

TOWNSHIP OF PINE

230 PEARCE MILL ROAD

WEXFORD, PA 15090

(724) 625-1591

PA State Uniform Construction Code

Commercial Building Plan Review: Building

NOTE: EFFECTIVE JANUARY 1, 2022, THE 2018 IBC AND SUB-CODES ARE APPLICABLE WITH SOME AMENDMENTS. ACCESSIBILITY REQUIREMENTS SHALL FOLLOW THE 2021 IBC CHAPTER 11, APPENDIX E, AND SUB-CODES.

In order to perform a thorough building plan review, the following specifications, drawings, and details must be submitted:

Complete signed and sealed architectural plans, structural plans, and material specifications of all work.

A site plan including the following information:

1. Size and location of all new construction and, if applicable, all existing structures on the site.
2. Distances from property lines.
3. Established street grades and proposed finish grades.

Architectural plans and specifications to include:

1. Description of uses and the proposed use groups for all portions of the building. The design approach for mixed uses, if applicable.
2. Proposed type of construction.
3. Fully dimensioned drawings to determine areas and building height.
4. Adequate details and dimensions to evaluate means of egress, including occupant loads for each floor, exit arrangement, and sizes, corridors, doors, stairs, etc.
5. Exit signs/means of egress lighting, including power supply.
6. Accessibility provisions. (See Accessibility Plan Review Requirements)
7. Description and details of proposed special occupancies such as a covered mall, high-rise, mezzanine, atrium, public garage, etc.
8. Adequate details to evaluate fire-resistive construction requirements, including data substantiating required ratings.
9. Details of plastic, insulation, and safety glazing installation.
10. Details of the required fire protection system. (See sprinkler plan review requirements.)

Structural plans, specifications, and engineering details to include:

1. Soils report indicating the soil type and recommended allowable bearing pressure and foundation type.
2. Signed and sealed structural design calculations that support the member sized on the drawings.
3. Local design load criteria, including frost depth.
4. Details of foundations and superstructure.
5. Provisions for required special inspections.
6. Applicable construction standards and material specifications (i.e., masonry, concrete, wood, steel, etc.)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effects	Special wind region	Wind-borne debris zone		Weathering	Frost line depth	Termite					
25	115	No	No	No	A	Severe	36"	Mod/Heavy	10	Yes	Ord. 371 6-2-14	1500 or less	50

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Commercial Building Plan Review: Accessibility

In order to perform a thorough accessibility plan review, the following specifications, drawings, and details must be submitted:

Complete signed and sealed architectural plans and material specifications of all work. Details and plans are drawn to scale with sufficient clarity, details, and dimensions to show the nature and extent of the work proposed.

A site plan including the following information:

1. Size and location of all new construction and all existing structures on the site.
2. Location of any recreational facilities (pool, tennis court, etc.)
3. Established street grades and proposed finished grades.
4. Accessible parking, other locations of public access to the facility, accessible exterior routes, and locations of accessible entrances.

Architectural plans and specifications to include:

1. Description of uses and the proposed use group(s) for all portions of the building. The design approach for mixed-uses (if applicable).
2. Fully dimensioned drawings to determine areas and building height.
3. Adequate details and dimensions to evaluate accessible means of egress, including occupant loads for each floor, exit arrangement, and sizes, corridors, doors, stairs, areas of refuge, etc.
4. Adequate details and dimensions to evaluate the accessible route to areas required to be accessible, including corridors, doors, protruding objects, maneuvering clearances, clear floor space at fixtures and controls, etc.
5. Accessibility provisions including but not limited to access to services, seating, listening systems, accessible fixtures, elevators, work surfaces, etc.
6. Accessible plumbing facilities and details.
7. Tactile signage provided.
8. Details of required fire protection systems.

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Commercial Building Plan Review: Electrical

In order to perform a thorough electrical plan review, the following specifications, drawings, and details must be submitted:

- Complete signed and sealed plans and material specifications of all work.
- Labeling criteria of all electrical equipment.
- Lighting floor plan including electrical circuits indicating conduit and wiring sizes.
- Power floor plan including electrical circuits indicating conduit and wiring sizes, equipment, and disconnect switches.
- Exit sign/means of egress lighting location and power supply.
- Panelboard schedule.
- Lighting fixture schedule.
- Symbol schedule and diagrams.

Specifications to include requirements for:

1. Raceway and conduit fittings
2. Wire and cable
3. Electrical boxes, fittings, and installation
4. Electrical connections
5. Electrical wiring devices
6. Circuit and motor disconnects
7. Hangers and supporting devices
8. Electrical identification
9. Service entrance and details
10. Over-current protection.
11. Switchboards
12. Grounding
13. Transformers
14. Panelboards
15. Motor control centers
16. Lighting fixtures
17. Fire protective signaling systems. (Also see *Fire Prevention Permit Requirements*)
18. Automatic fire detection systems. (Also see *Fire Prevention Permit Requirements*)
19. Emergency/standby systems

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Commercial Building Plan Review: Energy

In order to perform a thorough energy plan review, the following specifications, drawings, and details must be submitted:

- Complete signed and sealed architectural plans and material specifications of all work. Details and plans are drawn to scale with sufficient clarity, details, and dimensions to show the nature and extent of the work proposed.
- Design conditions (interior and exterior) consistent with the local climate.
- Envelope design method, including supporting calculations and documentation.
- Complete mechanical plans, specifications and equipment schedules.
- Complete plumbing plans and specifications.
- Complete electrical plans and specifications.
- Interior lighting design method, including supporting calculations and documentation.
- Lighting fixture and control schedules (building interior and exteriors).
- Other pertinent data as required to indicate compliance with the requirements of the Building Code.
- Com-Check information as provided from www.energycodes.gov may be submitted as an alternative.

