



Specially Adapted Housing (SAH) Program Builder Informational Series



Plans and Specifications: Renovation with an Addition

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 **Renovation with an Addition**.

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.

Renovations with an Addition

For remodeling projects that include an addition, the following plans are required unless otherwise stated:

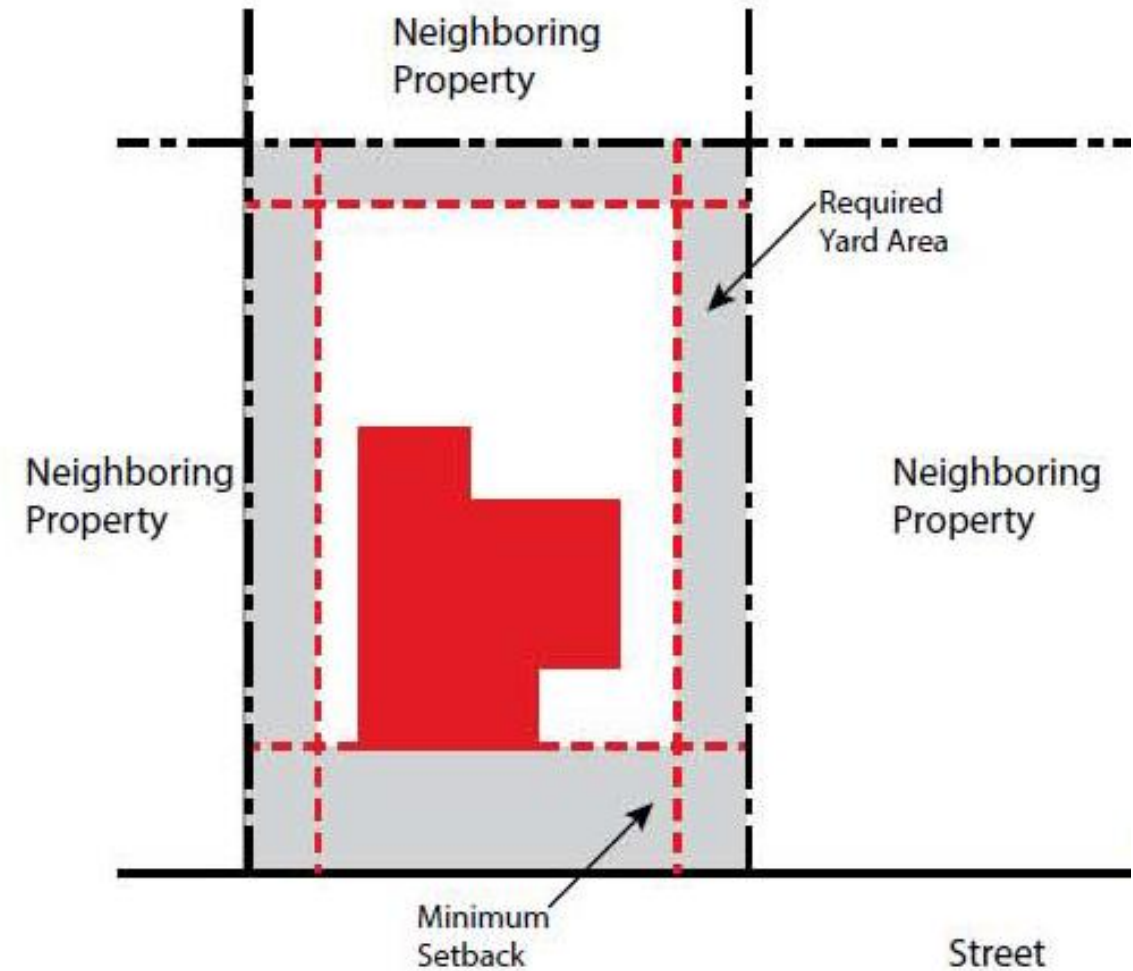
- Plot Plan
- Foundation Plan
- Wall Detail
- Floor Plans
- Interior and Exterior Elevations (not required, however, they can be provided for more detail)

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

Plot Plan

For remodeling projects that include an addition, a plot plan is required and must illustrate the following items:

- the proposed addition with any proposed ramps, walkways, or driveways
- significant changes in topography
- critical easements and setback requirements (if applicable)

