

## CONSTRUCTION DOCUMENTS

### COMMERCIAL, INDUSTRIAL, MULTI-FAMILY & MIXED-USE OCCUPANCIES



The construction documents are a graphical representation of the structure you are planning to build. These are used to provide the City of Burien with information on how you plan to construct your project. Documents must 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 the International Building Code, relevant laws, ordinances, rules, and regulations, as determined by the building official.

### Design Requirements (BMC 15.10)

- GROUND AND ROOF SNOW LOAD: 25 PSF
- SEISMIC DESIGN CATEGORY: D
- WIND SPEED: 110 MPH ultimate wind speed
- WIND EXPOSURE: Site Specific. See IBC Section 1609.4
- SOIL BEARING: Site Specific. See IBC Chapter 18
- WEATHERING: Moderate
- FROST LINE DEPTH: 12 inches
- TERMITE: Slight to moderate
- DECAY: Slight to moderate
- WINTER DESIGN TEMPERATURE: 24 degrees Fahrenheit
- SUMMER DESIGN TEMPERATURE: 83 degrees Fahrenheit
- ICE SHIELD UNDERLAYMENT REQUIRED: No
- FLOOD HAZARDS: See BMC
- AIR FREEZING INDEX: 145 F- days
- MEAN ANNUAL TEMPERATURE: 51.4 degrees Fahrenheit

### GIS Requirements

- 1 small site plan: Minimum 1"-20' or maximum 1" =100" scale on minimum paper size of 11"x17" for non-electronic submittals
- Digital submittals are done through MyBuildingPermit.com. All digital documents shall be in Portable Document Format (PDF).

### Engineering

Where structural elements do not meet the conventional construction requirements of the International Building Code, those elements must be designed in accordance with accepted engineering practice. The extent of such design need only demonstrate compliance of non-conventional elements with other applicable provisions and show that it is compatible with the performance of the conventional framed system.

- Cover sheet must include the following:
  - Stamped by a Washington State Licensed Engineer. Wet stamp needs to be original in contrasting ink, with current signature, date, and expiration date on at least one of the copies.
  - Correct Model number and site address for project as shown on the plan sheets and permit application.
- Engineering calculations must include the following:
  - Specify all design load values, including dead, live, snow, wind, lateral, and retaining wall pressures.
  - Specify maximum assumed soil design. (Assume 1500psf without verification from a Washington State Licensed Geotechnical Engineer.
  - Specify minimum design concrete strength, concrete sack mix, and reinforcing bar grade.



- Specify the grade and species of all framing lumber.
- Specify the combination symbol (strength) of all GLU-LAM beams.
- Specify metal connectors, including hold-downs joist hangers, clips, post caps, post bases, etc.
- Gravity calculations must include the following:
  - Design criteria for grade and species of lumber
  - Gravity calculations for load carrying elements of the structure to include load paths.
  - Numbered Key plan showing location of structural elements such as beams, headers, girders, and posts or built-up members
  - Calculation and design requirements for connection of “built up” elements such as double 2x.
- Lateral (Seismic) Design must include the following:
  - Provide lateral Wind and Seismic calculation comparison.
  - Provide complete lateral calculation analysis for controlling wind or seismic load.
  - Provide details showing complete load path transfer at roof perimeter, interior shear walls, cantilevered floors, off set shear walls, and ceiling diaphragm to shear walls (if used).
  - Calculation and design requirements for connection of “built up” elements such as double 2x.
  - Provide shear wall schedule noting nail spacing, blocking, bolts, top and bottom plate nailing.
  - Locate hold down straps on plan.
  - Provide hold down details for various conditions.
  - Provide a key plan showing all shear wall locations.
- Retaining Walls: Retaining structures more than 4’ in height (measured from bottom of footing to top of wall) require engineered design with calculations.
- Special Inspection
  - When required by the Engineer or the City of Burien, special inspection must be performed in accordance with the provisions of the International Building Code and be listed on the cover sheet of the construction drawings.
- Geotechnical Engineer’s approval of design where required by the Geotechnical report.
- Engineer’s stamp must be provided on all structural drawings included on the plans.

## Geotechnical Report

A geotechnical report prepared by a Washington State Licensed Geotechnical Engineer must be provided when the following site conditions exist:

- Soil bearing is assumed at more than 1500 PSF / IBC Chap. 18 – Site Specific.
- Proposed structure will be placed on a lot bordering Lake Burien.
- Proposed structure will be placed on or adjacent to a steep slope.
- Proposed structure will be placed in a sensitive area which requires a Geotech report

## Washington State Energy Code Compliance

Plans and specifications must comply with the 2018 Washington State Energy Code and 2018 IMC amended ventilation requirements.

