

Commercial Plan Review Requirements

Building Plan Review Requirements

1. Plan(s) showing to scale the size and location of all new construction and all existing structures on the site. Distances from lot lines, established street grades and the proposed finished grades. Site plan shall be drawn in accordance with an accurate boundary line survey.
2. *One copy of report signed and sealed by a reporting engineer or registered design professional.*

Geo-technical report or soil investigation with any recommendation.
3. *Three (3) sets of plans and specifications signed and sealed by a registered design professional licensed in the state where the construction is to be performed.*
 - Front, rear and side elevations
 - Type(s) construction
 - Use group(s) and use of each area or room
 - Occupant load of each area or room
 - Means of egress plan
 - Rated assembly details with design numbers
 - Window, door and finish schedule
 - Design loads and design calculations
 - Shop and prefabricated component drawings
 - Wall, floor, roof & foundation sections
 - Details, connections and material designation

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Plumbing Plan Review Requirements

1. SITE PLAN

Plan(s) showing to scale the size and location of all new construction and all existing structures on the site. Distances from lot lines, established street grades and the proposed finished grades. Site plan shall be drawn in accordance with an accurate boundary line survey.

Three (3) sets of plans and specifications signed and sealed by a registered design professional licensed in the state where the construction is to be performed.

- Isometric diagram of potable water supply system with fixtures, locations and WSFU values.
- Isometric diagram of DWV system with fixtures, location and DFU values.
- Hangers and supports.
- Indirect waste piping.
- Details of special devices: backflow, grease trap, sewer pump, oil separator, and steam boiler.
- Specifications for all fixtures, appliances, piping material and connections for all plumbing systems.
- Design basis for sizing of potable water supply system.
- Storm drainage calculations.
- Material designation.

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Electrical Plan Review Requirements

1. SITE PLAN

Plan(s) showing to scale the size and location of all new construction and all existing structures on the site. Distances from lot lines, established street grades and the proposed finished grades. Site plan shall be drawn in accordance with an accurate boundary line survey

Three (3) sets of plans and specifications signed and sealed by a registered design professional licensed in the state where the construction is to be performed.

- Location of electrical devices: lighting, receptacles, switches, equipment, appliances, transformers, panels and subpanels.
- Size, type and number of conductors in conduit and raceway.
- Size and type of conduit and raceway.
- Panel and subpanel schedule with load calculations.
- Single line diagram
- Load calculations for service equipment.
- Size, locations and type of connection for ground wires and connectors
- Emergency lighting and exit signs
- Location of GFCI receptacles.
- Size and demand of electrical appliances, equipment and devices
- Grounding and overcurrent protection systems

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Mechanical Plan Review Requirements

1. SITE PLAN

Plan(s) showing to scale the size and location of all new construction and all existing structures on the site. Distances from lot lines, established street grades and the proposed finished grades. Site plan shall be drawn in accordance with an accurate boundary line survey

Three (3) sets of plans and specifications signed and sealed by a registered design professional licensed in the state where the construction is to performed.

- Location and size of equipment.
- Air distribution and return air system.
- Ventilation and exhaust schedule(s).
- Duct detection system.
- Combustion air.
- Gas piping diagram.
- Oil piping diagram.
- Hydronic piping diagram.
- Chimney system.
- Vent system.
- Design calculations.
- Floor plan(s) of systems and piping.
- Material designation.