



COMMERCIAL BUILDING PLAN REQUIREMENTS

The following information shall be the minimum required information on all plans submitted for commercial construction as per the Zoning Ordinances, Pennsylvania Uniform Construction Code and the 2009 ICC Codes.

1. Site Plan – show property lines, setbacks, utilities, right-of ways, easements and grades/contours
2. Permit Applications with Workman’s Compensation Affidavit and Liability Insurance.
3. Contractor’s Information – PA registration number, name, address and phone number.
4. Construction Documents – plans, specifications, details, profiles and special inspections.
5. Provide the building construction type, occupant loads, 2009 ICC Codes (including the 2008 NEC) that will be used, means of egress widths, exit travel distances, exit passageways, exit discharges, etc...,
6. Provide dimensions for **all** of the ADA requirements – parking areas, signage’s, anchorage of the grab bars, maneuvering clearances, turning radiuses, center of toilet and lavatory to the wall, vertical and side and rear grab bars, lavatory toe and knee clearances, pipe protection, towel and toilet paper dispensers, hooks, shelves, etc....
7. Footings – stepped elevation difference areas with a detail of dimensions, depths, width, rebar with chairs/supports and concrete psi.
8. Foundation – type, height, width, anchor bolts, sill plate, columns, finish grade (6 inches down from the top of the foundation and 6 inches of fall in the first 10 feet) and rebar.
 - a. Show Storage Basement (7’ minimum height) or Crawl Space with access and ventilation.
 - b. Show Foundation/Footing Drainage or provide a Soil Report from a Geo-Tech.
 - c. Show Parging/Dampproofing/Waterproofing.
9. Beams/Girders – calculations for Engineered Lumber, type, size, connections and spans.
10. Floor Joists – calculations for Engineered Lumber, type, size, blocking, loads and spans.
11. Floor Coverings – habitable/occupiable areas, basements, storage rooms, garages, etc....
12. Walls – material, coverings, type, size, height, headers, etc....
13. Wall Bracing – method, wall lines, panel locations, panel lengths, portal frame and details.
14. Room Areas, Ceiling Height, Glazing, Smoke Alarms, Decay and Termite Protections, Moisture Vapors and Emergency Escapes and Rescue Openings.
15. Chimneys/Fireplaces – details (construction, clearances, termination, pipes, footings, foundation, height, etc...)
16. Exterior Wall Coverings – i.e. stucco and masonry (brick and stone) – weep screed, weep holes, expansion & control joints, reinforced corners and beads around windows and doors.
17. Insulation (floors, walls, roof and ceilings) – type, size, location, clearances and Com-Check(optional).
18. Plumbing – show layout, fixture clearances, water and drain riser diagrams and venting.

DEPARTMENT OF BUILDING & LIFE SAFETY

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19. Fire Alarm and Sprinkler Layouts and Specifications - to be drawn by a NICET or greater design professional.
20. Electrical - show lights, switches, receptacles, panels, feeds, etc....
 - a. Automatic Shut-Offs, Exit Signs not over 5 watts per side, Daylight Zones and Light Reduction Controls are required. **2009 IECC 505**
 - b. Provide the location of the Exit Signs and Emergency Lights as required for the means of egresses. **2009 IBC 1006 and 1011 and the 2009 IECC**
21. HVAC with Manual "J" – show insulation r-value of ducts, duct work, sizes of ducts, sizes of supply and return grills, material, connection to the system, etc...
22. Roofing/Ceiling - type, size, spans, loads, bracing, tie downs, attic access, and ventilation – provide signed and sealed Truss Drawings.
23. Roof Covering – type, slope, sheathing, ice barrier, flashing, and ventilation.