



# Specially Adapted Housing (SAH) Program Builder Informational Series

## Plans and Specifications: New Construction

# Plans and Specifications for SAH Construction Projects



As an approved SAH builder, it is important that you are familiar with the types of construction plans and level of detail required for projects under the Specially Adapted Housing (SAH) grant program.

Plans and specifications are critical to the grant approval process, as they illustrate the proposed adaptations and provide a detailed list of the materials that will be used for construction.

# Plan Requirements by Construction Type

Construction plans are usually required for all cases although the exhibits and levels of detail within the required construction plans depend upon the type and scope of the proposed project. The plan requirements for each of the four types of construction are listed below. This presentation will focus on **New Construction**.

Type of Project	VA Plan Requirements
New Construction	Full set of construction plans
Renovation with an Addition	Floor plan, plus other necessary exhibits
Renovation without an Addition	Floor plan
Installation Only	None



*You can learn more about the plan requirements for each project type in the other titles in our Builder Informational Series.*



# New Construction

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For new construction projects, the level of detail required for plan submission is more substantial. The following details are typical in most new construction plans and are required for final grant approval unless otherwise stated:

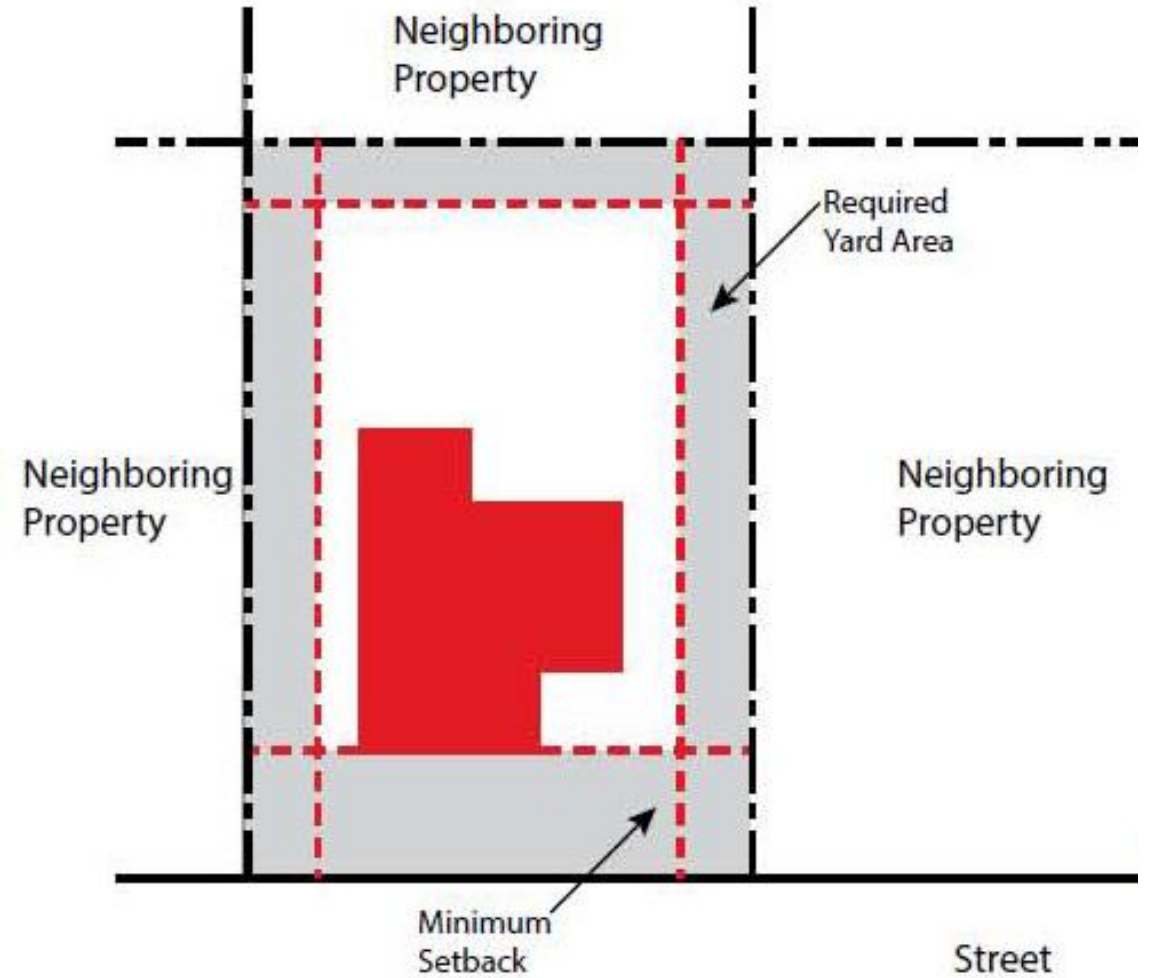
- Plot Plan
- Foundation Plan
- Wall Detail
- Floor Plans
- Interior and Exterior Elevations (typically provided however not required)
- Electrical and Mechanical Plans (if required by the local building authority).

