

City of Montevallo Commercial Construction Permitting

August 2016

Revised 8/12/16



OBJECTIVES

- Introduction to Commercial Building Permit Process for City of Montevallo
 - When Do I need a Permit?
 - What are the Applicable Codes and Regulations?
- When do I need a Registered Design Professional?
 - Architects, Interior Designers, and Engineers
- How do I submit a building permit application?
 - What is required with a permit application?
- How does the Code apply to Existing Buildings?
 - Accessibility – ADA Requirements
 - Fire Protection Requirements
 - Other Requirements
- Disclaimer: The scope of this presentation is to address fundamental building code concepts. The basic building code represents over 2500 pages of requirements and exceptions that are case specific.



When do I need a Commercial Building Permit?

Commercial = Construction other than 1- or 2-Family Dwelling (less than 4 stories) or Accessory to 1- or 2-Family Dwelling, subject to IRC.

You **do not** need a permit for:

- Fences not over 7 feet high
- Nursery, agricultural shade cloth structure
- Painting, papering, tiling, carpeting, cabinets, counter tops and finish work - Chapter 8
- Replacing light bulbs
- Sealing leaks of exposed/unconcealed plumbing/duct work
- Operation of portable equipment

Exemptions from permit requirements of this code **shall not be deemed to grant authorization** for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

- All construction is required to be Code compliant even if exempt from permitting.

Ref: IBC Section 105 – Permits



When do I need a Commercial Building Permit?

Commercial = Construction other than 1- or 2-Family Dwelling (less than 4 stories) or Accessory to 1- or 2-Family Dwelling, subject to IRC.

You do need a permit for:

- Construct, enlarge, alter, repair, move, demolition of a building or structure
- Change the occupancy classification of a building or structure (Retail to Restaurant)
- Erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system

Ref: IBC Section 105 - Permits



Codes

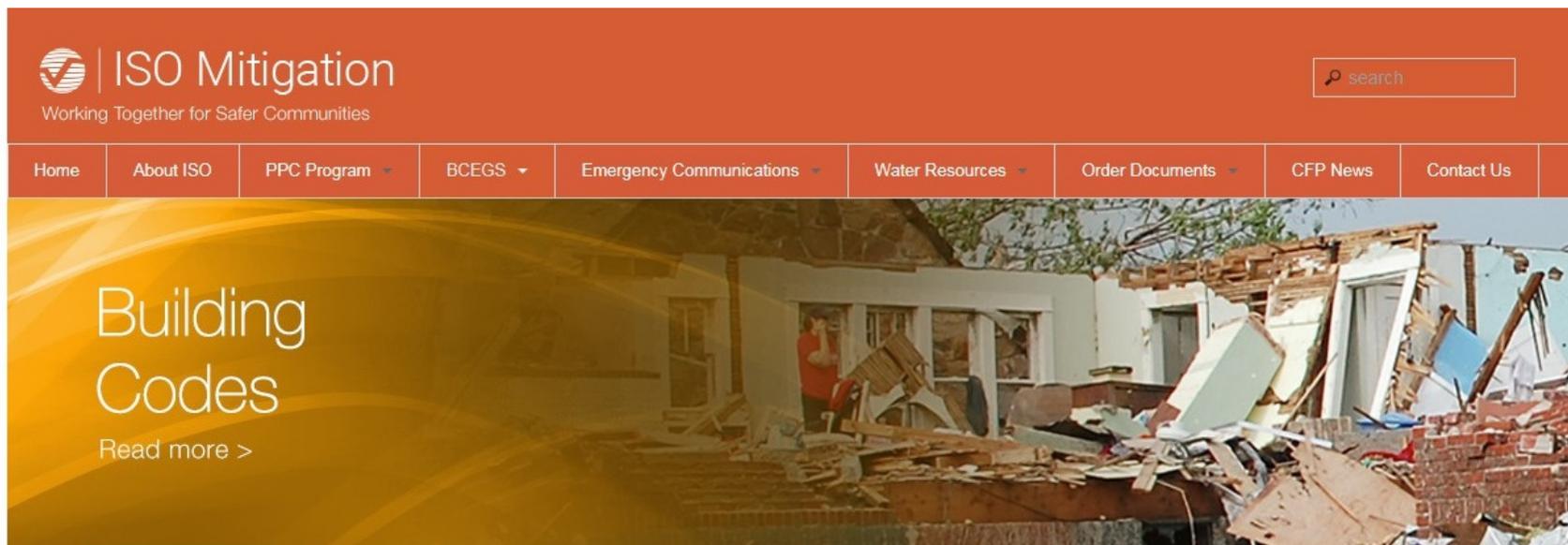
- International Code Council (ICC), 3 year cycle,
 - Shelby Co. adoption starts 1 year after publishing.
- International Building Code (IBC), **Edition 2015**
- International Fire Code (IFC), **Edition 2015**
- International Plumbing Code (IPC), **Edition 2015**
- International Mechanical Code (IMC), **Edition 2015**
- International Fuel Gas Code (IFGC), **Edition 2015**
- National Electrical Code (NEC), **Edition 2014, 2017 (Jan. 1st)**
- International Residential Code (IRC), International Energy Conservation Code (IECC) per State of Alabama Energy and Residential Construction Board, **Edition 2009, 2015 IRC and IECC or ASHRAE 90.1-2013 (Oct. 1st)**
 - Codes and Standards Referenced therein (International Existing Building Code, Underwriters Labs, National Fire Protection Assoc., etc.)

