



Commercial Construction Plan Requirements

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Plans for projects other than residential structures should include all the information required for residential plans plus the following:

Cover Page

- Code edition
- Occupancy groups
- Type of construction
- Square footage of each floor level and occupancy group
- Deferred submittals requested
- List of special inspections
- Energy code information

Egress Plan

- Occupant load calculation for each area
- Exits doors with width
- Exit passage ways and stairs including width require for occupant load at each segment
- Cumulative occupant load along egress paths
- Show travel distance to exits from farthest points in building

Accessibility Details

- Parking and path of travel to building
- Restrooms
- Hallways and doorways
- Work stations/cabinets
- Signage
- Door hardware – location, type, and function

Mechanical Plan

- Type of heating system
 - Electric, gas, or other
 - Forced air, heat pump, mini-split, in-floor, radiant
- Seismic connections
- Duct work
 - Heat (location and size)
 - Return air (location and size)
 - Exhaust runs (location and size)
- Gas piping – size, length, seismic strapping, and low, medium or high pressure

Plumbing Plan

- Underground plumbing plan
- Isometric drawing for underground (waste and water)
- Fixture layout—both within and outside of building footprint
- Hot water tank size, including water line sizing and check valves

Lighting Plan

- Photometric for parking lot
- Photometric for egress
- Photometric for emergency lighting
- Photometric for interior building lighting
- Lighting fixture locations

Suspended Ceiling

- Grid layout
- Seismic edge metal detail
- Seismic bracing detail
- Seismic uplift detail
- Light location
- HVAC location

Civil Drawings

- Earth work – cut & fill
- Topography
- Drainage
- Erosion control
- Underground utilities
- Square footage of sidewalks, buildings including overhang, gravel driveways, parking, paving and all other impervious surfaces

NEEC Forms for Nonresidential

Available at www.neec.net/energy-codes/

- WSEC Envelope
- Lighting Compliance
- Mechanical