- For Commercial use provide completed Non-residential Energy Code worksheets for Building Envelope, Mechanical Systems, and Electrical Systems.
- For Group R-2 building three stories or less in height, provide Residential Energy Compliance worksheets for Envelope, ventilation and Heating system sizing where applicable See.
- Incorporate items required in the checklist on the construction drawings. If specifications are referenced, please give the specific section number.

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## COMMERCIAL, INDUSTRIAL, MULTI-FAMILY & MIXED-USE OCCUPANCIES



### Building Code Summary Worksheet for Commercial, Industrial & Mixed Used Occupancies. (2 sets)

#### Storm Drainage Analysis (TIR) in accordance with City Ordinance (2 sets)

**Moisture Protection Requirements for Multi-Family Residential Buildings** (Per RCW 64.55) New construction and rehabilitative construction of multi-unit residential buildings with more than two units provide the following:

- Plans, details, and specifications for the construction of the building enclosure shall be stamped by a licensed engineer or architect and shall be submitted prior to permit approval.
- The design professional of record shall submit a statement affirming that the building enclosure documents satisfy the requirements of RCW 64.55 which shall be submitted prior to permit approval.
- A third-party, qualified inspector shall inspect the building enclosure during construction for compliance with the building enclosure design.
- The third-party inspector shall submit a signed letter of certification prior to building final regarding the inspection and substantial compliance of the building with the building envelope enclosure design documents.

## Construction Drawings

Plan sets must be:

- Clear and with legible writing.
- Together with the site plan as the first sheet after or on the cover sheet
- In order, with each page numbered consecutively.
- On substantial paper, in ink (no pencil drawings will be accepted)
- Unused option or details crossed out or deleted.
- Multiple sets are to be identical.

## Format

- Minimum sheet size: 22" x 34"
- Reduce sheet size: 11" x 17"
- Minimum scale
  - Architectural / Structural: 1/4" per foot (include scale bar on all sheets)
  - Civil / Landscape / Site: 1:20 (include scale bar on all sheets)
  - All lettering must be legible, i.e., 1/8" minimum for handwritten, 3/32". For CAD All digital documents shall be in Portable Document Format (PDF).
- Pages Numbered Sequentially (Lower right-hand corner of each page);
- Name of Project, (all sheets)
- Date, including additional space for revision dates; (All Sheets)
- North Arrow; (all site related sheets)

### Cover sheet

- Sufficient space must be provided for City of Burien to apply approval stamps and special notations. (6" x 12" minimum)
- List of any Special inspection requirements
- List of any Special Conditions or plat conditions
- Sheet index
- General notes
- List of any approved Deferred Submittals

# CONSTRUCTION DOCUMENTS

## COMMERCIAL, INDUSTRIAL, MULTI-FAMILY & MIXED-USE OCCUPANCIES



- Vicinity Map of Proposed Development
- Parcel Identification Number (King County Tax Assessor No.)
- Legal Description
- Land Uses to N, S, E, W of Site
- Table of Existing/Proposed If Applicable:
  - Total Acres & Square Feet per Lot
  - Total Number of Dwelling Units
  - Total Gross Floor Area<sup>1</sup>
  - Total Net Floor Area<sup>1</sup>
  - Total number of Standard Parking Spaces
  - Total number of Compact Parking Spaces (if applicable)
  - Total number of Bicycle Parking Spaces (if applicable)
  - Total Impervious Surfaces (show calculation)
  - Total Building Coverage (show calculation)
  - Zoning Designation
  - Code Year

