



City of Salisbury
Building, Permits & Inspections
125 N. Division St., Rm. B-13
Salisbury, MD 21801

RESIDENTIAL BUILDING PERMIT

PLAN REQUIREMENTS

Two complete sets of plans must be submitted for all projects drawn to scale. All Contractors must hold and provide proof of their Maryland Home Improvement or Home Builders License upon application for permit.

All plans must be fully detailed to meet the current edition of the International Residential Code.

New Residences and Additions

- A. Site Plot Plan**
 - All building dimensions and distances to the lot lines

- B. Foundation Plan - Drawn to Scale**
 - Pier and wall footing sizes, spacing, etc.
 - Girder sizes, spans, species and grade of lumber
 - Floor joist sizes, species, grade and spacing
 - Ventilation and crawl space access requirements

- C. Floor Plans - Drawn to Scale**
 - Room dimensions
 - Door and window sizes and locations
 - Header, beam and ceiling joist sizes, species and grades
 - Existing floor plans (for Additions)

- D. Roof Plan - Drawn to Scale**
 - Rafter sizes, species, grade and spacing
 - Venting requirements
 - Mechanical roof up-lift fasteners

- E. Exterior Elevations**
 - Exterior finishes, flashing, doors, windows, stairs, roof slopes, etc.

- F. Special Engineering not addressed in the Building Code**
 - Floor and roof truss layouts, laminated and steel beams, etc.

G. Energy Requirements

Mechanical systems in residential construction are commonly oversized which increases installation cost and wastes energy. Properly sized equipment will last longer, provide greater comfort, and save the homeowners money. Provide verification that the project meets the requirements of the IECC, or provide a simulated energy performance such as a REScheck or COMcheck. Heating and cooling equipment shall be sized based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies.

H. Automatic Fire Suppression Systems

All new one-and-two dwellings are required by state law to be equipped with an automatic fire suppression system designed in accordance with State Fire Prevention Code. All required automatic fire suppression systems are required to be approved via the Wicomico County Fire Protection Division (WCFPD). If you have questions, you may contact the WCFPD at (410)548-4994.