for footing/foundation only will be issued with the full permit fee paid
 - d. Square footage dimensions for the following:
 1. living space (all floors)
 2. basement (finished & unfinished)
 3. attached garage
 4. porches & decks

The City of Decatur requires submittal of scaled architectural drawings for new homes to be constructed within City limits. The drawings will need to include at minimum:

1. footing and foundation detail
2. room sizes and use
3. basement egress window location (s)
4. window sizes and locations
5. roof framing details
6. steps, handrail, and guardrail details
7. generic cross-section of exterior walls

8. notation of insulating values
9. notation of attic and crawlspace ventilation
10. notation of grounding electrode location (footing)

II. Inspections Required

- a. Footing; after excavation & before pouring concrete
- b. Rough in including
 1. electrical
 2. plumbing
 3. HVAC
 4. framing
- c. Final
 1. electrical-all devices connected & working
 2. plumbing-all fixtures connected & working
 3. Mechanical-all systems completed & functioning
 4. Building-Everything complete, the only exceptions being:
 - a. paint
 - b. trim
 - c. wall coverings
 - d. floor coverings
 - e. other cosmetic items

Inspection requests should be called in 24 hours prior to the needed inspection. Inspections hours: Building & HVAC 8:30 – 4:00 p.m.; Plumbing & Electrical 8:00 – 3:00 p.m.

III. Special Requirements:

- A. Electrical: if any steel is used as reinforcement in the footings it must be bonded to the electrical system as part of the grounding system (contact your electrician). This will be checked during footing inspection.
- B. Driveways
 1. The approach off of the city street can be no more than 24 feet in width
 2. No residential lot shall have more than two (2) separate driveway curb cuts
 3. The driveways shall be constructed of an approved surface (concrete or asphalt) which shall extend all the way to the property line.
- C. Basement Egress – all basements in new residential construction shall have exterior emergency escape openings (details are available upon request).

IV. Sample Site Plan