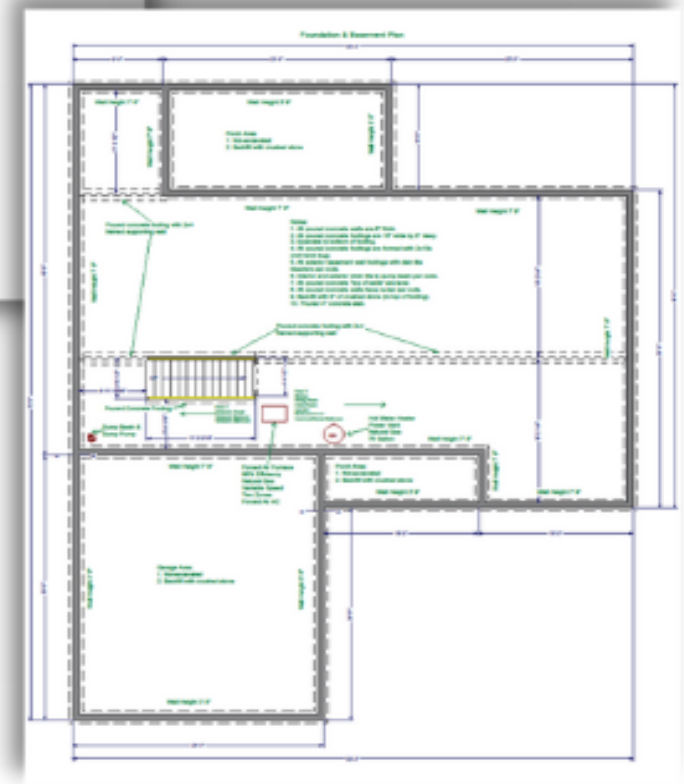
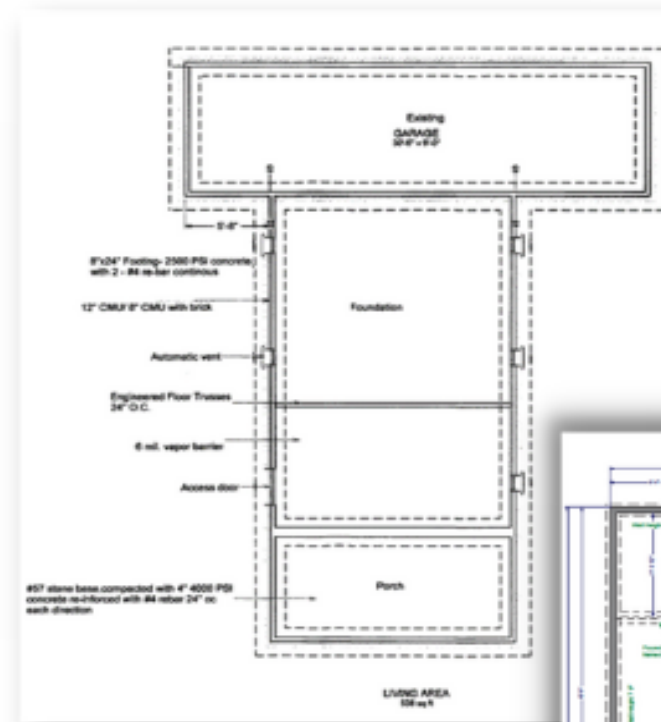