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Commercial Building Plan Review: Mechanical/Fuel Gas

In order to perform a thorough mechanical plan review, the following specifications, drawings, and details must be submitted:

- Complete signed and sealed plans and specifications of all heating, ventilating, and air conditioning work.
- Labeling criteria of all mechanical equipment.
- Heating equipment data including the following information:
 - Equipment capacity (b.t.u.)
 - Controls
 - Appliance layouts showing location, access and clearances.
 - Disconnect switches
 - Indoor and outdoor design temperatures.

Ventilation data, ductwork, and equipment including the following:

- Ventilation schedule indicating the amount of outside air (c.f.m.) supplied to each room or space.
- Layout showing outside air intakes.
- Construction of ducts, including support and sheet metal thickness.
- Duct lining and insulation materials with flame spread and smoke-developed ratings.
- Exhaust fan ductwork and termination to the outside.
- Size of louvers and grilles for attic ventilation.

Boiler & water heater equipment and piping details including safety controls & distribution piping layout.

Gas and fuel oil piping layout, material, sizes, and valves.

Combustion air intake quantities and details.

Commercial kitchen exhaust equipment details including hood & fan drawings, details of automatic fire suppression, & clearances.

Chimney and chimney connector or vent and vent connector details and connector gages and clearances.

Mechanical refrigeration equipment data and details.

Solid fuel burning appliance details including incinerator and fireplace drawings and details.

Energy conservation equipment data and details.

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Commercial Building Plan Review: Sprinkler

In order to perform a thorough sprinkler plan review, the following specifications, drawings, and details must be submitted:

- Complete signed and sealed plans and specifications for the sprinkler system and related equipment.
- Description and locations of uses within the building.
- Design details in accordance with the appropriate reference standard (NFPA 13, 13D, 13R) as referenced by the ICC International Building Code.
- Design calculations indicating the discharge requirements of the system with an evaluation of the arrangement and source of the water supply.
- Results of a current flow test indicating the location and date of the test.
- Working drawings indicating all pipe sizes and the spacing between branch lines and sprinklers on the branch line.
- Material specifications and equipment specifications. All materials used should be verified that they are installed in accordance with their listing.

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PHONE: (724) 625-1591 FAX: (724) 625-1790
WEBSITE: www.twp.pine.pa.us

APPLICATION FOR COMMERCIAL PLAN REVIEW

COMPLETE ALL APPLICABLE INFORMATION

APPLICATION FOR: **New Building:** _____ **Alteration:** _____ **Addition:** _____

NOTICE: Any permit issued pursuant to the approval of this application may be revoked if the issuance of the permit was based upon any incomplete or inaccurate information, or if it violates any Township of Pine Ordinance, Pennsylvania Statute, United States Law or court precedents.

I. PROPERTY INFORMATION

Address/Location: _____

Property Owner: _____ Phone: _____

Development Name: _____ Lot Number: _____

II. DEVELOPER INFORMATION

Name: _____ Phone: _____

Address: _____

III. ARCHITECT INFORMATION

Name/Contact: _____

Phone: _____ email: _____

Address: _____

IV. GENERAL STRUCTURE INFORMATION

ICC Use Group: _____

ICC Construction Type: _____

Basement Square Footage: _____

1st Square Footage: _____

2nd Floor Square Footage: _____

3rd Floor Square Footage: _____

Additional Square Footage: _____

Automatic Fire Sprinkler System Proposed: YES _____ NO _____

Fire Alarm System Proposed: YES _____ NO _____

V. TENANT/BUSINESS USE SUMMARY

Business Name: _____

Exact Nature of Business: _____

Business Contact Name: _____

Business Contact Phone: _____

Materials/Products used w/Business: _____

List Hazardous Material used
With Business: _____

The Applicant certifies that the above information is complete and true and correct to the best of the Applicant's knowledge and belief.

The Applicant agrees to comply with the provisions of the Township of Pine's Ordinances, Codes and Regulations, and all other applicable laws and regulations of Allegheny County, Commonwealth of Pennsylvania and the United States, whether or not specified in this application.

THE APPLICANT AGREES THAT IF A PERMIT IS ISSUED, THE PERMIT MAY BE REVOKED BY ADMINISTRATIVE ACTION OF THE TOWNSHIP OF PINE IF COMPLIANCE WITH THE FOREGOING PARAGRAPHS AND REFERENCES ARE NOT ABSOLUTE.

Signature of Applicant: _____ Date of Application: _____