**Town of Phillipston**

Inspector of Buildings

50 The Common

Phillipston, Ma. 01331

Phone: (978) 249-1736

**Standard for Single Family Home-New Construction Set Checklist**

**Hard Copy Set:**

Dimensioned ( Can put a ruler to it) and draw upon suitable material- 2copies

**Site Plan:**

The name and address of the property owner and the applicant (if different)

All lot lines and setbacks

Zoning district boundaries including floodplain

All wetlands and wetland buffer zones

All areas designated as open space

All proposed finishing topography at two-foot intervals

All structures, parking spaces and the limits of all paving areas as proposed

All utilities locations such as electric, water, gas, waste disposal, and drainage

Abutting properties with map, lot number, and the name of the property owner

**Exterior Elevations:**

All Faces

**Foundation: Plan View**

Correct bolt pattern

Hold-down tie locations as required

Internal and Perimeter Footings

Pier and Integral Footings

Drainage

**House Frame: Plan View**

 Every floor

Ceiling

Roof

Deck

**Wall Bracing: Plan View**

Lateral Brace Plan (wall lines called out)

Calculations showing what is required vs.

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**Cross Section:**

 Foundation and slab up through Ridge

 All components typical of exterior walls, horizontal assemblies and roof

**Engineering:**

 Beam plots included

 Labeling on frame plan to identify beams at their locations

 Roof Trusses Index or Plots included

 Engineer Stamped Truss Plots provided by Frame Inspection

**HVAC:**

Manual J

**Insulation:**

Slab, wall, floor and ceiling on cross-section as Prescriptive or REScheck or RESNET report

**Energy Conservation:**

Continuous Mechanical Ventilation proven on table or calculation and proposed system

Blower Door Testing Agent

Duct Blaster Testing Agent

**Fire protection: Located on Floor Plans:**

 Smoke detectors

 CO Detectors

 Heat Detectors

**Passive Radon System:**

 Location and components

**Tax Compliance Certificate: (Before a permit can be issued)**

This must be brought to the Tax Collector to sign off the owner does not owe any back taxes