

## SOILS

Everyone knows the wise man built his house upon the rock. But most of us don't really get that option. A soil report is required to make sure we're being wise with subgrade preparation and your home's foundation design for when the rains come down. Oftentimes a soils report is completed when the subdivision was designed. If not, search for geotechnical engineer in your area.

## TRUSSES

Custom homes require a custom truss design and trusses specifically built to meet those design requirements. All truss companies can provide you with the required documentation once you provide them with your house plans. Your structural engineer will also need the truss plan to complete the structural plan. You can find truss designers by searching for truss manufacturers in your area.

## ENGINEERING

Your dream house will never last if the "bones" aren't good. Nearly all building departments require a structural engineer to design and draw a set of structural-specific plans for your home. The engineer will need your house plans, truss plan, and soils report to complete and stamp their design. Start this process now through our online design portal.

## PLANNING

Will your dream home fit on your lot? A simple site plan is required which shows the placement of the home on the lot, utilities, fences, walls, and required property setbacks. Your house plan designer or the engineering company can provide this plan.

## FINAL

Once each of the previous documents is prepared and submitted, the city determines if the plans satisfy all code requirements. You will then be notified of the approval and asked to pay all remaining fees including impact fees and utility hookup fees. Upon payment, they will issue a building permit. Now the easy part is done. Get started!

## DESIGN

Any good project starts with a great plan. House plans are really only the first step. If you haven't found the house plans of your dreams, there are many designers who can help create a custom design for the house of your dreams. Check out our house plans partner page here for our list of preferred house plan designers.

## REVIEW

Each municipality will have its own requirements for obtaining a building permit. These steps highlight the most common path to obtaining a building permit. Always sit down with the building official very first to review what will be required to build on your property.

