



Building Department 480-488-6622

## Commercial Plan Submittal Guidelines

### Adopted Codes:

2021 International Building Code	2021 International Fire Code
2021 International Existing Building Code	2020 National Electric Code
2021 International Plumbing Code	2021 International Mechanical Code
2021 International Fuel Gas Code	2021 International Energy Conservation Code
2017 ICC A117.1 Accessible and Usable Building and Facilities	Town of Cave Creek Sprinkler Code 151.07

### PLAN SUBMITTAL: TWO (2) COMPLETE SETS OF THE FOLLOWING:

- I) **Cover sheet:**
  1. Building code summary
  2. Project data, occupancy classification, occupant load, type(s) of construction, and square footage
  3. General design requirements, building(s) risk category
  4. Drawing index
  5. Vicinity map
  6. Fire-resistance rated assembly types and schedule (when applicable)
  
- II) **Site Plan:**
  1. Grading and drainage plan
  2. Topographical information
  3. Utility plan for utilities within parcel
  4. Scale of drawing and north arrow
  
- III) **Architectural:**
  1. Landscape plan
  2. Floor plan
  3. Exterior elevations
  4. Door/window schedules with hardware schedule
  5. Interior elevations, floor, and wall types
  6. Means of egress and accessibility requirements as outlined in Chapters 10-11 of the IBC and the ICC A117.1
  7. Roof details
  8. Stair details (if applicable)
  
- IV) **Structural**
  1. Foundation plan
  2. Roof framing plan
  3. Floor framing plan
  4. Foundation details
  5. Structural details (connections, beams, headers, joist)
  6. Shear wall plan
  7. Structural schedules and specifications
  8. Truss calculations
  9. Structural calculations
  
- V) **Energy**

1. Depiction of buildings thermal envelope
2. Method of energy compliance pathway, prescriptive compliance or total building performance as outlined in Section C401.2.1 of the IECC. Or compliance with ANSI/ASHRAE/IESNA 90.1
3. Requirements for additions, alterations, repairs, or changes of occupancy as outlined in Section C501 of the IECC
4. Compliance with building mechanical systems, service water heating, and electrical power, and lighting systems.

VI) **Mechanical**

1. HVAC plan
2. HVAC details
3. Design loads and calculations for mechanical systems determined in accordance with ANSI/ASHRAE/ACCA Standard 183
4. Fire barrier penetration protection details and specifications
5. Roof access details
6. CommCheck Certification

VII) **Plumbing**

1. Waste and vent isometric
2. Gasline isometric with pipe sizes and lengths
3. Plumbing fixture unit schedule per section 403 of the IPC
4. Drainage fixture unit schedule as per 710 of the IPC
5. Minimum size of water meters, mains, and distribution piping, see example found in Appendix E of the IPC table E104.1
6. Water service pressure loss calculation
7. Fire barrier penetration protection details and specifications
8. Backflow prevention details and specifications

VIII) **Electrical**

1. Electrical site plan
2. Building electrical plan
  - a. Power plan
  - b. Light
3. Electrical legend
4. One-line diagram with notes
5. Feeder schedule
6. Panel schedules
7. Fire alarm system, emergency lights, exit signs
8. Specifications and details
9. Fire barrier penetration protection details and specifications

IX) **Fire Protection**

(Permitted under separate permit prior to rough frame inspection)

1. An automatic sprinkler system and plans designed with review certification demonstrating a minimum level III NICET technician (National Institute for the Certification of Engineering Technologies) in accordance with Sections 903.3.1 through 903.3.8 of the IFC
2. Water flow data
3. Specifications for hydraulic design