

REQUIRED PLANS FOR COMMERCIAL BUILDINGS AND STRUCTURES

The construction documents shall be prepared by a Registered Design Professional.

Two (2) sets required per each application for permit.

Special inspections may be required on a case-by-case basis. The special inspector shall be a qualified person who shall demonstrate compliance to the satisfaction of the Building Official for inspection of the particular type of construction or operation requiring special inspection reports and or results must be added to Franklin County Files. These inspections are in addition to the required inspections performed by Franklin County.

Construction documents for all buildings shall contain sufficient detail to determine compliance with each code listed below.

Site plan to include but not limited to showing to scale building footprint, property lines, other buildings on property, storm water detention, runoff calculations, erosion control plan, required parking and finished grades. Also show landscaping, location of existing utilities, proposed utilities and site lighting plan. Include setbacks and easements.

Building plans to include but not limited to footing, foundation, wall section, floor plans, stair details, four elevations, manufactured specifications on any pre-engineered manufactured building components. Example: Steel frames, floor systems and trusses.

Mechanical/HVAC Plan to include but not limited to Engineered calculations, diagrams, and manufacturers specifications on equipment and floor plan layout.

Plumbing to include but not limited to Engineered calculations, riser diagrams, fixture specifications and layout on floor plan.

Electric to include but not limited to Engineered calculations, riser diagrams, fixture specifications, type and size of material (wire, conduit) layout on floor plan.

Fire Plan to include but not limited to fire protection system details (sprinklers, alarms and detectors) fire wall and separation wall details, emergency exit and lighting egress.

Septic to include but not limited to a letter from public/private sewer district for hook up or soils test/percolation test, septic system design per occupancy load of building, site

plan, trench field detail, tanks, pumps, equipment type and size, name of installer. Installer must be certified by the State Health Department and Registered in Franklin County.

Code Block to include but not limited to Use Group, Construction Type, Occupancy Load, floor area, allowed area, area increase, calculation for frontage, sprinkler height, increase for height, travel length.

Plans must be designed to meet the following codes:

- 2003 ICC International Building Code

- 2003 ICC International Mechanical Code

- 2003 ICC International Plumbing Code

- 2003 ICC International Fire Code

- 2003 ICC International Electric Code

- 2002 NEC National Electric Code

Franklin County Building Department, Planning & Zoning and Highway Department Ordinances.

Franklin County On-Site Sewage Systems Ordinance and Regulations- Amended and Adopted November 27, 2007 and effective January 1, 2008.

Any and all State or Federal Requirements that are applicable must be included with the plans.