

New Construction and Additions-Commercial

Plan Review Requirements for Commercial Buildings and Multi-Family Dwellings

Number of Copies – Submit two (2) complete sets of plans and one set of specifications. Plans must be signed and sealed, as required by state law.

State-Owned and Educational Buildings are required to be reviewed by the State of Tennessee. See Tennessee Code Annotated, Title 53, Chapter 25, amended, Public Chapter 875 Acts of 1982.

Food Service Buildings – Food service establishments require additional approval from the Bradley County Health Department.

Life Safety Plan – Floor Plan of each level showing use of each space with occupant load factors; show exiting paths with exit occupant load and capacity of the exit door or exit stairway; show common path and travel distance; show the ratings of all walls (i.e. smoke partitions, smoke barriers, fire-resistance rated partitions, and fire walls) with appropriate legend.

Site Plan – Show exit discharge from building, required parking, Fire Department access, accessibility from exterior exit discharge to a public way, fire hydrant locations with hydrant test data, and property lines.

Architectural

- Floor Plan – for each level showing partitions, room names, dimensions, window and door openings, plumbing fixtures, and built-in casework.
- Building Elevations
- Roof Plan
- Building Sections
- Wall Sections
- Details as required – including UL fire assembly details for rated walls, rated floor/ceiling assemblies, rated roof/ceiling assemblies, rated columns, girders, and beams; head-of- wall joints, and floor-to-exterior wall joints.
- Door Schedule
- Window Types and Sizes
- Room Finish Schedule
- Stair sections and details
- Show floor plan and dimensions of handicap bathrooms

Structural

- Foundation plan and details
- Building framing plans and details
- Location and details of any 2/3/4 hour fire walls

Mechanical

- Mechanical Drawings and details as required which include fire, smoke, and combination fire/smoke damper locations, gas furnace/boiler combustion air, fire resistance rated wall limits and legend which coordinate with the architectural drawings, and UL firestopping details for penetrations through rated assemblies.

Plumbing

- Plumbing drawings and details as required which include fire resistance rated wall limits and legend that matches the architectural plans and UL firestopping details for penetrations through rated assemblies.

Electrical

- Electrical drawings and details as required which include emergency lighting, exit signs, smoke duct detectors for HVAC fan shut down, complete fire alarm system (when required), fire resistance rated wall limits and legend which coordinate with the architectural drawings, and UL firestopping details for penetrations through rated assemblies.

Fire Protection (if applicable)

- Automatic extinguishing systems
- Standpipe
- Sprinkler Systems
- Fire resistance rated wall limits and legend which coordinate with the architectural drawings, and UL firestopping details for penetrations through rated assemblies.

Specifications – include with drawings if not on documents.