- <http://codes.iccsafe.org/I-Codes.html>
- <http://www.nfpa.org/codes-and-standards/all-codes-and-standards/list-of-codes-and-standards?mode=code&code=70>



Codes

101.3 Intent: The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

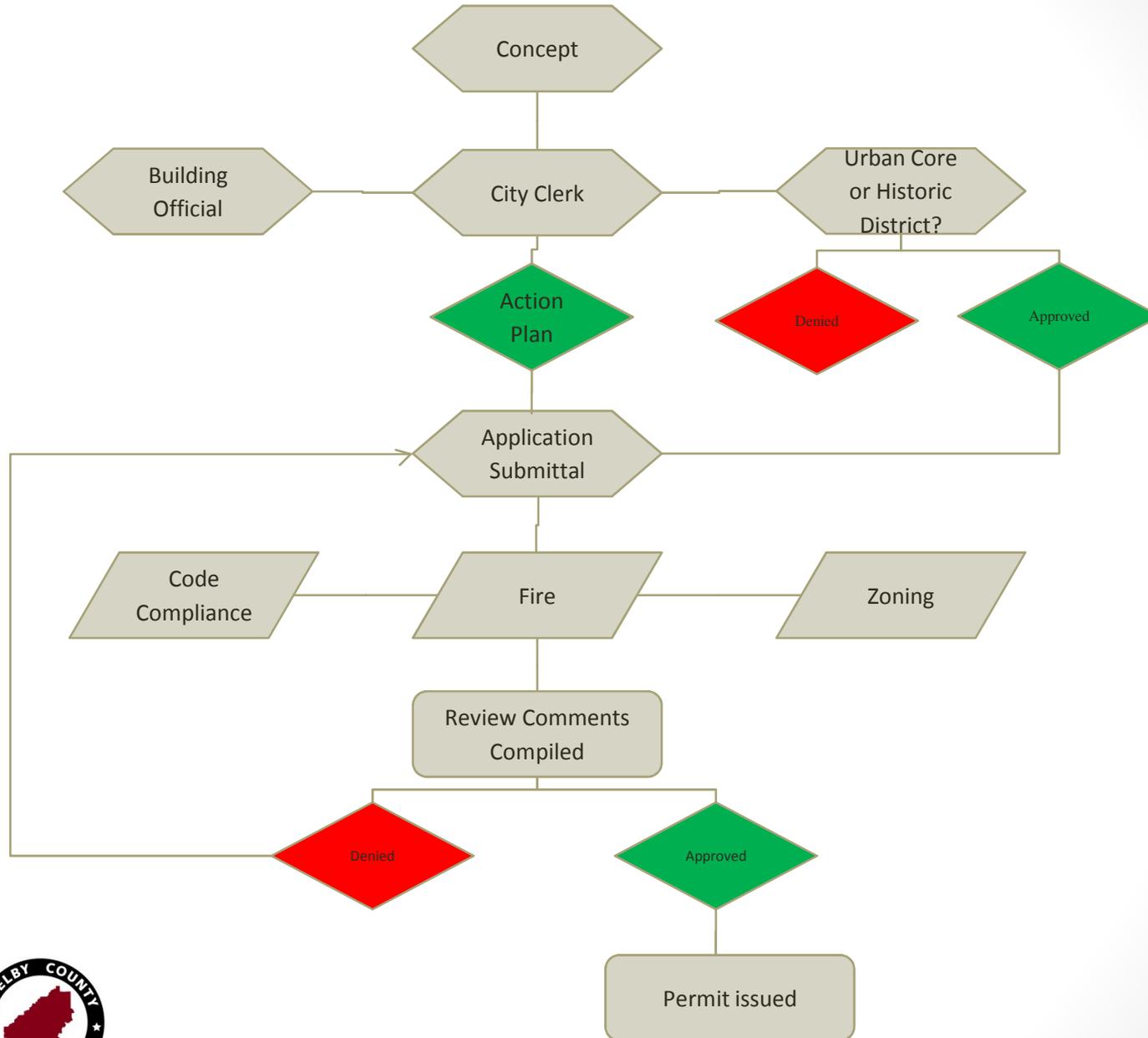


Regulations

- Zoning Ordinance
- Subdivision Regulations
- Design Review Committee, if in Urban Core or Historic District
- Sign Regulations
- Alabama General Contractors Board >\$50,000
www.genconbd.alabama.gov
- Architects >2,500 ft², Group A or E, Change of Occupancy
www.boa.alabama.gov
- Interior Designers <5,001 ft², Not Group A or E
 - Registered Interior Designers unlimited area, www.abrid.alabama.gov
- Board of Professional Engineers—Calculated design, Change in loads
www.bels.alabama.gov



Permit Process



Do I need an Architect

What Types of Building Projects Do NOT Require An Architect?

RESIDENTIAL PLANS

if the building is a detached, single-family home.



FARM BUILDINGS

if not for public use.



SMALL BUILDINGS

if under 2,500 square feet or not intended for assembly or education occupancy, as defined by the building code adopted in the local jurisdiction.



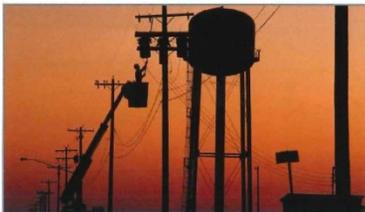
SMALL RESTAURANTS

under 2,500 square feet with occupancy load less than 50.



UTILITY WORKS, STRUCTURES OR BUILDINGS

if the person who designs them is employed by an electric, gas, or telephone public utility.



What Types of Building Projects DO Require An Architect's Seal?

MULTI-FAMILY RESIDENCES

duplexes, triplexes, quadriplexes, apartments, townhomes (sharing common walls).



ASSEMBLY OR EDUCATION OCCUPANCY

buildings intended for assembly or education (as classified by the building code adopted in the jurisdiction where the building will be located).



BUILDINGS LARGER THAN 2,500 SQUARE FEET



INTERIOR ALTERATIONS

involving a change in occupancy type to a more stringent occupancy type; e.g., business to education or assembly.

