

CITY OF FROSTBURG

PLAN REVIEW REQUIREMENTS



DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY HALL
59 E. MAIN STREET, P.O. BOX 440
FROSTBURG, MD 21532

All plans must include the items listed below; plans without the required information will be returned and charged a processing fee. All construction must meet or exceed Maryland Building performance standards. Release of construction documents does not relieve the contractor of this responsibility.

Residential Dwellings and Additions

- Owners name and address
- Preparers name and phone number
- Fire separation envelope between garage and dwelling if applicable (walls, ceiling, and interior doors)
- Room sizes
- Window sizes
- Foundation type and size
- Elevation drawing showing height of unbalanced fill
- Res-check compliance certificate
- Handrail and guardrail type and height on stairs with more than three risers and precipices over thirty inches.
- Nominal Wall Framing thickness of weight bearing walls
- Beam and girder sizes for center beams and structural support (provide design if engineered lumber is used)
- Size of electric service
- Indicate all areas to be unfinished (attic, basements, bonus rooms, decks, etc.)
- Fire separation including UL listing between adjacent units for duplexes and townhomes (may require professional design)

Decks and Porches (for decks over 30 inches above grade or more than three risers on stairs)

2 inspections required (footer and final)

- Type of attachment to dwelling
- Height
- Guardrail and handrail type and height

Retaining Walls (if over 30 inches above grade or retain a parking area)

3 inspections required (footer, lateral support prior to backfill and final)

- Maximum height above grade
- Type of lateral reinforcement (must have professional design if wall is over 48 in high)
- Type of fall protection if over 30 inches above grade

- All commercial plans require a professional design and fire marshal review if applicable -