



COMMERCIAL PLAN REVIEW CHECKLIST

2012 IBC, IPC, IFGC, IMC, IECC & 2014 NEC

The following items shall be included and/or noted on plans at the time of submittal. Plan review fees are 50% of the permit fee and due at submittal.

Contractor: _____ Job Address: _____

- Two (2) PDF/CAD disc are required
- Verify zoning for proposed building
- Does the proposed use for the property require a Specific Use Permit (SUP)?
- Three (3) sets of plans – prepared by a registered design professional on medium suitable for project
- Site plan, including landscaping and lighting plans
- Signage (separate permit required)
- Landscaping plan (can be included in site plan)
- Parking spaces
- Handicapped parking spaces
- Parking lot lighting (can be included in site plan)
- Code analysis- state building codes used for design, occupancy type and load, construction type
- Structural framing plan with details
- Floor plan with interior elevation and details
- State UL listing for fire walls
- State UL listing for penetration in fire walls
- Provide energy compliance report in accordance with requirements stated IECC
- Provide TDLR number (for projects over \$50,000)
- If project is a remodel requiring demolition provide asbestos survey
- Site specific soils report
- Foundation design based on site specific soils report / termite treatment method being used
- Masonry requirements per zoning ordinance
- Masonry solid waste container (dumpster) enclosure
- Paving 100% concrete
- Plumbing riser diagram
- Interior lighting plan
- Exit and emergency lighting plan including egress pathways and distances, show fire extinguishers
- Electrical power plan / Electrical riser plan with details
- Mechanical plan
- Exterior wall cross section with schedules and details for all wall types
- Door schedule with hardware / window schedule
- Finish schedule
- ADA compliant rest room fixtures and hardware (handicap)
- Roof plan giving location of roof mounted equipment and roof drainage
- Elevations of all sides of building showing finishes and relevant features
- Screening fence requirements per zoning ordinance

Additional information may be necessary for approval once plan review has commenced