

CITY OF ENGLEWOOD
PLAN SUBMITTAL REQUIREMENTS
FOR
COMMERCIAL PLAN REVIEW

The City of Englewood has adopted the codes with amendments:

2012 International Building Code and Appendix I-Patio covers
2012 International Residential Code, Appendices H-Patio Covers and M-Home Day Care
2012 International Energy Conservation Code
2012 International Mechanical Code
2012 International Fuel Gas Code
2012 International Fire Code
2011 National Electrical Code
ICC/ANSI A117.1 – 2009 Accessibility Standards

In order for your permit application to be reviewed and processed properly, the following construction information must be provided with the permit application. Plans stamped "Preliminary" and/or "Not for Construction" and/or "Permit Set" are unacceptable. Provide three (3) complete wet-stamped sets of plans for review. Plan Review fees shall be paid in full before plans will be accepted for plan review.

CODE ANALYSIS shall be provided on the cover sheet and include the following:

- Use and Occupancy Classification
- Construction Type
- Allowable Area Calculations including code provisions used to obtain increases
- Number of stores and height of building
- Identify new and existing fire sprinkler systems
- Applicable codes, amendments or approved requests for modifications
- Plumbing fixture count

SOILS REPORT

- Provide an engineer's soil investigation report indicating type of soil and recommended foundation design.

SITE PLAN

- Provide site plan that shows dimensions reflecting the distances to property lines.
- Indicate all public or private easements.
- Show location of all proposed and existing structures with dimensions.
- Provide type of construction for all structures on site.
- Provide landscaping plan with signed seal of a registered Colorado Landscape Architect (Contact Community Development for requirements 303-762.2342).

ARCHITECTURAL PLANS

- The signed seal of a registered Colorado Architect/Engineer shall be affixed to the plans. A structural engineer's stamp may be affixed to any portion of the plans which contain structural information only.
- Provide complete and dimensioned floor layout at each level which identifies the use of each room.
- Provide complete and dimensioned roof plan and indicate all roof slopes and size and location of primary and secondary drainage system.
- Provide complete and dimensioned reflected ceiling plan.
- Provide exterior elevation for each side of building which contains clearly dimensioned overall building height and floor-to-floor heights and indicates location of all doors and glazed openings.
- Provide building and wall sections which clearly identify the required type and location of all materials for construction of beams, columns, floors, walls, ceilings, roofs and the corresponding fire-resistance rating if applicable.
- Clearly detail all required means of egress and exits for each floor level including but not limited to corridors, stairs, doors and ramps.
- Provide details for construction of interior and exterior walls and partitions and applicable fire-resistance ratings.
- Provide door, window and finish schedules which clearly reference location on the floor plans and specifies the applicable fire-resistive ratings.

STRUCTURAL PLANS

- Indicate size, location and method of reinforcement for all proposed footings, column pads, piers, caissons, grade beams, and foundation walls. Specify location of reinforcing steel and anchor bolts.
- Provide complete and clearly dimensioned floor framing plan for each level and roofing framing plan which indicates the materials, types, sizes and location for all structural elements.
- Provide complete structural design criteria including but not limited to required design loads, material specifications and structural construction requirements.
- Provide complete structural calculations for each structure, wet stamped and signed by a Colorado Structural Engineer.

ELECTRICAL PLANS

- Complete electrical plans showing the location and capacity of main service equipment and all distribution panels, the location of all electrical receptacles, switches, lighting fixtures, exit lights, etc., and all computed loads and ground-fault calculations. Plans must be stamped by a Colorado Registered Engineer.

MECHANICAL PLANS

- Complete mechanical plans sufficient to show the size and location of all heating, ventilating and air conditioning equipment. Indicate locations of all fire dampers, duct smoke detectors and other specialized equipment. Plans must be stamped by a Colorado Registered Engineer

PLUMBING PLANS

- Complete plumbing plans sufficient to show the size and location of all heating, ventilating and air condition equipment. Indicate locations of all fire dampers, duct smoke detectors and other specialized equipment. Plans must be stamped by a Colorado Registered Engineer.

ENERGY CONSERVATION PLANS

- Provide verification that the project meets the requirements of the IECC, or provide a simulated energy performance analysis such as *COMcheck*.

FIRE PROTECTION

- Plans, show drawings and specifications on all fire protection systems to be installed within the building(s).

BACKFLOW PREVENTION SPEC'S

- Specifications on the type of backflow prevention equipment to be installed in the water service lines to the property. (Contact Utilities Department for specific requirements at 303-762-2635.)

OFF-STREET PARKING & TRAFFIC SIGN PLAN

- Plan (with dimension) of the proposed layout for off-street parking of vehicles and location of all traffic regulatory signs and pavement markings.

TRAFFIC STUDY

- A formal traffic study will be required when expected trip generation rate during peak hour exceeds 100 vehicles.

CONSTRUCTION SIGNING & TRAFFIC ROUTING PLAN

- A showing any barricade, detour, or construction sign which will be necessary during site construction activities and information regarding proposed delivery routes for construction materials and proposed right-of-way parking areas for construction vehicles.

WASTEWATER TREATMENT

- Information must be provided regarding facility operations, chemical usage, and wastewater generated so the Littleton/Englewood Wastewater Treatment Plant can evaluate the significance of a facility's wastewater discharge. The applicant is responsible for completing an Industrial Wastewater Survey (IWS). The IWS form and submittal instructions can be found at: <http://lewwtp.org/divisions/pretreatment/industrial-user-identification-and-characterization>. Contact the Industrial Pretreatment Division at 303-762-2600 for additional information