### Code Summary Floor Plans

- Drawing Sheets shall be designated as CS (Code Summary)
- Provide a basic floor plan for each level, showing partitions, stairs, doors with door swings, relites, fixtures, etc. Minimum scale is 1/8" = 1' - 0"
- Clearly label the following:
  - Use of each room or area (i.e., office, sales, conference, kitchen, manufacturing, storage, classroom, lobby, corridor, vertical exit enclosure, etc.)
  - IBC Occupancy classification for each room, area, and floor.
  - Square footage of floor area of each room or area.
  - Occupant load factor used for each room or area and floor.
  - Occupant load of each room or area and floor.
  - Number of required exits for each room or space, and for each floor.
- Provide a total occupant load summary for each floor or level.
- Clearly show all actual and assumed property lines, including those required by IBC 705.3.
- Graphically show the extent and rating of all rated assemblies both vertical and horizontal, including the rating of any required opening protection.
- Clearly show a complete Means of Egress Path and Exit Discharge, including the width, common path of travel, travel distance, diagonal distance of exits, exit signs, and emergency exit pathway lighting (interior and exterior).
- Indicate any doors that are provided with panic hardware and/or magnetic hold-opens.
- Provide accessible information for site and all parts of the building including any stages or platforms. This includes all Braille signs for room identification and exits, Areas of refuge, and emergency communication.
- Provide occupant load sign requirements for all assembly areas.
- Provide interior Wall finish and trim requirements in accordance with IBC Table 803.13.
- Provide complete list of Hazardous Materials, MSDS sheets and show storage location.

### Site Plans

- Building Setbacks
- Location/Dimensions and/or Area:
  - Property and Lot Lines
  - Names and locations of abutting streets and public improvements
  - Site Access, Existing/Proposed

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- Structures, Existing/Proposed
- Roads, Existing/Proposed
- Parking and Lighting Information
- Critical Areas and Buffers
- Easements
- Wells/Drain field or Water/Sewer Lines
- Stormwater Facilities, Existing/Proposed
- Adjacent Land Uses
- Public rights-of-way
- Off-street parking layouts and driveways showing circulation and paving
- New and existing curbs, gutters, sidewalks, street paving, and storm drainage
- Locations of garbage containers and recycling collection center.
- Show fire hydrant locations (new and existing) within 300 feet of building.
- Survey Drawings at NAD 83/91 horizontal datum & NAVD 88 vertical datum and included on site plan.
- Contour Intervals = 2' & 5';
- Elevations within 50' of subject site.
- Exterior Accessible Routes of travel between the Public Way and all structures
- Professional Engineer Stamp.

#### **Clear & Grade Plan (CIVIL)**

- Structures, Existing and Proposed
- Structures to Be Demolished
- Improvements, Existing and Proposed
- Vegetated Areas
- Land Contours, Existing and Proposed
- Critical Areas and Buffers
- Trees Retention and Protection Plan
- Erosion and Sedimentation Control Measures
- Clearing & Grading Limits
- Adjacent Land Uses
- Contour Intervals = 2' & 5'.
- Elevations within 50' of subject site.
- Professional Engineer Stamp

#### **Drainage Plan, [Per 2021 King County Surface Water Design Manual (CIVIL)]**

- Storm water Facilities, Existing/Proposed
- Drainage layout
- Assumed Land Coverage (Impervious, grass, forest etc....)
- Critical Areas and Buffers
- Proposed Improvements
- Land Contours, Existing and Proposed
- Downstream Analysis (Report Format) or drainage report from Civil Engineer
- Contour Intervals = 2' & 5'.
- Elevations within 50' of subject site.
- Professional Engineer Stamp

#### **Landscaping Plan**



- Boundary of Property
- Proposed Landscaping Location
- Table of Landscape Material/Mix Including:
  - Botanical/Common Name
  - Size at time of planting
  - Percent draught tolerant species
- Any existing landscaping/plants/trees that will remain
- Soil augmentation notes
- Structures including Detention Facilities, Existing and Proposed
- Undisturbed Vegetated Areas
- Open Space and/or Recreational Space
- Irrigation Plan
- Locations, elevations, and details for any proposed landscape-related structures such as arbors, gazebos, fencing, retaining walls, etc.

#### **Foundation Plans**

- Shape, length, width and location of foundation footings, walls, and pier pads
- Provide maximum wall height(s) and all connections.
- Reference to typical foundation sections at various points around the foundation system to demonstrate clearance, footing depth below grade, clearance between grade and sill plate, maximum wall height, connections, anchor bolt size and spacing, connection between floor diaphragm and foundation, slab thickness, slab or floor insulation, drainage for foundation retaining wall.
- Location and size of beams, posts, interior footings and their dimensions and connections.
- Size and location of crawl space vents
- Size and location of crawl space access
- Location and specific model number of required hold-downs
- Reinforcing steel and lap splice requirements
- Anchor bolt size, spacing and embedment depth
- Anchor bolt washer size
- Foundation plate thickness and lumber grade.
- Ground Cover (6mil black poly)
- Location of shear walls and shear wall schedule
- Other Spaces: Show and label space within foundation
- All appropriate engineering requirements
- References to appropriate details and detail sheet.
- Engineered Foundation: Stamped engineered plans with calculations are required for non-conventional foundation systems and/or sites with special soils conditions
- Foundation walls not meeting the prescriptive requirement of the IBC must be designed by a Washington State Engineer.