The plans and specifications of the proposed adaptations must demonstrate compliance with the minimum property requirements (MPRs) of the SAH program.

# Plot Plan

For new construction projects, a plot plan is required and must illustrate the following items:

- the proposed housing unit
- ramps, walkways, and driveways
- detached garages, carports, outbuildings, and/or other improvements
- significant changes in topography
- critical easements and setback requirements (if applicable)

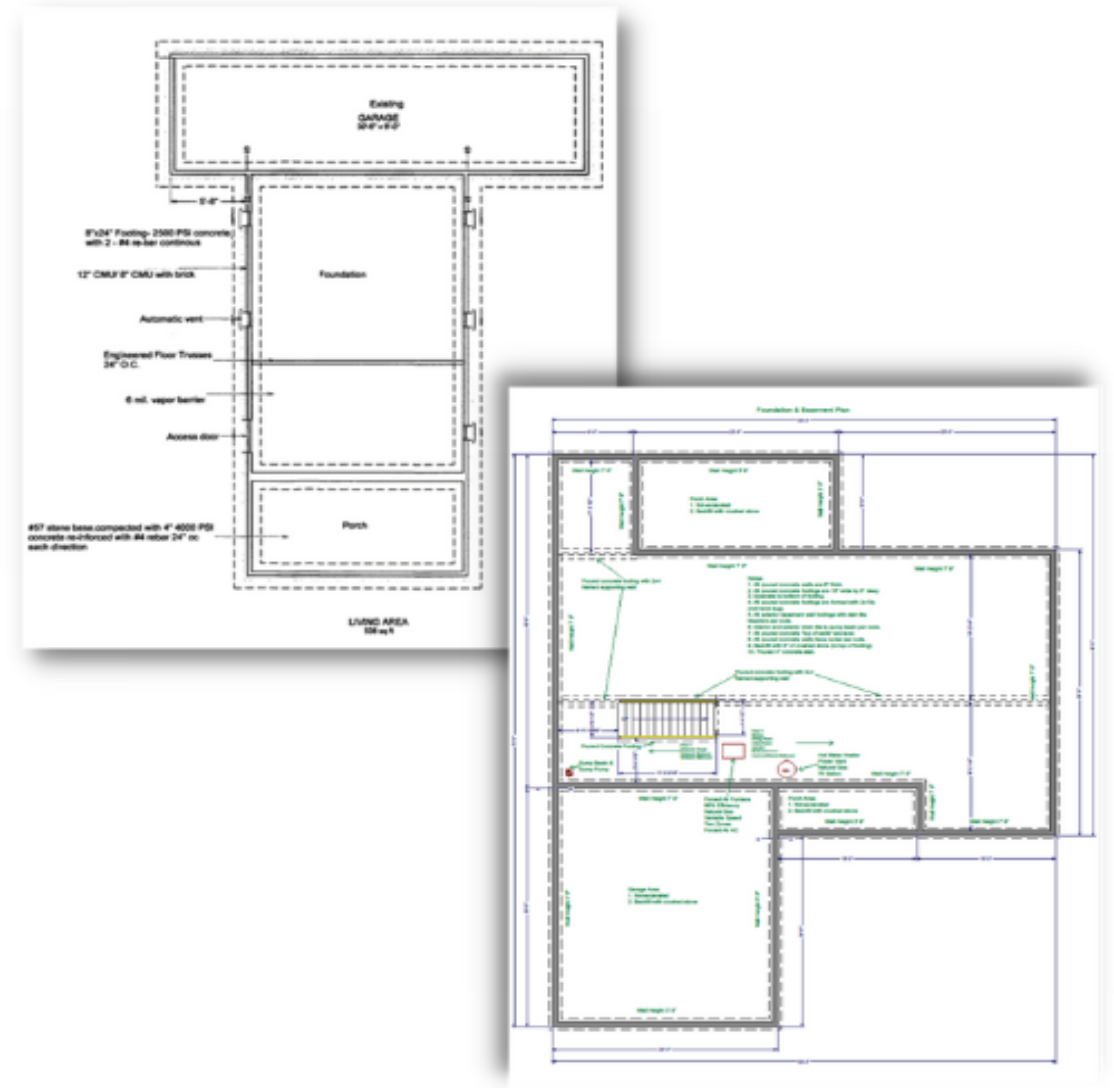


# Foundation Plan

The foundation plan must illustrate the dimensions and materials used for:

- footings
- walls
- slab and/or support piers

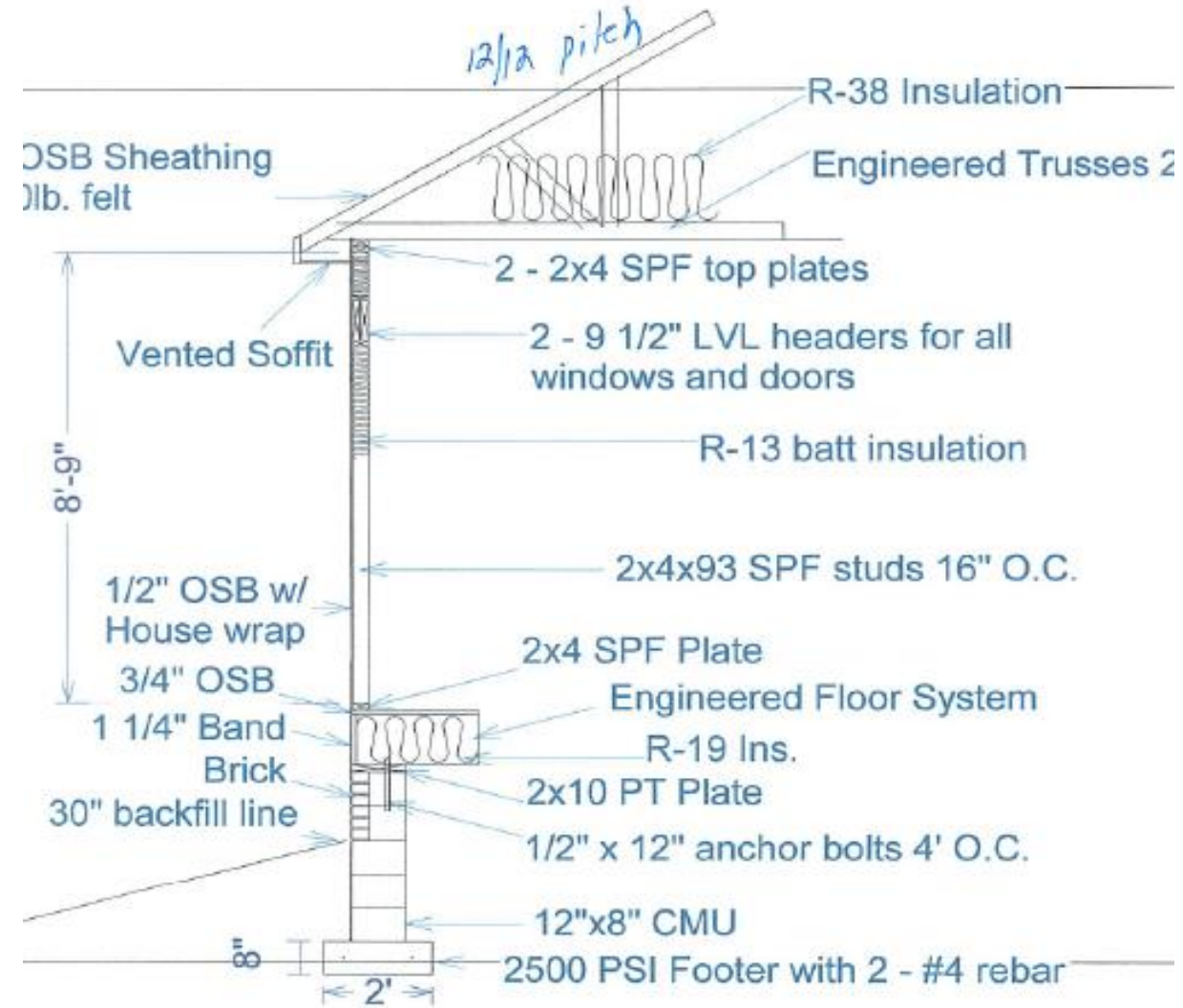
A foundation plan must be notated if the home will be built with a foundation in which the finished floor elevation is flush with the exterior grade or exterior flat work (zero step entrance).



