

Borough of Bridgeport

REQUIRED COMMERCIAL CONSTRUCTION DOCUMENTS

All plans must be signed and sealed by the registered design professional responsible for this work

SITE PLAN: Scaled drawing, which shows the size and location of all new construction and all existing structures on the site. Distances from structure(s) to lot lines and to other structures on site Impervious and building coverage.

SOILS REPORT: Results of soil investigation that determines the allowable soil bearing pressure to be used by the design professional in the foundation design. All New Buildings or additions to existing buildings

ACCESSIBILITY: Provide a plan that shows all accessible features of building, including routes both interior and site, entrances and means of egress, areas of refuge, facilities and elevations, hardware, handrail ramps and other requirements for an accessible building per IBC and ICC/ANSI A 117.1

SPECIFICATIONS: Requirements for submittal may vary on how much information is shown on the construction drawings.

LIFE SAFETY: Provide a plan that shows egress calculations, occupancy loads and uses for each room, travel distance, exit widths, emergency lighting and exit signs in accordance with NFPA 101 and the IBC

ARCHITECTURAL: Dimensioned plans for each floor level that shows room layouts and use of space. Also includes elevation views; wall sections; schedules for window, door and finishes; stair dimension and details, such as, riser height, tread width, guard/handrail height and headroom dimension. Include all information used for building height or size increases. **Plans must be signed and sealed by the registered design professional responsible for this work**

STRUCTURAL: Typical floor and roof framing plans. The plan(s) shall include details of connections, size of members, materials to be used, allowable stresses and all the information required to erect the joists, beams, rafters, columns, or girders within the structure including calculations. **A registered engineer must seal all structural plans.**

FOUNDATION: Included on the dimensioned plan is the allowable soil bearing pressure, the depth of the foundation, and the proposed materials to construct the foundation. **Plans must be signed and sealed by the registered design professional responsible for this work**

FIRE PROTECTION: When required, the construction documents may include a submission for the automatic fire suppression system, the fire alarm system, the smoke control system, single/multiple station detectors, standpipes, fire department connections and fire extinguisher(s) size & location.

MECHANICAL: Location, size and listed/labeled information for all equipment and appliances that comprise parts of the buildings mechanical system. Ventilation and exhaust calculations, schedules, supply and exhaust ductwork, chimney termination, materials, and any other information required to complete the buildings HVAC system. **Plans must be signed and sealed by the registered design professional responsible for this work.**

PLUMBING: Includes isometric riser diagrams for the potable water supply and the drain waste & vent systems with the location and materials specified for all the piping and fixtures within the plumbing system. Also details of special devices (backflow preventer, grease traps, etc.) shall be shown. Storm water drainage calculations and devices shall be included in the submission. **Plans must be signed and sealed by the registered design professional responsible for this work**

ELECTRICAL: Construction documents shall be signed and sealed by the design professional, drawn to scale upon suitable material and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, including and show in detail that it will conform to the provisions of the electrical code and relevant laws, ordinances, rules and regulations, as determined by the code official. **Plans must be signed and sealed by the registered design professional responsible for this work**

Construction documents shall indicate where penetrations will be made for electrical systems and shall indicate the materials and methods for maintaining required structural safety, fire-resistance rating and fireblocking.

An electrical load calculation shall be prepared to determine if the existing electrical service has the capacity to serve the added load and copies of all calculations submitted with application

TELE/DATA: Construction documents shall be signed and sealed by the design professional, drawn to scale upon suitable material and 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, determined by the code official. **Plans must be signed and sealed by the registered design professional responsible for this work**

Construction documents shall indicate where penetrations will be made for telecommunication systems and shall indicate the materials and methods for maintaining required structural safety, fire-resistance rating and fireblocking.

Use & Occupancy: A change in the Use or Occupancy of any commercial space requires the issuance of a Use and Occupancy permit from Bridgeport Borough..

For existing spaces undergoing a **change of tenant only** without any new work, an application with two sets of sealed drawings showing the layout of the space, emergency lighting and exit signs, locations of means of egress, occupancy loads and egress calculations are required.

Changes in Use and Occupancy requiring construction or changes in the Use Group of the building shall be subject to all provisions of the applicable codes.

ENERGY: All plan submissions must include energy calculations, specifications and details based on the International Energy Code and using the Com-Check software program as applicable. Submission must include all calculations and checklists The Program is free and downloadable from http://www.energycodes.gov/comcheck/ez_download.stm