RED FLAGS

(CONDITIONS LIKELY TO BE IN VIOLATION OF A LAW OR REGULATION)

-  Architectural "A" drawing sheets sealed by an engineer.
-  Engineering "E" drawing sheets sealed by an architect.
-  Plans not sealed by the registrant.
-  Unsealed church plans.
-  Contact for the project is not the registrant, or it is difficult to contact the registrant.
-  Plans, details, or other documents do not apply to the specific project.
-  Plans have numerous serious code violations.
-  Plans are confusing, unclear, or contain non-dated revisions.



State of Alabama
Board for Registration of Architects
770 Washington Avenue, Suite 150
Montgomery, AL 36130-4450
(334) 242-4179
www.boa.alabama.gov

Do I need an Architect

- All buildings **2,500 square feet or larger** that are erected, enlarged, or altered require the services of a registered architect, unless the building is a single-family residence, farm building, or utility building.
- All buildings erected, enlarged, or altered that are intended for the **assembly occupancy** of people regardless of size require the services of a registered architect.
- All buildings erected, enlarged, or altered that are intended for use as an **education facility** regardless of size require the services of a registered architect.
- If <2,500 sq. ft., **Change of occupancy** to a more restrictive occupancy type

TABLE 1012.4
MEANS OF EGRESS HAZARD CATEGORIES

RELATIVE HAZARD	OCCUPANCY CLASSIFICATIONS
1 (Highest Hazard)	H
2	I-2, I-3, I-4
3	A, E, I-1, M, R-1, R-2, R-4
4	B, F-1, R-3, S-1
5 (Lowest Hazard)	F-2, S-2, U

TABLE 1012.5
HEIGHTS AND AREAS HAZARD CATEGORIES

RELATIVE HAZARD	OCCUPANCY CLASSIFICATIONS
1 (Highest Hazard)	H
2	A-1, A-2, A-3, A-4, I, R-1, R-2, R-4
3	E, F-1, S-1, M
4 (Lowest Hazard)	B, F-2, S-2, A-5, R-3, U

Ref: *International Code Council International Existing Building Code*®, 2015 Ed.



Do I need an Interior Designer?

Interior Designer:

- up to 5,000 sq. ft.
- Not Group A or E.

Registered Interior Designer

- Not Group A or E.

Cannot design building systems, modify existing stairwells/shafts, or modify existing occupant loads.

Interior designer: An interior designer can practice in any building or space within a building consisting of a total area up to 5,001 square feet (465 sq m). An interior designer cannot practice in any building or space within a building which exceeds 5,001 square feet.

An interior designer cannot practice in schools, churches, auditoriums or other buildings intended for assembly occupancy as defined in the applicable edition of the Building Code. An interior designer cannot design building systems relating to architectural and engineering interior construction—including building structural support, elevators, plumbing, heating, ventilation, air conditioning, fire protection, and mechanical and electrical systems, except the specification of fixtures (light) and lamps within interior spaces. An interior designer cannot modify existing building stairwells and elevator shafts. An interior designer cannot modify existing building construction so as to alter the number of persons for which the means of egress of a building is designed.

Registered interior designer: An interior designer who passes a “sealed level” examination is a registered interior designer. The Act empowers the Interior Design Board to write and offer a “sealed level” examination. **It is important to note that a sealed level examination has not been implemented at this time. Currently, there are no registered interior designers.**

A registered interior designer can practice in any building or space within a building regardless of area, size, or use. A registered interior designer cannot design building systems relating to architectural and engineering interior construction—including building structural support, elevators, plumbing, heating, ventilation, air conditioning, fire protection, and mechanical and electrical systems, except the specification of fixtures (light) and lamps within interior spaces. An interior designer cannot modify existing building stairwells and elevator shafts. An interior designer cannot modify existing building construction so as to alter the number of persons for which the means of egress of a building is designed.

For more information regarding the practice of interior design, contact their licensing board:

State of Alabama
Board of Registration for Interior Design
P.O. Box 11026
Birmingham, AL 35202-1026
Phone: (205) 317-0356
id.admin@idboard.alabama.gov
www.idboard.alabama.gov

REF: *Handbook for Building Officials*,
June 2009, Alabama Board of
Architects.



