

Information on Construction Documents

Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted where approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official. Construction documents submitted to the building official should be sufficient to clearly show the project in its entirety with emphasis on the following:

1. Scope of the work;
2. Building code compliance;
3. Structural integrity;
4. Life safety assurance;
5. Architectural and environmental accessibility.

The minimum required technical submissions depend upon the size, nature and complexity of the project; however, the following is the minimum standard recommended before the building official should begin the plan check review. Additions and remodeling projects and other buildings or structures may not require all of the following components for plan submittal and review for permit.

1. Drawings (Some of the data may be included in other technical submissions such as specifications):
 - a. Cover Sheet(s):
 - i. Project shall be identified;
 - ii. Project address and a location map shall be shown;
 - iii. The Professional Design Firm(s) shall be identified;
 - iv. The principal design professional(s) for each Professional Design Firm shall be identified;
 - v. All applicable codes utilized on the project shall be listed;
 - vi. Design criteria list shall include, but not be limited to:
 1. Occupancy group;
 2. Type of construction;
 3. Location of property;
 4. Seismic zone;
 5. Square footage and allowable area;
 6. Fire sprinklers (when utilized);
 7. Height and number of stories;
 8. Occupant load(s); and,
 9. Parking-loading requirements;
 - vii. Index of all drawings shall be included

- viii. Seal(s) and signature(s) of responsible design professional(s) and indication as to which of the indexed drawings the seal applies, the expiration date of the license, and registration number of the Professional Design Firm, if applicable, shall be affixed; and,
- ix. Other items required by the building official shall be included.
- b. Site Plan: Show proposed new structure or addition and any existing buildings and structures, all property lines with dimensions. If required by Appendix B of the Municipal Code of Effingham, Illinois, as amended from time to time, more information will be required on the Site Plan.
- c. Foundation Plan: Shall depict all foundations and footings, indicate size, location, thick stresses, materials and strengths and locate reinforcement. Show all imbedded anchoring, Provide allowable design pressures or data utilized in design of footings of building supports.
- d. Floor Plan: Show all floors including basements. Show all rooms, with their use, finishes, overall dimensions and location of all structural elements and openings. Show all doors and windows, including door and window schedules, if applicable. All fire assemblies and area and occupancy separations shall be shown.
- e. Means of egress: The construction documents shall show in sufficient detail the location, construction size and character of all portions of the means of egress in compliance with the provisions of this code. Include number of occupants to be accommodated on every floor, and in all rooms and spaces.
- f. Floor and Roof Framing Plans: Show all structural members, their size, methods of attachment, location and materials for floors and roofs. Structural design shall consider static and dynamic loading and wind and seismic forces where applicable. All design loads and allowable stresses utilized shall be indicated. Show all roof and deck drainage systems.
- g. Fire Protection: Show all fire protection of structural members and architectural elements and show, if applicable, industry recognized fire ratings assemblies.
- h. Exterior Elevations: Show all views, all dimensions, referenced elevation, and all openings. Identify all material and, where applicable, show the lateral bracing system. Show exterior wall opening analysis per floor.
- i. Building Sections and Wall Sections: Show materials of construction and their assemblies, pertinent dimensions and insulation requirements.
- j. Mechanical System: Show the entire mechanical system including all equipment and devices, their sizes, supports, piping systems, duct work and sizes and temperature control systems. Indicate fire and/or smoke dampers where required.
- k. Plumbing System: Show all fixtures, piping, slopes, materials and sizes. Show point of connection to public utilities.
- l. Fire Protection System Shop Drawings: Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and construction documents and shall be approved prior to start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.

- m. Reflected Ceiling Plan: Show all electrical fixtures, diffusers and grills, sprinkler heads and other required devices as applicable.
 - n. Electrical System: Show all power and lighting plans including all electrical fixtures and devices (interior & exterior and site), wiring sizes, circuiting, grounding, panel schedules and single line diagrams. Show point of connection to utility and all single-station smoke and carbon monoxide detectors and exit and emergency lighting as applicable,
 - o. Utility Openings: Show all utility openings in floors, walls and roofs, including fireblocking.
2. Structural Calculations: Where required by the building official, provide structural calculations for the entire structural system of the project for both vertical and lateral loads.
3. Specifications: Either on the drawings or in booklet form, further define components, materials, standards of construction, quality and all pertinent equipment.
4. Addenda & Changes: Notification shall be provided to the building official of any and all changes throughout the project. Revised plans, calculations and other appropriate documents shall be provided. All revisions shall be identified on the submissions.
5. Permit (As Built) Drawings: The design professional, owner, or contractor shall provide the building official an electronic copy of the drawings at the completion of the project. This set of plans will be the set of plans the structure was built from as prepared with the changes throughout construction including all addendums and plan changes.