



# LIMERICK TOWNSHIP

CODE SERVICES DEPARTMENT

646 WEST RIDGE PIKE  
LIMERICK, PENNSYLVANIA 19468

ADMINISTRATION OFFICES

PHONE: (610) 495-6432

FAX: (610) 495-0952

EMERGENCY: 911

www.limerickpa.org

Dennis Hiller

DIRECTOR OF CODE SERVICES

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## SUBMISSION REQUIREMENTS FOR:

### NON-RESIDENTIAL PLAN REVIEW

The following is a list of submission requirements for plan review. This list is not all encompassing but is intended to be a general guide for those who are unfamiliar with Limerick Township's plan review submission requirements. The plans examiner may require more items than listed as this is only a general guideline. Please ensure that all items have been reviewed for completion as they apply to each project, as this will facilitate the review and approval process.

#### GENERAL

- Two sets of drawings, including a site plan are included.
- Drawings shall be sealed, signed, and dated by a Pennsylvania Licensed design professional.
- Drawings must be neatly drawn with clean and clear lettering, showing a precise scope of work. If alternative methods or alternate bid descriptions are placed on the drawings, they will be denied. The plans must reflect the actual field construction.

#### SITE PLAN

- Site plan is prepared to scale, not less than 1" = 20', with a legend and north arrow.
- Plan indicates correct street address and parcel number.
- Identify all property lines and rights-of-way, with distance from property lines and adjacent buildings on site plans.
- Show all accessible route details: parking; signage; curb cuts; ramps; access ways to the building; accessible building entrances; accessible building exits.
- Existing and proposed driveway entrances, including emergency access roads.
- Show all easements, flood ways, and required buffers.
- Show all buffer and screening landscaping.
- Provide location of utilities.
- Provide location of fire hydrants, fire department connections, post indicator valves, fire apparatus turning radius, fire access lanes.

#### ARCHITECTURAL

- Show architectural floor plans of each floor. Pages shall be a minimum of 24"x36" and drawn to a scale of not less than 1/8" = 1', unless alternative approval is given.
- Provide the Building Code
- Provide the construction type
- Provide the use and occupancy classification. If there are multiple classifications, identify each classification by outlining or highlighting on the plans each area associated with each different classification.
- Provide the total occupant load for the building.
- Provide the occupant load for each room or space.
- Provide the occupant load for each fire area.
- Provide the location of any rated assemblies and the type and rating of the assembly (ie fire wall, fire partition, fire barrier, sound barrier etc).
- Show the area of each floor.
- Identify the names and uses of each room or space.

## **ARCHITECTURAL** (continued)

- Provide door, window, and room finish schedule.
- Elevations with dimensions defining overall building height, floor-to-floor heights, heights-to-ridge or eave. For existing buildings, it is recommended to provide exterior photographs of the building.
- Provide basement percentage-below-grade calculations.
- Show roof slopes, drainage system, and sized through wall scuppers, if applicable and secondary roof drainage details.
- Show wall sections and corresponding details.
- Show occupancy calculations for Assembly occupancies.
- Show plumbing fixtures and calculation used to determine correct number of fixtures.
- If masonry construction is proposed, include: type of brick ties; weep hole spacing; flashing details; cleanout locations
- Identify all areas where hazardous materials are stored or used. Submit all MSDS's and indicate quantities, method storage or use, control areas, etc associated with a hazardous materials review.
- Provide details of floor slab vapor barrier.
- Provide detail showing method of foundation water-proofing, where applicable.
- Provide the calculation used to determine means of egress width. If multiple means of egress are provided, also provide detail on how the occupant load has been dispersed.

## **STRUCTURAL**

- Show foundation plans indicating the proposed slab elevations and type of foundation.
- Indicate dimensions of foundations and related fastening components.
- Show type, size, and location of piling and pile caps for pile type foundations.
- Show grade beam dimensions and accurate locations.
- Indicate a footing schedule that defines footing sizes and the required reinforcing steel.
- Show the established footing depth below grade and the method of frost protection.
- Indicate size, locations, spacing, lap-splice and tie details of reinforcing steel.
- Provide strength of concrete required in accordance with the engineered design.
- Show beams, joists, girders, rafters, headers, truss layout, connection and fastener details, gage of steel components, species and grade of lumber products.
- Provide a lintel schedule if applicable.
- Indicate the design dead and live, wind, snow, seismic loads for floors, roofs, balconies, porches, breezeways, corridors, stairs, mezzanines, platforms, etc.
- Indicate areas of concentrated loads and additional means of support related to the additional loads.

## **MECHANICAL**

- Show all wall louvers, penetrations, and fans.
- Indicate locations of roof-mounted equipment.
- Provide a mechanical plan for each floor and roof area. Plans shall show the ductwork layouts, schedules, notes, legends, piping schematics, duct sizes.
- Provide fuel-gas piping size, lengths, input btuh of each connected appliance, pipe material, fuel-gas pressure.
- Indicate air distribution devices and show cfm for all supply, return, and exhaust devices.
- Show the location of all equipment and related components for each complete system.
- Show the smoke ventilation of atriums and pressurization of high-rise stairwells.
- Show primary and secondary condensation drains, including size and material, from appliance to point of discharge.
- Indicate toilet exhaust cfm, termination point, and calculation to determine cfm.
- Show mechanical and refrigeration rooms and dimensions.
- Show location of all fire and/or smoke dampers.
- Provide outside air ventilation rates.
- Provide heating and cooling load calculations

## **ELECTRICAL**

□ Electrical Plans must be approved and signed by a Third Party Electrical Inspection Agency and be included with the construction drawings when submitting the application for the permit.

## **PLUMBING**

- Show location of water meters and backflow prevention devices.
- Show location of all interceptors and grease traps and show flow through calculations used to determine size. Provide size and specs on each interceptor and trap.
- Provide plumbing plan layouts for each floor. Plans shall show water distribution system and drain-waste-vent system.
- Provide size and material of all plumbing piping and tubing.
- Show all fixtures and related plumbing items.
- Provide a riser diagram for each system, and include fixture identification and material type and size.
- Show toilet room details at a minimum  $\frac{1}{4}'' = 1'$  dimension. Include all accessibility related items and measurements.
- If not provided, show plumbing facilities calculations used and fixture schedule.

## **FIRE**

- Complete a sprinkler design data sheet, and provide on the first page of the fire suppression drawings.
- Plans shall include all items listed in section 23.1.3 of NFPA 13 for water based fire protection systems.
- Plans shall include all items listed in section 907.1.2 of the 09 IBC.
- Provide a reflected ceiling plan that shows head, appliance, device, and associated equipment locations.
- Provide cut-sheets or manufacturer's specifications for each component of each system.
- Provide details on method and materials of storage and commodity classification.