When Do I Need An Engineer

- Projects that involve a change in system loads where a calculated design is required.
- Projects that involve evaluation and resolution of unsafe conditions including but not limited to structural, electrical hazards.

Section 34-11-2. Practice of engineering and land surveying regulated.

(a) No person in either public or private capacity shall practice or offer to practice engineering or land surveying, unless he or she shall first have submitted evidence that he or she is qualified so to practice and shall be licensed by the board as hereinafter provided or unless he or she is specifically exempted from licensure under this chapter.

(7) **PRACTICE OF ENGINEERING.** Any professional service or creative work, the adequate performance of which requires engineering education, training, and experience in the application of special knowledge of the mathematical, physical, and engineering sciences to such services or creative work as consultation, investigation, evaluation, planning, design and design coordination of engineering works and systems, planning the use of land and water, performing engineering surveys and studies, and the review of construction or other design products for the purpose of monitoring compliance with drawings and specifications; any of which embraces such services or work, either public or private, in connection with any utilities, structures, buildings, machines, equipment, processes, work systems, projects, and industrial or consumer products; equipment of a control, communications, computer, mechanical, electrical, hydraulic, pneumatic, or thermal nature, insofar as they involve safeguarding life, health, or property; and including other professional services necessary to the planning, progress, and completion of any engineering services.



When Do I Need An Engineer

TABLE 1607.1
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L_D , AND
MINIMUM CONCENTRATED LIVE LOADS^a

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (pounds)
1. Apartments (see residential)	—	—
2. Access floor systems	—	—
Office use	50	2,000
Computer use	100	2,000
3. Armories and drill rooms	150 ^m	—
4. Assembly areas	—	—
Fixed seats (fastened to floor)	60 ^{ps}	—
Follow spot, projections and control rooms	50	—
Lobbies	100 ^m	—
Movable seats	100 ^{ps}	—
Stage floors	150 ^{ps}	—
Platforms (assembly)	100 ^m	—
Other assembly areas	100 ^{ps}	—
5. Balconies and decks ^b	Same as occupancy served	—
6. Catwalks	40	300
7. Cornices	60	—
8. Corridors	—	—
First floor	100	—
Other floors	Same as occupancy served except as indicated	—
9. Dining rooms and restaurants	100 ^m	—
10. Dwellings (see residential)	—	—
11. Elevator machine room and control room grating (on area of 2 inches by 2 inches)	—	300
12. Finish light floor plate construction (on area of 1 inch by 1 inch)	—	200
13. Fire escapes	100	—
On single-family dwellings only	40	—
14. Garages (passenger vehicles only) Trucks and buses	40 ^m	Note a
15. Handrails, guards and grab bars	See Section 1607.7	See Section 1607.8
16. Helipads	See Section 1607.6	—
17. Hospitals	—	—
Corridors above first floor	80	1,000
Operating rooms, laboratories	60	1,000
Patient rooms	40	1,000
18. Hotels (see residential)	—	—
19. Libraries	—	—
Corridors above first floor	80	1,000
Reading rooms	60	1,000
Stack rooms	150 ^{ps, m}	1,000
20. Manufacturing	—	—
Heavy	250 ^{ps}	3,000
Light	125 ^m	2,000
21. Marquees, except one- and two-family dwellings	75	—
22. Office buildings	—	—
Corridors above first floor	80	2,000
File and computer rooms shall be designed for heavier loads based on anticipated occupancy	—	—
Lobbies and first-floor corridors	100	2,000
Offices	50	2,000

TABLE 1607.1—continued
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L_D , AND
MINIMUM CONCENTRATED LIVE LOADS^a