# Wall Detail

A wall detail is required for new construction.

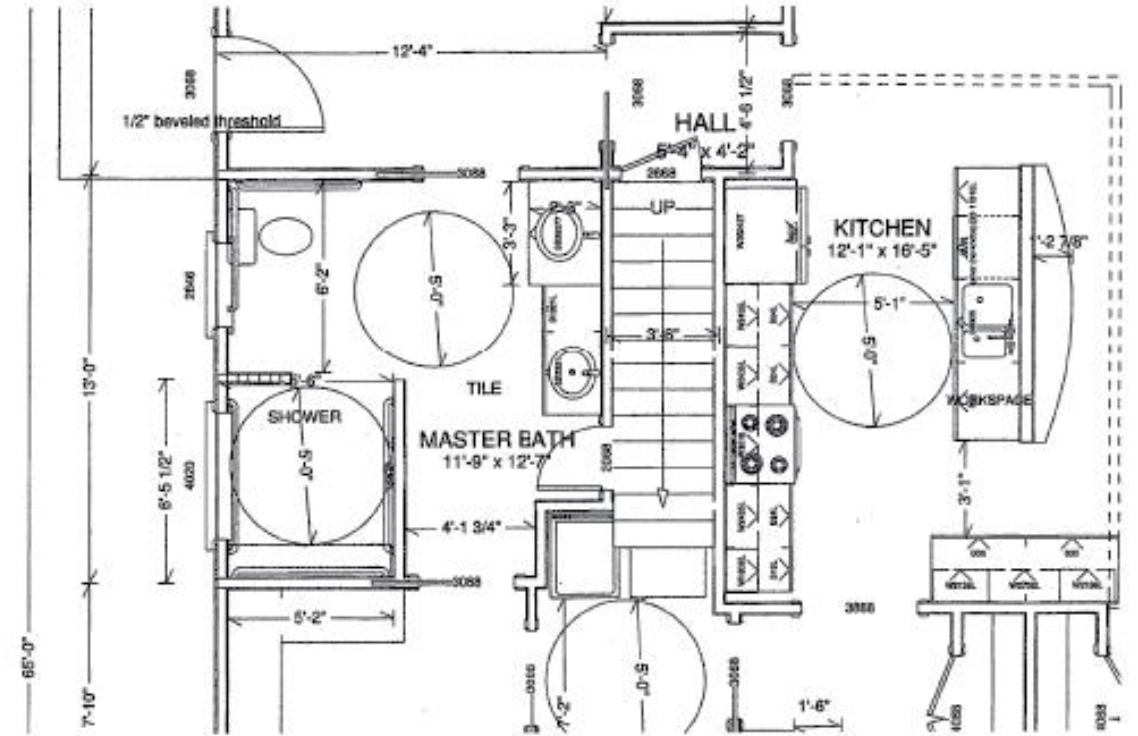
The wall detail must illustrate the proposed exterior wall cross section from the foundation/footing upward to the eave.