#### **Floor Framing Plan**

- Location, size, grade and species of posts, girders, beams, headers, and bearing walls.
- Size, grade, species, spacing, directions, support, connections, blocking, etc. of floor joists.
- For manufactured I-joists. Provide all required details for the use of I-joists and label the plans as to where a specific detail is required. This would include any nailing patterns, filler material, squash blocks, rim material, blocking including pressure blocks, and any other design component required by the joist manufacturer. The beams and joists called out on the I-joist plan must match the floor plans.

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- Blocking, girders, cross-bracing, floor sheathing, insulation, etc.
- Location of all shear walls and shear wall schedule
- Specify all connectors and straps such as foundation to post, post to beam or girder, and those use for shear transfer.
- All appropriate engineering requirements
- References to appropriate details and detail sheet.
- Where applicable show construction specifications to demonstrate compliance with Airport Noise Reduction requirements

### Floor Plan

- Show arrangement of walls, note proposed use and dimensions of all rooms; show stairs, hallways, restrooms, decks, porches, and covered areas. Provide square footage for each floor.
- Show location and dimensions of all windows, doors and skylights and indicate opening direction and size. Provide reference to a door and window schedule.
- Identify required locations of safety glass.
- Location and type of all required bracing panels and/or shear walls.
- Shear wall schedule.
- All appropriate engineering requirements
- Show location of all plumbing fixtures, appliances used for heating and cooking, cabinets, smoke detectors, exhaust fans, stairways, attic access, underfloor access, fireplaces, etc.
- References to appropriate details and detail sheet.

### Wall Sections

- Side view from bottom of footing or post to roofing.
- Size of foundation, location of finished grade, size and location of rebar, sill plate, and anchor bolt size and spacing, hold-downs, etc.
- Size, grade, and species of headers, beams, studs, insulation, wallboard, etc.
- Rafters, ceiling joists, trusses, sheetrock, insulation, venting, roof sheathing, roof felt, roof covering, roof pitch, vaulted ceilings, etc.
- Show size, grade, species, and spacing of materials as appropriate.
- References to appropriate details and detail sheet.
- Where applicable show construction specifications to demonstrate compliance with Airport Noise Reduction requirements

### Roof framing

- Size, grade, species, spacing, direction support, connections, blocking, etc. of all roof beams, headers, posts, rafters, purlins, and ceiling joists. For manufactured I-joists used for rafters, please provide details as required for floor framing.
- Location of bearing walls and any details that may be required.
- Roof truss layout including specific location of girder and hip-master trusses, ridges, valleys, and hips.
- Show all connection details for collar tie, etc. Note: Roof collar ties not meeting the prescriptive requirements of the IRC details require engineering calculations to be submitted
- References to appropriate details and detail sheet.
- Where applicable show construction specifications to demonstrate compliance with Airport Noise Reduction requirements

### Cross-Sections

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- Complete section views - front-to-back, side-to side, bearing soil to roof peaks with appropriate construction materials specified.
- Side view from bottom of footing or post to roofing.
- References to appropriate details and detail sheet.
- Show typical roof section with all materials labeled; indicate size and spacing of all members; include all dimensions, venting, insulation, connections.
- Show a section of the stairs, include framing anchor connection of stringer to floor framing, rise, run, handrail height, and grasp dimensions, distance between any intermediate rails, fire blocking, minimum head room and landing size. Also specify a minimum ½" GWB fire protection for usable space under stairs.
- Show typical foundation and floor section with all materials labeled; show size and spacing of all members; all dimensions, wall thickness, reinforcing bar size and spacing, reinforcing bar.
- Show a section of the fireplace, including hearth and hearth extension. Include dimensions, materials, clearance from combustibles, height above roof, reinforcing, seismic anchorage and foundation details.
- Show insulation R values in appropriate places on architectural sections and glazing class of windows and skylights.
- Where applicable show construction specifications to demonstrate compliance with Airport Noise Reduction requirements