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (pounds)
23. Penal institutions	—	—
Cell blocks	40	—
Corridors	100	—
24. Recreational uses:	—	—
Bowling alleys, poolrooms and similar uses	75 ^m	—
Dance halls and ballrooms	100 ^{ps}	—
Gymnasiums	100 ^m	—
Ice skating rink	250 ^{ps}	—
Reviewing stands, grandstands and bleachers	100 ^{ps, m}	—
Roller skating rink	100 ^m	—
Stadiums and arenas with fixed seats (fastened to floor)	60 ^{ps, m}	—
25. Residential	—	—
One- and two-family dwellings	—	—
Uninhabitable attics without storage ^e	10	—
Uninhabitable attics with storage ^{b, h, k}	20	—
Habitable attics and sleeping areas ^c	30	—
Canopies, including marquees	20	—
All other areas	40	—
Hotels and multifamily dwellings	—	—
Private rooms and corridors serving them	40	—
Public rooms ^m and corridors serving them	100	—
26. Roofs	—	—
All roof surfaces subject to maintenance workers	—	300
Awnings and canopies:	—	—
Fabric construction supported by a skeleton structure	5	Nonreducible
All other construction, except one- and two-family dwellings	20	—
Ordinary flat, pitched, and curved roofs (that are not occupiable)	20	—
Primary roof members exposed to a work floor	—	—
Single panel point of lower chord of roof trusses or any point along primary structural members supporting roofs over manufacturing, storage warehouses, and repair garages	—	2,000
All other primary roof members	—	300
Occupiable roofs:	—	—
Roof gardens	100	—
Assembly areas	100 ^m	—
All other similar areas	Note 1	Note 1
27. Schools	—	—
Classrooms	40	1,000
Corridors above first floor	80	1,000
First-floor corridors	100	1,000
28. Scuttles, skylight ribs and accessible ceilings	—	200
29. Sidewalks, vehicular driveways and yards, subject to trucking	250 ^{d, m}	8,000 ^c

(continued)

TABLE 1607.1—continued
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L_D , AND
MINIMUM CONCENTRATED LIVE LOADS^a

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (pounds)
30. Stairs and exits	—	—
One- and two-family dwellings	40	300 ^f
All other	100	300 ^f
31. Storage warehouses (shall be designed for heavier loads if required for anticipated storage)	—	—
Heavy	250 ^{ps}	—
Light	125 ^m	—
32. Stores	—	—
Retail	—	—
First floor	100	1,000
Upper floors	75	1,000
Wholesale, all floors	125 ^{ps}	1,000
33. Vehicle barriers	See Section 1607.8.3	—
34. Walkways and elevated platforms (other than exitways)	60	—
35. Yards and terraces, pedestrians	100 ^{ps}	—



Ref: International Code Council International Building Code®, 2015 Ed.

Commercial Occupancy Types and Notes

Occupancy:	Uses:	Notes:
Assembly: A-1 A-2 A-3	-Theater, Performing Arts -Food/Drinks, Restaurants, Bars -Church, Library, Community Hall	Occupant Load < 50 -if accessory to another occupancy become part of that occupancy. -if standalone = Business.
Business: B	Office, Professional/Consulting Services	-Access to facilities is required. Occupant Load > 15
Mercantile: M	Retail Stores	-Drinking fountain -Service sink -Separate Women/Men restrooms



Plan Requirements

- Scope of Work
- Architectural Design
- Structural Design
- Plumbing Design
- Mechanical Design
- Gas Design
- Electrical Design
- Energy Code COMCheck

ITEMS NEEDED UPON APPLICATION FOR BUILDING PERMIT

- 1) **PLANS**
 - a. One set
 - i. **Under 2,500 square feet**

Structural designs	Mechanical designs
Plumbing designs	Gas designs
Scope of Work	Electrical Designs
 - ii. **2,500 square feet or more, initial build out, or an assembly or educational occupancy**

