

# Plan submittal check list.

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## Accessory Buildings/Detached Garages/Barns/Storm Shelters

All items must be included before the application can be accepted for review by the City of Auburn.

Please indicate that each component has been included by placing a check in the corresponding box.

Page 4 and 5 of the application are only applicable if the structure will be insulated, have HVAC or plumbing.

Completed Not Applicable

Set of electronic plans (PDF format)  
Floor plans to scale (all levels)  
Elevations

Structural information (slab, floors, walls, ceilings, roof systems)

Engineered component documentation (floor and roof trusses, etc.)

FEMA Elevation Certificate if applicable

Site plan per SITE PLAN SPECIFICATIONS (page 2) **REQUIRED**

State Residential Contractor license is current (Not applicable if you are the property owner)

City of Auburn Contractor license is current (Not applicable if you are the property owner)

Zoning Certificate from Auburn Planning Department has been applied for or acquired

### **If building will contain electrical, mechanical or plumbing:**

REScheck or Prescriptive energy worksheet

Manual J or HVAC prescriptive worksheet

Septic Tank Permit

Depending on the amount and type of work, you may be required to have an inspection on erosion control measure that must be installed, before the issuance of any accessory building permit.

Inspection Services is now offering an Online permit portal. The Auburn Permit portal allows you to submit all of your documents Online. You can keep track of the status of your on-going permits and securely pay for the permits Online. You will also be able to schedule inspections and see the comments that inspectors make on specific inspections. If you would like more information about the Auburn Permit Portal visit [webgis.auburnalabama.org/permits](http://webgis.auburnalabama.org/permits) or call 334-501-3170.

Be sure to use the **SAVE AS** function when saving this file after filling it out. Please use the lot number and subdivision in the file name when saving. E-mail the completed application to [plans@auburnalabama.org](mailto:plans@auburnalabama.org) along with all plans, site plans and other required documents.

# City of Auburn Site Plan Specifications

The following information is required on all site plans that are submitted for all  
**Accessory Structures**

**SITE PLAN MUST BE TO SCALE AND INCLUDE DEMINSIONS TO LOT LINES AND OTHER  
STRUCUTRES ON THE PROPERTY.**

## **Written Information**

- Lot number and subdivision
- Building footprint
- Date
- Name and contact information for design professional
- Housing Type
- Number of Bedrooms per unit
- Number of Stories
- Lot area in Square feet
- Total proposed impervious surface area in square feet (includes all areas covered by pavement **and** structures)

## **Graphic Information**

- Setbacks to property lines from building walls on front, rear, and each side
- North Arrow
- Adjacent street names and R.O.W widths
- Lot line dimensions and bearings
- Scale
- Impervious surface outlines with area in square feet, labeled by type (i.e. driveway, sidewalk, and patio) and shaded or otherwise marked so as to be clearly distinguishable from buildings and other features. Do not include impervious surfaces that are not on the actual lot.
- Utilities (water, sewer, storm, electrical)
- Driveway location
- Easements shown on the final recorded plat
- Porches, patios, decks
- Flood Zones
- Stream Buffers
- Required Minimum Finished floor elevations

The City of Auburn has an Online map service to help you in the development of a site plan. Please visit [auburnalabama.org/maps](http://auburnalabama.org/maps) for more information. Here you will be able to see an overview of your property and use built in measurement tools to assist you.



City of Auburn

Home of Auburn University

# Residential Permit Application

Accessory Buildings/Detached Garages/Barns/Storm Shelters

Codes Enforcement 171 North Ross Street Auburn, AL 334-501-3176

## GENERAL CONTRACTOR INFORMATION

Contractor

Home Owner

Company Name: \_\_\_\_\_ Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_ Fax: \_\_\_\_\_

State Contractors Lic. #: \_\_\_\_\_ Exp. Date: \_\_\_\_\_ City Business Lic: # \_\_\_\_\_ Exp. Date: \_\_\_\_\_

## SITE LOCATION

Site Address: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot # \_\_\_\_\_

## PROJECT DESCRIPTION

Type of building: Accessory/Storage Building Detached Garage Barn  
Storm Shelter  
Construction Cost: \_\_\_\_\_ #of Stories: Slab Footing/Crawlspace Skid

Building Square footage: Heated: Unheated:

Will the structure have: Electricity Plumbing HVAC

Will the structure be built: Conventional Prefabricated/ Kit

Project Description:

**This section to be filled out by Codes Enforcement:**

DATE RECEIVED

PERMIT #

RECEIVED BY

Be sure to use the SAVE AS function when saving this file after filling it out. Please use the lot number and subdivision in the file name when saving. E-mail the completed application to [plans@auburnalabama.org](mailto:plans@auburnalabama.org) along with all plans, site plans and other required documents.

## STATEMENT OF COMPLIANCE WITH ALABAMA STATE ENERGY CODES FOR RESIDENTIAL BUILDINGS

### (2015 IECC with State of Alabama Amendments for Residential Dwellings)

The 2015 International Energy Conservation Code, published by the International Codes Council, when used in conjunction with the State of Alabama Energy and Residential Codes, constitutes the official Alabama State Energy Code for Residential Buildings. This Code establishes minimum regulations for energy efficient design, erection, construction, and/or alternation of one-and-two family dwellings and townhouses not more than three stories above grade in height with a separate means of egress and their accessory structures. Compliance with this Energy Code by designers and builders is mandatory.

