

Commercial Building Plans

(All plans other than one and two family detached dwellings)

The following is an outline of what is required for plans submitted with commercial building permit applications. Several of the items may be incorporated into a code analysis table on the first or second page of the plans. If an item is not relevant to the project, list the item and explain why it is not relevant. This list is not intended to be all-inclusive. It is intended to provide the information needed for the plans examiner to do a timely plan review. Section references are from the 2015 International Building Code® portion of the 2018 Connecticut State Building Code, and the 2018 Connecticut Supplement to the State Building Code.

1. Three complete sets of documents for construction, including site plans. (Two sets to the Department of Building Inspection and one set to the district Fire Marshal) -- Sec. 107.1 and 107.2
2. One complete set of documents for construction, including site plans, to the Ledge Light Health District when the plans are for restaurants or food service.
3. Plan sheets shall not exceed 30-inches by 42-inches in size.
4. All plans and specifications signed and sealed by a Connecticut registered design professional. -- Sec. 107.6 (add) and C.G.S., Sec. 20-293
5. State building code references listed.
6. Use group or groups. -- Chapter 3
7. Construction type. -- Chapter 6
8. Height and area limitations. -- Chapter 5
9. Calculations for increase or decrease in area (for open perimeter, suppression, multi-story). -- Chapter 5
10. Non-separated, mixed-use calculations. -- Sec. 508.0
11. Incidental uses, calculations and separations. -- Sec. 509.0
12. Mezzanine computations. -- Sec. 505.0
13. Special use and occupancy calculations or limitations.
14. Maximum occupancy calculations. -- Sec. 1004.1
15. Egress calculations and exit access drawings. -- Sec. 107.2.3
16. Fire protection systems (barriers, detection, and suppression). -- Chapters 7 and 9
17. Accessibility (including routes, restrooms, and parking). -- Chapter 11 & ICC/ANSI A117.1-2009
18. Dimensions on all drawings. -- Sec. 107.2.1
19. Structural details and calculations.
20. Energy conservation details and calculations. -- 12 IECC Sec. C103 and C401
21. Seismic details and calculations. -- Sec. 1613.1
22. Completed Statement of Special Inspections signed and sealed. -- Sec 107.0
23. Third party review for threshold buildings. -- Sec. 107.7.1 (add)
24. Racking and shelving drawings for storage and mercantile uses.
25. Furniture and partition layout drawings.
26. HVAC drawings and calculations. -- 12 IMC 106.3.1
27. Plumbing drawings and calculations, including fixture counts and requirements. -- 12 IPC 403.1.
28. Electrical drawings and calculations including power distribution. -- 2014 NEC.

During plan development, staged reviews may be requested with the building official, fire marshal, health inspector, and other departments and agencies that will have jurisdiction over your project. These meetings may occur in our conference room, for example, at project conception, 50, 70, or 90 percent design completion, or any at other time. Input from the various regulatory agencies may facilitate your plan development, answer questions, and help expedite the plan review after your permit application is submitted.