

WHEN DRAWINGS/SKETCHES ARE REQUIRED FOR ePERMITS

All drawings/sketches must be to scale.

A site plan drawn to scale, must accompany any application for an addition, new construction, deck driveway, sign, ramp, masonry fence, or any accessory structure.

- ✓ When five (5) or more **floor joist** is being added or replaced floor plan details to scale are required.
- ✓ Drawings showing the footing is required for residential **masonry fences**.
- ✓ Drawings are required for residential **retaining walls**. (Residential retaining walls over five (5) feet require signed and sealed drawings and are issued through **ePlans**).
- ✓ Drawings showing floor plans, elevations, cross sections, foundation, and fire rating if party line construction is required for single-family **additions** or **new construction <600 square feet**.
- ✓ Drawings that are signed and sealed by a Professional Engineer or Architect registered in the State of Maryland is required for **rooftop decks**.
- ✓ Structural drawings that indicate the exact sequence of operation and are signed and sealed by a Structural Engineer registered in the State of Maryland are required for **underpinning**.
- ✓ **Temporary trailers** require a site plan; a model number or State certification number, and drawings showing floor layout, foundation/tie down details, and stair/ramp details.
- ✓ Drawings showing floor plans are required for single-family **gut rehab** structural or non-structural work.
- ✓ Drawings are required for **wall-mounted signs** and should be drawn to scale and show entire width of wall on which sign is to be mounted; this includes window signs.
- ✓ Drawings for decks must include extension of deck, height limitations and side elevation.

Depending on the type of permit you are applying for other documentation may be required.

References:

Building, Fire, and Related Codes of Baltimore City 2020
IBC 2018 Chapters: 1, 15, & 18, Appendix H; IRC 2018 Chapters 4, 5, & 6

***Items listed are not all inclusive