Building Inspection Division
9500 Civic Center Drive
Thornton, CO 80229 303-538-7250

Master Plan Review Submittal Requirements (Effective June 1, 2025)

Single Family and Town Homes Master Plan

- ☐ Architectural Plans
- ☐ Elevation for all options
- ☐ Electrical Plans
- ☐ Electrical Ready/Solar/Ready Requirements
- ☐ Foundation Plans
- ☐ Structural Plans
- ☐ Soils Report
- ☐ Truss Drawings & Layout Sheet for all elevations
- ☐ Energy Code Compliance Method on cover sheet
- ☐ ACCA Manual J Report
- ☐ ACCA Manual D Report
- ☐ ACCA Manual S Report

General Construction Plan Information

Plans shall include the following information:

- All plans/reports shall bear the seal and signature of a Colorado Design Professional.
- Model number or plan number shall be shown on the plans
- Plans shall include the total square footage calculations for finished, unfinished, garage, and exterior unfinished areas.
- Structural plans shall show typical framing conditions and identify all structural members.
- All braced wall lines shall be identified on the construction plans. Identification shall include bracing method, location and length of panels, and foundation requirements of the panels at the top and bottom
- Complete electrical service load calculations
- Electric Ready/Solar Ready compliance shall be shown on master plans. Information shall include:

Heating Equipment

- Where combustion equipment is installed, dedicated space and a dedicated branch circuit for future electric heating and water heating equipment adequate to meet heating load.
- An electrical receptacle or junction box within three feet of combustion equipment or dedicated space.

Solar Equipment

- Location of Solar-ready Zone (300 square feet minimum exclusive of obstructions, and access areas)
- Structural Design of roof dead and live loads in the Solar-ready zone
- Pathways for routing conduit from solar-ready zone to the main service panel (label as “potential pathway” on plans)
- Electrical panel reserved for a dual pole breaker labeled “for future solar electric”

Electric Vehicle

- Electric vehicle ready space designated on the plans.
- Electric panel capacity (40A 208/240V)
- raceway wiring, and receptacle location

All plans shall be uploaded to the City view portal in PDF format, no other format will be accepted.