Foundation Plan

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

- footings
- walls
- slab and/or support piers

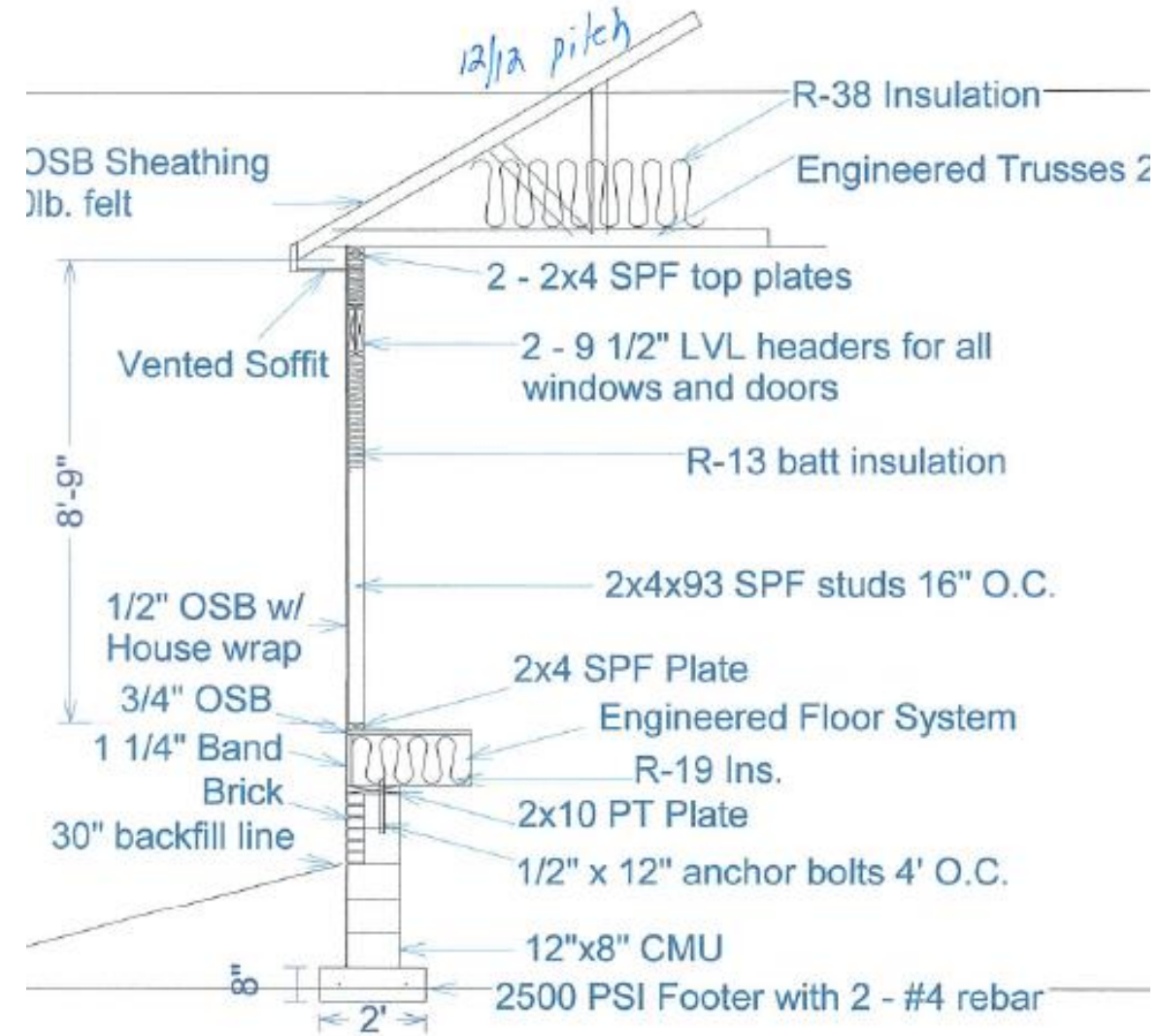
A foundation plan must be notated if the home will be built with a foundation in which the finished floor elevation is flush with the exterior grade or exterior flat work (zero step entrance).



Wall Detail

A wall detail is required for remodeling projects that include an addition.