**This form must be completed entirely, signed and submitted at the time of permit application.**

SUBDIVISION: \_\_\_\_\_ Lot #: \_\_\_\_\_

JOB SITE ADDRESS: \_\_\_\_\_

CONTRACTOR/BUILDER: \_\_\_\_\_

I/we do certify by signature below that the above permitted structure shall be built in compliance with the State of Alabama Energy Codes using one of the following methods: (Indicate with an "x" the appropriate choice.)

#### **Prescriptive Method: Insulation, Window and Door Requirements by Component**

\_\_\_\_\_ This approach is assumed unless documentation is provided by the builder that either the trade-off or simulated performance options are being used. Insulation and window requirements prescribed in the 2015 IECC or Chapter 11 of the International Residential Code must be strictly adhered to in addition to the *mandatory* requirements for building envelope air sealing and mechanical systems (plumbing, electrical, HVAC). Applicants must complete the Energy Code Prescriptive Approach Worksheet and submit it along with the permit application and the construction plans for review. (See page 3)

#### **REScheck with 2015 IECC as chosen option (Component UA Trade-off Approach)**

\_\_\_\_\_ Applicant must prepare and submit a REScheck report along with a building permit application, this form, and the construction plans for review. REScheck is available as a free download at <http://www.energycodes.gov/rescheck/>. REScheck allows you to demonstrate compliance with the weighted-average SHGC requirement and to perform simple trade-offs among building envelope components as well as receive credit for higher than standard heating and cooling equipment efficiencies. If using REScheck, you must use the **Alabama** version. Unless you are familiar with using REScheck software, download the 'REScheck Software User's Guide', while at the DOE website. The user's guide is imperative to understanding and using the software program correctly. After download and to establish the correct minimum compliance values for use in Lee County, select the **City of Auburn** as your destination location. REScheck will automatically preset all climatic defaults specifically for *IECC Codes* compliance in Lee County.

*Two (2) signed copies of the REScheck printed report for the work to be permitted must be submitted with each building permit application. One copy will be stamped "Reviewed For Codes Compliance" and will be given back to you at permit issue... This copy must be on the construction site and available to inspectors during inspections. The remaining copy will be retained for County records.*

*Mandatory* requirements for building envelope air sealing and mechanical systems must be met even if using REScheck.

#### **Simulated Method: IECC Section R405**

\_\_\_\_\_ Section R405 provides an alternative way to meet the code's goal of effective use of energy based on a comprehensive analysis showing that the predicted annual energy use of a *proposed home design* is less than or equal to that of a *standard reference design* (the same home built to meet the prescriptive criteria in the code). Because of the level of detail required in the analysis, this method is not often used for residential buildings. Please contact the Building Official for more information.

*Mandatory* requirements for building envelope air sealing and mechanical systems must be met even if using the Simulated Performance Approach.

# City of Auburn

## Energy Code Prescriptive Worksheet

(required only if Prescriptive Method was chosen. REScheck required if using Spray Foam Insulation)

Date: \_\_\_\_\_ Builder: \_\_\_\_\_ Phone #: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot # \_\_\_\_\_

Address: \_\_\_\_\_

Insulation Co.: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Heating & Air Co.: \_\_\_\_\_ Phone Number: \_\_\_\_\_

### Building Envelope Element

### Required R Values

### Type of Insulation

Circle type of insulation used, REScheck required if using spray foam insulation

### R-Value Provided

Flat Ceiling	R-30 min		
Sloped Ceiling/ Roof Deck	R-30 min, R-19 w/ REScheck		
Exterior Wall	R-13		
Attic Knee Wall	R-13		
Attic Knee Wall Sheathing	R-5		
Basement Stud Wall R-value	R-13		
Basement Mass Wall	R-5		
Sealed Crawlspace Stud Wall	R-13		
Sealed Crawlspace Mass Wall	R-5		
Floor over Unconditioned Space	R-19		
Floor over Air	R-19		
Other Insulation			

### Window Size (Sq.ft.)

### # of

### U-Factor (from NFRC label)

### SHGC (from NFRC label)

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Skylight \_\_\_\_\_

Glazed Door \_\_\_\_\_ (> 50% glazed)

Opaque Door \_\_\_\_\_ (< 50% glazed)

### Mechanical (Systems) Information

Water Heater Type: \_\_\_ Gas \_\_\_ Electric Circulating Pump? \_\_\_ Yes \_\_\_ No

Number and Size of Heating & Cooling Systems: \_\_\_\_\_

Number of Air Handlers: \_\_\_\_\_

Heating System Type: Gas Heat Pump Other (explain)

Cooling System Type: Split Heat Pump Other (explain)

Total House Heating Load: \_\_\_\_\_ Btu/h Based on ACCA Manual J

Total House Cooling Load: \_\_\_\_\_ Btu/h Based on ACCA Manual J

Heating & Cooling Load Calculations Performed By: (Name): \_\_\_\_\_

Alabama State License Number or P.E. Registration Number: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: (Applicant) \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_

COMPANY NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_