

**CITY OF DOVER**  
**County of Bonner**

**INFORMATION REQUIRED ON PLANS FOR A BUILDING PERMIT**

**SUBMIT 3 (THREE)** sets of plans drawn to scale and of sufficient clarity to indicate the location, nature and extent of the work proposed.

**Plans shall show the following (NO EXCEPTIONS):**

**PLOT PLAN:** Show property line boundaries, building to be constructed and setbacks from building to all property lines. Show road access to the building as well as any standing water or waterways. Show all existing buildings. Indicate **North** direction on plan.

**UTILITIES:** Show all utilities to include existing utility stubs, approximate location of septic tank with elevations and lines to main; and easement unencumbered by trees or permanent obstructions. Show minimum ten (10) foot separation between water lines and wastewater lines. (Refer to city standards, as applicable.)

**FLOOR PLAN:** Fully dimensioned floor plan showing all bearing and non-bearing partitions at all floor levels, size of headers, square footage of proposed structure, room sizes, size and location of all doors, and windows, plumbing fixtures, heating and cooling equipment, smoke alarms, stairs, decks, covered porches, patios, etc.

**HEIGHT:** Maximum building height in any residential zone is twenty-six (26) feet. The maximum building height in all other zones is thirty (30) feet. Show side elevation drawings of all sides of the structure with **building height and pre-development ground elevation depicted**. For structures greater than twenty (20) feet in height, including stem walls, such information shall be certified by a licensed surveyor, engineer, architect or landscape architect and will be submitted with the Building Permit application.

**FOUNDATION PLAN:** Show sizes of footings, foundation wall, location and size of reinforcing steel, slabs on-grade and type of soil.

**FLOOR FRAMING PLAN:** Show size, direction and spacing of floor joists at all levels of structure including stairwell openings, bearing beams in floor system, thickness and type of floor sheathing. Show all manufactured members with their size and series number from the manufacturer.

**ROOF PLAN:** Show size, direction and spacing of all roof framing members. If using trusses, submit a truss framing plan. **Engineering is required for all roof trusses**. Also indicate thickness and type of roof sheathing.

**CROSS-SECTION:** Typical building cross-section should show a complete section through the building showing all basic framing details from the top of the roof assembly to the foundation. Also, include interior elevations showing any and all interior bearing points.