#### Elevation plans

- For all sides of the structures with a minimum of four (4) elevation views.
- Show finished earth grade, windows, doors, decks, landings, chimneys, roof pitch, and overhangs.
- Show maximum site slope for a distance of at least 6 feet from the structure
- Height measurement to include
  - Average natural grade datum elevation.
  - Highest point of structure datum elevation.
  - Overall height of structure as measured from average natural grade.
- Roof: Show roof overhangs and chimney clearances from roof. Indicate pitch of roof.
- Siding: Note exterior siding materials and roof covering.
- Openings: Show doors, windows, skylights, sliders, or other type of openable vents in windows.
- Docks and porches: Indicate height of guardrails and spacing of intermediate railing. Show rise/run of stairs with handrail grasp dimension and height above nosing of stair tread.
- References to appropriate details and detail sheet.

#### Detail Sheets

Details not used or referenced must be deleted or crossed out.

- Manufacturer's specifications for any nonstandard or prefabricated building materials.
- Any/all unusual framing details.
- Any / all fire resistive assembly details with reference to applicable testing standard.
- Stair and Handrail details.
- Guardrail details.
- Deck construction details, including method of attachment.
- Any/all engineering details.
- Wall bracing schedule.
- Shear wall schedule.
- Hold-down schedule.
- Washington State Energy Code requirements
- Details for slab insulation, below grade insulation, thermal break, etc.



**CONSTRUCTION DOCUMENTS**  
**COMMERCIAL, INDUSTRIAL, MULTI-FAMILY & MIXED-USE OCCUPANCIES**



- Window, Door, Hardware schedules
- Accessibility details



### **Structural Notes**

- Specify all design load values, including dead, live, snow, wind, lateral retaining wall pressures and soil bearing values.
- Specify minimum design concrete strength, concrete sack mix, and reinforcing bar grade.
- Specify the grade and species of all framing lumber.
- Specify the combination symbol (strength) of all GLU-LAM beams.
- Specify metal connectors, including joist hangers, clips, post caps, post bases, etc.

### **Special Inspection**

- Provide Statement of Special Inspection in accordance with the provisions of IBC Chapter 17.
- Special inspection requirements shall be detailed on the construction drawings.

### **Project Manual or Specifications**

- Provide two copies of the project manual and/or specifications where it is part of the proposed construction plan set that will be used by the contractor.

### **Plumbing**

- Plumbing plans must be submitted with all building permit applications and may not be a deferred submittal
- Plumbing plans are required for:
  - Commercial projects with over 10 fixtures
  - Multifamily projects over 4 dwelling units (except for IRC townhouses)
  - All commercial kitchens for food service (does not include office lunchrooms)
  - Gravity grease interceptors, hydro-mechanical grease interceptors, and oil-water separators
  - Septic systems or private sewer or water lines (septic systems require King County Department of Health approval)
- Reference the applicable codes on the plans including edition (UPC)
- Drawings for commercial projects over 4,000 s.f. must be stamped and signed by an engineer licensed in the State of Washington. The name and address of the person responsible for the drawings and the address of the project should be included on the plans
- Grease interceptors are required to be sized per UPC requirements and designed and stamped by a licensed mechanical engineer
- Show the size and location of gravity grease interceptors on the site plan or location of hydro-mechanical grease interceptors on the floor
- Isometric drawings are required for buildings over 3 stories, commercial kitchens, and grocery stores
- Line drawings must show all piping (water, gas, waste, and vent) materials, sizes and lengths, water source and entry, shut-off isolating valves, and backflow prevention device(s)
- A fixture schedule showing the number, types and locations of all fixtures must be provided
- Details must show construction of interceptors, piping support, firestop penetration systems, etc.
- Calculations must be provided for water meter sizing and DWV fixture units for building drain
- Provide roof drain piping calculations. Show size and location of roof drains and scuppers
- If intending to address through- and membrane-penetration firestop systems as a deferred submittal, this must be specifically noted on the Cover Sheet
- Coordinate fixtures shown with your Plumbing and Mechanical fixture count

### **Mechanical**

- Mechanical plans must be submitted with all building permit applications and may not be a deferred submittal