Structural designs	Architectural designs
Plumbing designs	Gas designs
Mechanical designs	Code Summary/Life Safety
Scope of Work	Electrical Designs
 - b. The COMCheck Compliance Certificate submittal is required to verify that the building envelope and the building systems comply with the International Energy Conservation Code*, 2009 Edition
 - c. Samples of all other licenses in the State of Alabama
 - d. Electrical Designs must be stamped by an Electrical Engineer licensed in the State of Alabama
 - i. Electrical load calculation
 - ii. Short-circuit study
 - iii. Utilization equipment and panelboard schedules
 - iv. Single lines for service, all feeders, separately derived systems, and major equipment branch circuits
 - v. Grounding electrode system and intersystem bonding requirements
 - vi. Proposed use of the facility
 - vii. Special requirements to comply with Chapters 5, 6, and 7 of the NEC
 - viii. Proposed communication systems
 - ix. Verification of compliance with the 2009 IECC Energy requirements
 - e. Restaurants, limited food services, mobile food services, schools, pools, daycares or hotel/motel(s) – Contact Shelby County Health Department at 205-620-1650. One set of plans may be required.
- 2) **FIRE DISTRICT AFFIDAVIT**
 - a. Contact local fire department. One set of plans are required.
- 3) **DIRECTIONS TO JOBSITE**
- 4) **PHYSICAL ADDRESS FOR PROPERTY**
 - a. Contact 911 business office at 439-6911
- 5) **PLOT PLAN/CERTIFIED SITE PLAN**
 - a. Location of structure on property
 - b. Setbacks, easements
 - c. Erosion control layout showing best management practices
 - i. Silt fencing, haybales, etc.
 - ii. Erosion and sediment control measures must be in place and functional before earth moving operations begin, and must be constructed and maintained throughout the construction period as necessary. Temporary measures may be removed at the beginning of the workday, but shall be replaced at the end of the workday. *Shelby County Ordinance No. 98-09-25-5 Section 01-020 General Requirements for Land Disturbance Activities. If found in violation, inspections will be withheld.*
 - d. If in a FEMA Floodplain
 - i. Flood Development Permit
 - ii. Flood Elevation Certificate
- 6) **ZONING APPROVAL** - if you are in the city limits of the following, you must obtain zoning approval from their office prior to applying for permit

Chelsea	205-678-8455	cityofchelsea.com
Columbiana	205-669-5800	cityofcolumbiana.com
Indian Springs Village	205-949-5003	indianspringsvillage.org
Wilton	205-665-2021	wiltonalabama.com
- 7) **SEWER/SEPTIC AUTHORIZATION**

Birmingham Sewer	205-254-0500
Enviro Systems	205-437-3779
Hoover Sewer	205-444-7523
Southwest Water	205-987-8352
Shelby County Health Department	205-620-1650
- 8) **SUBCONTRACTOR INFORMATION** – See next page for license requirements

Permit fees: \$50.00 non-refundable application fee due upon submittal – balance due at issuance. Cash or check payable to Shelby County Commission. A \$15.00 Certificate of Completion fee will be included at the time of permit issuance for all new single tenant commercial buildings.



