

ICC PLAN REVIEW SERVICES

BUILDING PLAN REVIEW REQUIREMENTS

Building Plan Reviews are based on the specified edition of the *International Building Code*® unless otherwise directed. In order to perform a thorough Building Plan Review, the following specifications, drawings and details should be submitted:

- 1.** Complete signed and sealed (as required by applicable laws) architectural plans, structural plans and material specifications of all work.
- 2.** A site plan including the following information:
 - a.** Size and location of all new construction and all existing structures on the site.
 - b.** Distances from lot lines and any existing buildings or structures.
 - c.** Established street grades and proposed finish grades.
- 3.** Architectural plans and specifications to include:
 - a.** Description of uses and the proposed occupancy group(s) for all portions of the building. The design approach for mixed-uses (as applicable).
 - b.** Proposed type of construction of the building.
 - c.** Fully dimensioned drawings to determine building areas and height.
 - d.** Adequate details and dimensions to evaluate means of egress, including occupant loads for each floor, exit arrangement and sizes, corridors, doors, stairs, etc.
 - e.** Exit signs/means of egress lighting, including power supply.
 - f.** Accessibility scoping provisions.
 - g.** Description and details of proposed special occupancies such as a covered mall, high-rise, mezzanine, atrium, public garage, etc.
 - h.** Adequate details to evaluate fireresistive construction requirements, including data substantiating required ratings.
 - i.** Details of plastic, insulation, and safety glazing installation.
 - j.** Details of required fire protection systems.
- 4.** Structural plans, specifications, and engineering details to include:
 - a.** Soils report indicating the soil type and recommended allowable bearing pressure and foundation type.
 - b.** Signed and sealed structural design calculations which support the member sizes on the drawings.
 - c.** Local design load criteria, including: frost depth; live loads; snow loads; wind loads; earthquake design data; other special loads.
 - d.** Details of foundations and superstructure.
 - e.** Provisions for required special inspections.
 - f.** Applicable construction standards and material specifications (i.e., masonry, concrete, wood, steel, etc.).