## CONSTRUCTION DOCUMENTS COMMERCIAL, INDUSTRIAL, MULTI-FAMILY & MIXED-USE OCCUPANCIES



- Mechanical plans are required for any of the following conditions:
  - Multifamily projects over 4 dwelling units (except for IRC townhouses)
  - All commercial kitchens
  - Type I and Type II hoods
  - All rooftop or floor mounted units over 400 lbs. (structural details and sliding and overturning calculations are required)
  - All new commercial buildings
  - Tenant improvements over 1,000 s.f.
- Refer to the Mechanical Permit Checklist for Commercial or Multi-Family Permit Submittals form for additional details requirements
- Plans shall be of sufficient clarity to indicate the location, nature and extent of the work proposed
- Reference the applicable codes on the plans including edition (IMC, WSEC)
- Drawings for commercial projects over 4,000 s.f. or containing Type I hoods must be stamped and signed by an engineer licensed in the State of Washington. The name and address of the person responsible for the drawings and the address of the project should be included on the plans
- Include WSEC Compliance form for Mechanical on the drawings
- WSEC compliance form must be filled out including the checklist that identifies the location information is provided in the documents
- Provide an HVAC basis of design project description
- Provide equipment schedules with complete information
- Verify that structural drawings address support of equipment
- Show locations of all HVAC ducts and include size, gauge, and register locations
- Indicate location and R-value of duct insulation
- Drawing underlays must coordinate with current architectural plans and show the location of all rated fire-resistive assemblies
- All fire/smoke dampers must be clearly shown at all locations; where applying the provisions of any exceptions where fire/smoke dampers are typically required, justify condition without fire/smoke damper
- Provide make-up air for all exhaust system
- Show required access for roof-mounted equipment
- Detail rated enclosures for grease ducts
- If intending to address through- and membrane-penetration firestop systems as a deferred submittal, this must be specifically noted on the Cover Sheet
- Coordinate fixtures shown with your Plumbing and Mechanical fixture count

### Electrical

- Electrical plans must be submitted with all building permit applications and may not be a deferred submittal
- Electrical plans are required for:
  - All new commercial buildings
  - All multi-family projects over 3 stories
  - Tenant improvements over 1,000 s.f.
  - Other projects where necessary to provide required information
- Where electrical plans are not required or provided, the items in this section must be provided on other sheets in the building permit submittal
- Reference the applicable codes on the plans including edition (NEC, WSEC)
- Plans shall be of sufficient clarity to indicate the location, nature and extent of the work proposed; however, a separate permit through Labor & Industries is required for your electrical permit
- Include WSEC Compliance form for Lighting on the drawings and indicate method of compliance



- Electrical drawings must include:
  - Location of exit signs and directional exit signs
  - Lighting plans showing regular and emergency lighting
  - Smoke alarms and carbon monoxide detectors
  - Information on any standby or emergency power systems
  - Specialty electrical equipment required for building code compliance
  - Fixture schedules identifying watts per fixture for both interior and exterior lighting that coordinates with your WSEC Compliance form for Lighting
  - Schematic of light switching
  - Lighting controls, daylight zones, time-switch controls, light-reduction controls, dimmers, top light daylight zones, etc.
  - Locations of all occupancy sensors
  - Controlled receptacles in all locations required by the WSEC
- Provide an exterior lighting plan including the following:
  - Exterior lighting controls

#### **Smoke Control Design**

- A smoke control narrative and rational analysis needs to be provided during the building permit review for any smoke control system utilized for an additional story or when pressurizing elevators to meet corridor protection requirements
- Submit a CONTAM model to show compliance with IBC 909.4. This information as well as coordination with the project drawings must be reviewed by a third-party consultant contracted by the city and approved prior to permit issuance
- The drawings must show how shaft pressurization equipment, control wiring, power wiring, and ductwork for shaft pressurization is protected as indicated in IBC 909.20.6.1
- The drawings must call for smoke control systems to be tested by a special inspector
- The drawings must state that smoke control systems subject to the provisions of IBC 909 will undergo special inspections and tests sufficient to verify the proper commissioning of the smoke control design in its final installed condition

#### **Legally required standby power**

- Shall be provided for buildings constructed in compliance with this section and be connected to stairway shaft pressurization equipment, elevators and lifts used for accessible means of egress, hoist way pressurization equipment (if provided) and other life safety equipment as determined by the authority having jurisdiction. IBC 504.4.1

#### **Emergency Power**

- (i.e., battery backup or emergency generator) is required for fire alarm systems exit signs and emergency lighting. IFC 907.6.2, IBC 1008.3.4 and 1013.6.3.

#### **Temporary or Phased Occupancy Plans (if applicable)**

- Must be submitted for review by the Building Official and comply with BMC Section 15.05.390 (3)