



FIRE SAFETY CONSULTANTS, INC.

BUILDING PLAN REVIEW SUBMITTALS

The following is a list of items that need to be included with your submittal to FSCI for review.

Submit the number of plans as required by the specific municipality. All plans shall be sealed by an Illinois licensed (or other applicable state when work will occur outside of Illinois) design professional (architect, structural engineer, or professional engineer) in accordance with applicable state licensing regulations. Plans shall be on a media approved by the local code official.

Civil Plans. Where construction involves a new building or the expansion of an existing building, submit scaled civil plans showing the location of existing buildings and structures on the proposed site (including those that will be demolished), location of the new building or structure construction related to lot lines and other structures, the finished grade of the building or structure and adjoining street(s), the locations of all fire hydrants and watermains (including sizes and valves), and all on-site parking including accessible parking. The accessible route from the accessible parking spaces to the building entrance(s) shall be identified. Flood hazard areas shall be identified.

Architectural Plans. Where construction or renovations occur to the exterior or interior of any building or structure (excluding mechanical, electrical, plumbing, and fire protection), scaled plans shall be provided which clearly describe the location, nature and extent of work proposed and show in detail that it will conform to the provisions of the applicable building code of the municipality and its amendments.

- Plans shall include the proposed Use Group(s) and Construction Type.
- Plans shall indicate the total building area, the area for each floor, and the building height(s).
- Plans shall include the proposed occupancy load.
- Plans shall include the use of each room or space.
- Where mixed-uses will exist in the building or structure, the plans shall indicate which mixed-use separation provision is being provided.

- Plans shall include door/door hardware and room finish schedules.
- Plans shall show sufficient detail to verify compliance with applicable accessibility code requirements.

- Plans shall clearly identify fire rated wall, floor, and roof assemblies and shall include design numbers for each assembly, and all smoke partitions and barriers.

- Where applicable, a specifications manual(s) shall be provided.

Structural Plans. Where construction or renovations occur to any building or structure which involves load bearing assemblies, scaled plans shall be provided which clearly describe the proposed structural design. Plans shall indicate all design loads required by the applicable building code. Where new buildings and structures are constructed, a soil investigation report shall be provided and specifically indicated on the structural plans. A statement of Special Inspections shall be provided where applicable.

Mechanical Plans. Where construction or renovations occur to any building or structure which involves mechanical systems, scaled plans shall be provided which clearly describe that the proposed work is in compliance with the applicable mechanical code. Plans shall indicate the location of all mechanical systems and equipment. Required ventilation air calculations shall be provided.

Electrical Plans. Where construction or renovation occurs to any building or structure which involves electrical systems, scaled plans shall be provided which clearly describes that the proposed work is in compliance with the applicable electrical code. Plans shall indicate the location of all electrical equipment. Sufficient calculations shall be provided to verify that all necessary aspects of the system(s) are compliant with the electrical code.

Plumbing Plans. Where construction or renovation occurs to any building or structure which involves plumbing systems, scaled plumbing plans shall be provided which clearly describes that the proposed work is in compliance with the applicable plumbing code. Plans shall indicate the location of all plumbing fixtures, supply and waste piping. Sufficient calculations shall be provided to verify that all necessary aspects of the system(s) are compliant with the plumbing code.

If you have any questions regarding the submittal process for a specific municipality, please feel free to contact our office at info@firesafetyfsci.com and we will be happy to help.