# Floor Plans

For new construction projects, a floor plan is required and must illustrate the following:

- all levels, including the dimensions of the home
- all adapted areas/features and dimensions
- the garage/carport and dimensions
- the size and location of interior and exterior doors/windows
- the dimensions for all rooms, hallways, and passageways
- all adapted ingress/egress points including ramps



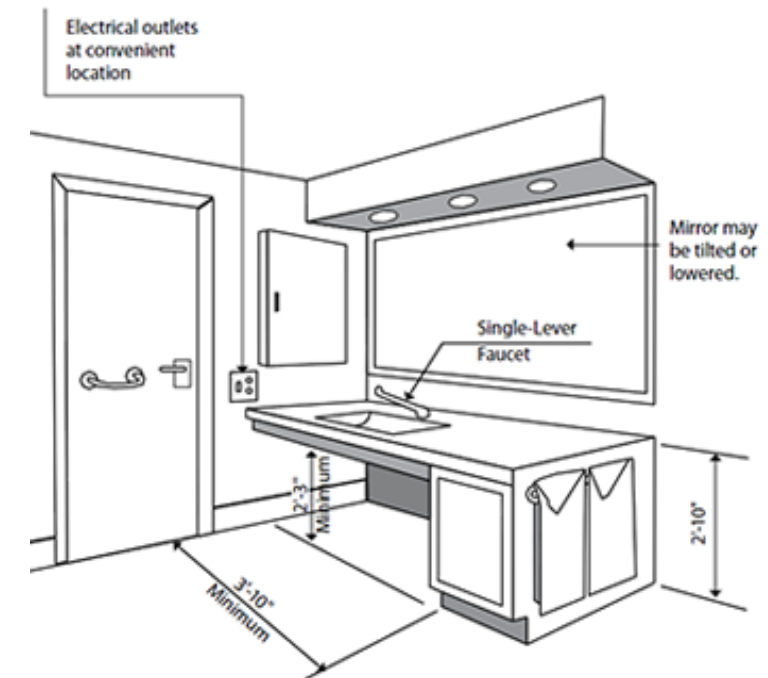


# Interior and Exterior Elevations

Elevations are typically included with new construction plans; however, they are not required. You may determine that providing elevations is the most efficient way to communicate project details. At a minimum, Veteran preference items should be noted in the construction documents either graphically or textually.

Veteran preference items include, but are not limited to:

- heights for thermostats, outlets, switches, and service panels
- Window sill and hardware heights
- bathrooms adaptations (e.g. all grab bars, plumbing fixtures, bathtub transfer platforms, mirror height, cabinets, and roll under sink)
- kitchen adaptations (e.g. cabinet and counter heights, sink basins, workspaces, and appliance locations)
- closet/storage area adaptations including the location of closet rods and shelving



# Electrical and Mechanical Plans

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Detailed electrical and mechanical plans are not required. However, you must provide sufficient detail in the contract, scope of work, and/or specifications.

You may submit electrical and mechanical plans if you deem this to be the most efficient way of communicating the proposed work.

Copies of electrical and mechanical plans should be provided if they are required by the local building authority as part of the permitting process.

# Key Points

Ensuring that your plans and specifications contain the required information is critical to the SAH grant approval process.

Be sure your New Construction plans include the following as applicable:

- Plot Plan
- Foundation Plan
- Wall Detail
- Floor Plans
- Exterior and Interior Elevations
- Electrical and Mechanical Plans (if required)



## How to Learn More...

To learn more about the requirements for SAH plans and specifications or to find out more about the SAH program and the builder-specific requirements for participating in this meaningful program, check out the other titles in our Builder Informational Series.