

Building Plan Requirements for Commercial Projects

All plans shall bear the stamp and signature of the design professional responsible for the design. Plans should be drawn to scale and shall provide the necessary information to verify compliance with the Uniform Construction Code standards listed in PA 35 403.21.

Two sets of construction drawings shall be submitted and shall include the following information:

- **Title Page Drawing:** to include the contact information for all design professionals, owners and owners' agents. Also to include the use of occupancy, type of construction, design criteria utilized and height and area calculations.
- **Site Plan Drawing:** The construction documents submitted with the application for permit in accordance with 35 PA 403.42 shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from lot lines, as well as accessible parking, accessible routes, ramps, stairs etc.
- **Structural Details:** To include, but not limited to, footing, foundation, framing, concrete, masonry, steel, stairs, and as applicable, ramps and guard rails. All fire rated construction must include U.L. design accessibility details page.
- **Electrical Drawings:** To include all lighting facilities, electrically operated equipment, and electrical circuits required for all service equipment of the building or structure.
- **Mechanical Drawings:** To include size and type of appliances, construction of flues and chimney system, ventilation air provided, fresh air make-up provided, location of all ducting and piping. Include system sizing information.
- **Plumbing Drawings:** To include a plan view and a riser diagram with sizes of waste and water piping, and drainage fixture unit loads on stacks and drains.
- **Floor Plans:** To include location and sizes of all doors, windows, closets, shelving, decks, cabinets, plumbing fixtures, wall and column sizes, thickness and material. Location and type of insulation. To identify the use of all areas and means of egress components. Show tactile exit signs and fire extinguishers.
- **Floor and Roof Framing Drawing:** To include size, type, location, and anchoring of structural members. NOTE: For Pre-Engineered trusses, floor joists and beams, all cut sheets, bracing and installation instructions must be available at time of inspection.

Provide the following if applicable: Engineered Soils Report, Special Inspections Required, Sprinkler Plans and Fire Alarm Plans.

For modifications or additions to existing structures the requirements listed above are applicable only for the new construction.