

Minimum Information For Commercial Structural Plan Review

Documents

Completed application, including description of work, square footage, flood plain details, and project valuation.

Com-Check, ASRAE, or prescriptive code identified.

Energy requirement details per the 2015 IBC and the 2015 IECC required and identified.

Complete jurisdiction design criteria, recognized code and local design criteria.

Occupancy designation, occupancy load and type of construction.

Stamped engineered pages and stamped supporting engineering calculations (as needed).

Roof and under floor ventilation calculation requirements per the 2015 IBC / 2015 IECC

Drawings

Construction documents: Shall be prepared by a registered design professional.

Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that it will conform to the provisions of the 2015 IBC.

To include but not limited to:

Plat plan: Showing all subdivision lots surrounding building lot, and subdivision restrictions, setbacks, setback requirements and easements, property lines, streets, etc. per the 2015 IBC.

Site plan: Showing to scale the size and location of the new construction and existing structures on the site, distances from the lot lines, the established street grades and the proposed finished grades and the applicable, flood hazard areas, floodways and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey.

Foundation: Plans showing footprint of building, all other foundations, footing size(s) details, point loads size(s) and depth, rebar requirements and placement, hold downs, anchor bolt placement, concrete strength, ventilation vents, sizes, flatwork, etc. per the 2015 IBC

Structural information: Shall show the size, section and relative locations of the structural members with floor levels, column centers and offsets dimensioned. The design loads and other information pertinent to the structural design required by chapter 16 of the 2015 IBC shall be indicated on the construction documents.

Floor framing: Details, showing, joist sizes, spacing, engineered trusses, blocking, shear wall blocking (transfer) pony walls, attachments, spans, sheathing used, fastening schedule, rim joists etc. per the 2015 IBC

Floor plan: All wall locations, room sizes, complete measurements and dimensions, room identification, wall construction details, sizes, fastening schedules, wall heights, ceiling heights, windows and door size and type identifying, tempered glass in all windows as needed, crawl hole locations, attic access(s), plumbing and heating fixtures, etc. per the 2015 IBC

Lateral Force-Resisting Systems: Shall be designed by an Idaho licensed design professional in accordance with chapter 16 of the 2015 IBC. Light frame wood construction may be designed in accordance with chapter 23 section 2305 of the 2015 IBC.

Exterior wall envelope: Shall describe the exterior wall envelope in sufficient detail to determine compliance with the 2015 IBC and 2015 IECC codes.

Energy details: Per the 2015 IECC, all insulation requirements materials and their "R" values, fenestration "U" values and solar heat coefficients. Air sealing details and a thermal envelope depiction of the building.

Sections: Showing section details as needed throughout plans, insulation types and sizes, overhangs, eaves, foundations, attic spaces and rooflines etc. per the 2015 IBC.

Roof plan: Conventional framing or trusses, identify sheathing, fastening schedule, roof covering, pitch, direction of all pitches, ventilation, skylights, crickets, eaves, headers, header sizes, details of roof construction as needed, all hardware used, locations, truss shear, etc. per the 2015 IBC.

Elevations: All sides of the building, any elevations needed to show compliance with the 2015 IBC and or design criteria.

Details: Stairs, fire assemblies, treads, handrails, portal frames, eaves, connections, footings, framing, foundations, etc. as needed per the 2015 IBC

Means of Egress plan: Provide an approved means of egress from the structures and portions thereof. Not limited to: means of egress sizing, number of exists needed, exit access distance, common path of travel distances, accessible egress, stairways, doors, ramps, required signage, etc., per chapter 10 of the 2015 IBC.

Accessibility: Provide for all accessibility requirements, including routes, entrances, signage, restroom facilities, sleeping areas, etc. per chapter 11 of the 2015 IBC and the 2009 of the A117.1.

Fire and smoke requirements: Identify fire assembly locations. Provide a listed fire rated assembly identified by a GA/UL/IBC item number, an alternate assembly that has been tested in accordance with ASTM E119 or UL 263, or calculations in accordance with section 722 per Chapter 7 of the 2015 IBC.

Fire protection systems: Fire alarm systems, sprinkler systems, smoke control system, standpipe systems and riser rooms, fire extinguishers and automatic extinguisher systems, etc., as required by the 2015 IBC, chapter 9.