

# REQUIRED COMMERCIAL CONSTRUCTION DOCUMENTS

## PRELIMINARY PLAN REVIEW

— THREE SETS OF THE FOLLOWING:

1. Architectural/engineering design development drawings indicating size of the building, use group, and type of construction; drawings to include building plans and sections with means of egress, fire separation assembly locations and fire protection systems proposed
2. Soiling boring and geotechnical recommendations report
3. Foundation structural calculations

## BUILDING REVIEW

— THREE SETS OF THE FOLLOWING:

1. Site plan, including distance to lot boundary lines, established street grades and proposed finish grades, accessible parking and other locations of public access, plus exterior accessible routes and locations of accessible entrances
2. Fully dimensioned and complete architectural/structural plans indicating:
  - a. Type of construction
  - b. Description of uses and proposed use group(s), previous use in change of occupancy renovations, and design approach for mixed uses (as applicable)
  - c. Adequate details and dimensions to evaluate means of egress, including occupant loads for each floor, exit arrangement and sizes, corridors, stairs, doors, etc.
  - d. Exit signs/means of egress lighting, including power supply
  - e. Description and details of proposed special occupancies such as covered mall, high-rise, mezzanine, atrium, public garage, etc.
  - f. Adequate details to evaluate fire-resistive construction requirements, including data substantiating required ratings and specifications
  - g. Details of plastic, insulation, and safety glazing installation
  - h. Details of required fire protection systems
  - i. Provisions for required special inspections
3. Structural plans, specifications, and engineering details including soil boring and geotechnical recommendations report with description and proposed soil bearing value, and signed and sealed structural calculations which support the member sizes on the drawings
4. General specifications

## **COMPLETE REVIEW (Building, Mechanical, Plumbing, Electrical)**

— THREE SETS OF THE FOLLOWING:

1. Documentation needed for a building review
2. Complete mechanical plans and specifications
3. Complete plumbing plans and specifications
4. Complete electrical plans and specifications

## **SPRINKLER REVIEW**

— THREE SETS OF THE FOLLOWING:

1. Complete sprinkler plans and calculations, including design calculations, current flow test, working drawings indicating all pipe sizes and the spacing between branch lines and sprinklers on the branch lines, and material/equipment specifications

## **ACCESSIBILITY REVIEW**

— ONE SET OF THE FOLLOWING UNLESS REQUESTED WITH A REVIEW FOR ANOTHER DISCIPLINE, AND THEN THREE SETS ARE REQUIRED:

1. Complete architectural/structural plans to include:
  - a. Adequate details and dimensions to evaluate means of egress, including occupant loads for each floor, exit arrangement and sizes, corridors, stairs, doors, etc.
  - b. Adequate details and dimensions to evaluate the accessible route to areas required to be accessible, including corridors, doors, protruding objects, maneuvering clearances, clear floor space at fixtures and controls, etc.
  - c. Accessible plumbing facilities and details
  - d. Tactile signage provided
  - e. Details of required fire protection systems
2. General specifications

## **ENERGY REVIEW**

— AN ADDITIONAL SET OF THE FOLLOWING DOCUMENTS IN ADDITION TO ANY DOCUMENTS REQUIRED FOR DISCIPLINES LISTED ABOVE:

1. Complete architectural plans, site plan, and general specifications
2. Design conditions, interior and exterior, consistent with local climate
3. Envelope design method, including supporting calculations and documentation
4. Complete mechanical plans, specifications, and equipment schedules
5. Complete plumbing plans and specifications
6. Complete electrical plans and specifications
7. Interior lighting design method, including supporting calculations and documentation
8. Lighting fixture and control schedules for building interiors and exteriors

## UCC PLAN REVIEW CHECKLIST

### — GENERAL REQUIREMENTS:

All drawings shall be sealed, signed, and dated by an architect or engineer licensed in the Commonwealth of Pennsylvania. The only exception is when all of the following apply:

1. Proposed work only involves remodeling or alterations of an existing building or structure
2. Proposed work does not change the building's structure or means of egress
3. Person preparing the plans is not compensated for the preparation of the drawings