



30 W. 100 S.  
Salem, Utah 84653

Building Safety Dept.  
Phone: 801-2770  
Fax: 801-423-2818

## **COMMERCIAL PLANS CHECK LIST**

### **Please inquire how many sets will be required for your type of building**

Review your plans and be sure each of the following details have been included. When each of the items has been verified, you are ready to submit your application and plans for a building permit. Plans cannot be reviewed without the following information.

Current codes are: 2018 IBC, 2018 IMC, 2018 IPC, 2017 NEC, 2018 IECC, and 2018 IFGC

- 1) **BUILDING PERMIT APPLICATION must be completely filled out, including:**
  - a. Contractor's name, phone number, address and Utah State contractor's license number
  - b. Owner's name, address and phone number
  - c. Architect's name, address, phone number and Utah State license number
  - d. Structural engineer's name, address, phone number and Utah State license number
  - e. Project address
  
- 2) **TITLE PAGE must contain all of the following information:**
  - a. Building occupancy classification(s)
  - b. Building construction type
  - c. Firewalls, fire barriers and fire partitions details
  - d. Building square footage (gross and each individual occupancy classification)
  - e. Building height
  - f. Square footage of project (when multiple buildings)
  - g. Occupant load
  - h. Sprinklered/Unsprinklered
  - i. Allowable building area
  - j. Area increase used (if applicable)
  - k. Exit plan for each level. Detail ext pat and distance to the exit discharge
  - l. Detail the building perimeter footage
  
- 3) **PLOT PLAN**
  - a. Recommended scale: 1/8" = 1'0"
  - b. Topographical plot plan for sloped lots
  - c. Lot dimensions
  - d. Building footprint with all projections and dimensions to all property lines and/or other buildings
  - e. North arrow
  - f. Easements
  - g. All parking
  - h. Location of handicapped parking spaces with their access aisles and curb ramps, as well as any other ramps on the site
  - i. Handicapped access to the building from the public way
  - j. Location of any and all retaining walls (These require separate permits.)
  
- 4) **FOUNDATION PLAN**
  - a. Recommended scale: 1/4" = 1'0" Structural and architectural details
  - b. Footings, foundation, piers and grade beams
  - c. Post and girder intersections
  - d. Fireplaces – masonry or gas
  - e. Elevators
  - f. Engineer's wet stamp
  
- 5) **FLOOR PLAN**
  - a. Recommended scale: 1/4" = 1'0"

- b. Full architectural plans, fully dimensioned and labeled
  - c. Include adjoining rooms, labeled as to their use
- 6) EXTERIOR ELEVATIONS**
- a. Recommended scale:  $\frac{1}{4}'' = 1'0''$
  - b. Identify finish materials to be used
  - c. Indicate finish grade location of building exterior
- 7) STRUCTURAL AND ARCHITECTURAL DETAILS to include all applicable from following:**
- a. Recommended scale:  $\frac{3}{4}'' = 1'0''$
  - b. Roof to include eaves, overhangs, rakes and gables
  - c. Floor changes (i.e. slab-to-wood frame)
  - d. Handrails, guardrails and support details
  - e. Structural section with details of foundation, floor and roof levels
  - f. Typical cross section in each direction
  - g. Special inspections required
  - h. Engineer's wet stamp
- 8) PREFABRICATED TRUSSES**
- a. Roof framing plan with truss layout sheet
  - b. Specify truss manufacturer on the drawings
  - c. Truss configuration and location
  - d. Engineer of record is to design truss bracing and provide calculations and detail on the plans at the time of the plan submittal
  - e. Letter of approval from the structural design engineer of record for the project that he/she has reviewed the truss plan/layout/design prior to fabrication and that the trusses conform to their design for the building
- 9) HVAC PLAN to include all applicable:**
- a. Location of HVAC equipment
  - b. Duct location and layout for supply and return air
  - c. Smoke/fire damper locations
  - d. CFMs of all HVAC units
  - e. Gas line drawing, including input rating in BTUs of all equipment
  - f. Mechanical Engineer wet stamp on all mechanical drawings
- 10) PLUMBING LAYOUT to include all supply and drainage piping**
- a. Show all water heaters
  - b. Sewer connection location
  - c. Grease, oil, sand interceptors and sizing calculations
  - d. Location and type of back-flow prevention devices
  - e. Plumbing Engineer wet stamp on all plumbing drawings
- 11) ELECTRICAL PLAN**
- a. Panel size(s) and location(s)
  - b. Outlet layout
  - c. Switching layout and total lighting for energy compliance check
  - d. All energy compliance documents
  - e. Method of light support in suspended ceiling
  - f. Detail locations of ground fault and arc-fault outlets on the plans
  - g. One-line diagram
  - h. Load calculations
  - i. Electrical Engineer wet stamp on all electrical drawings
- 12) CALCULATIONS**
- a. Minimum of two (2) wet-stamped, wet-signed copies of all structural calculations
- 13) FIRE SPRINKLER PLANS (May be deferred submittal)**
- a. Two complete sets of full sprinkler plans to be submitted for the Fire department to review and approve
  - b. Include all electrical and bracing/seismic requirements
- 14) HANDICAPPED ACCESSIBILITY**

- a. Define all handicapped access features for new construction per current International Building Code and ANSI A-117.1
- b. Include elevations for all accessible elements in restrooms
- c. Include elevations of all signs, both inside and outside the building
- d. For remodeling, additions and tenant improvements, the area of improvement shall comply with the access requirements for new construction. An accessible route of travel will be required to be provided to the remodeled/improved area.

**15) SUBMIT MANUFACTURE LISTINGS FOR ALL RESTAURANT EQUIPMENT.**