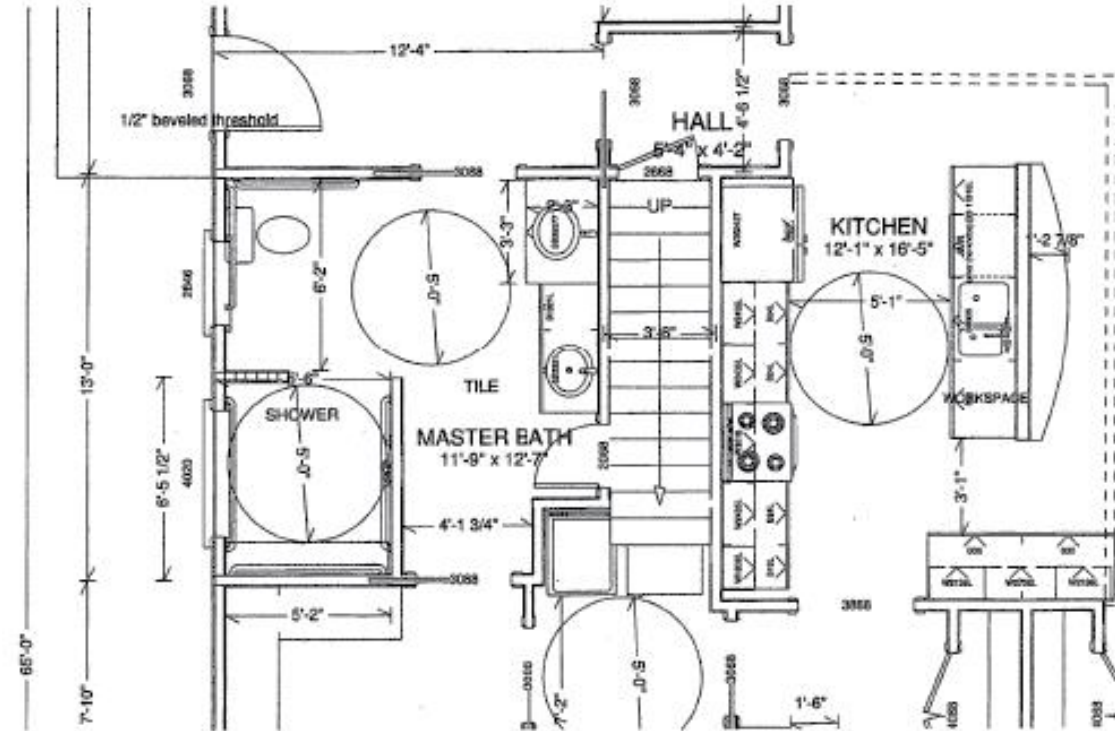
The wall detail must illustrate the proposed exterior wall cross section from the foundation/footing upward to the eave.



Floor Plans

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

- all adapted areas/features and dimensions
- the size and location of interior and exterior doors/windows
- all adapted ingress/egress points including ramps
- the location of any special equipment to be installed (e.g., automatic door openers, vertical platform lifts, ceiling track systems, etc.)



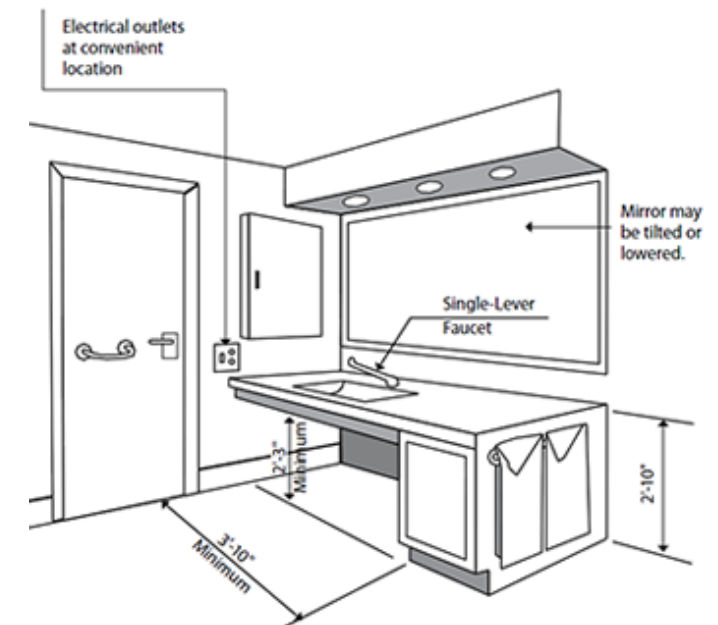
Interior and Exterior Elevations

Interior and exterior elevations are not required for remodeling projects. However, 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



HVAC Considerations

If a remodeling project includes an addition, but the heating, ventilation, and air conditioning (HVAC) system will remain unchanged, you should note in the scope of work whether the existing system is sized adequately to heat/cool the new addition.



Key Points

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

Be sure your Renovation with an Addition plans include the following as applicable:

- Plot Plan
- Foundation Plan
- Wall Detail
- Floor Plans
- Exterior and Interior Elevations (not required, however, they can be provided for more detail)
- 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.