

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

- Size and location of hose outlets and hose racks
- Supervision of valves and switches
- Signed and sealed calculations for hydraulically designed systems
- Full height cross section
- Location of fire walls
- Location of partitions
- Occupant load of each area or room
- Use of each area or room
- Areas or rooms that are not sprinklered
- Material designation
- Fire department connection
- Classification of system(s)
- Classification of occupancies