Plan Requirements

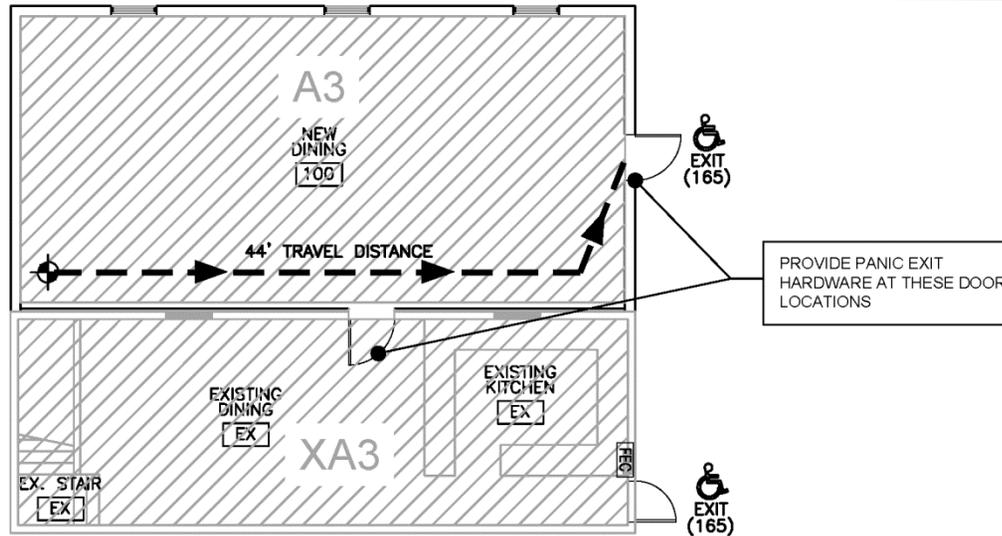
- **Scope of Work**
 - Written Summary of Architectural, Structural, Plumbing, Mechanical, Gas, and Electrical Work, as applicable.
 - Size of Space, Use of Space, Addition, Replacement, Repair.
 - Example: Renovating 1500 sq. ft. from retail to restaurant. Additional plumbing (grease trap, 3-compartment sink), mechanical (hood exhaust), gas (gas range, oven, water heater), electrical (2-20 amp branch circuits for 5-receptacles), structural (non-load bearing partition wall). Replace existing lighting fixtures, flooring finish, and exit signs.



Minimum Plan Requirements

• Architectural - Life Safety Plan/Code Summary

2015 INTERNATIONAL BUILDING CODE RESEARCH			
EXISTING BUILDING OCCUPANCY:	GROUP A3 UNSPRINKLERED		
NEW ADDITION OCCUPANCY:	GROUP A3 UNSPRINKLERED		
EXISTING BUILDING CONSTRUCTION TYPE:	TYPE VB		
NEW ADDITION CONSTRUCTION:	TYPE VB		
EXISTING BUILDING MAIN LEVEL AREA:	2,300 S.F.		
EXISTING BUILDING BASEMENT AREA:	540 S.F.		
NEW ADDITION MAIN LEVEL AREA:	780 S.F.		
NEW ADDITION BASEMENT AREA:	743 S.F.		
TOTAL AREA:	4,363 S.F.		
TABLE 504.3 ALLOWABLE HEIGHT & AREA:	ALLOWABLE HEIGHT:	1 STORY	
	ALLOWABLE S.F.:	6,000 S.F.	
TABLE 601 AND 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:	CONSTRUCTION TYPE:	VB	U.L. DESIGN
	STRUCTURAL FRAME:	0	
	COLUMNS		
	BEAMS		
	COLUMNS (roof only)		
	BEAMS (roof only)		
	ROOF		
	BEARING WALLS:		
	T. 602 EXTERIOR:	X < 5'	1 HR
		5' ≤ X < 10'	1 HR
	10' ≤ X < 30'	0	
	X ≥ 30'	0	
INTERIOR:		0	
NONBEARING WALLS:			
T. 602 EXTERIOR:	X < 5'	1 HR	
	5' ≤ X < 10'	1 HR	
	10' ≤ X < 30'	0	
	X ≥ 30'	0	
INTERIOR:		0	
FLOOR CONSTRUCTION:		0	
ROOF CONSTRUCTION:		0	
TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING PARTITIONS AND OPENING PROTECTIVES	GROUP A3 UNSPRINKLERED		0



CHAPTER 29 - PLUMBING SYSTEMS												
OCCUPANCY	WATERCLOSETS					LAVATORIES				DRINKING FOUNTAINS		SERVICE SINKS
	USE	LOAD	RATIO	MALE	RATIO	FEMALE	RATIO	MALE	RATIO	FEMALE	RATIO	
A2	70	1/75	0.47	1/75	0.47	1/200	0.16	1/200	0.17	1/500	0.14	
A3	122	1/125	0.48	1/65	0.94	1/200	0.3	1/200	0.3	1/500	0.12	
B	45	1/25 FIRST 50 1/50 REMAINDER EXCEEDING 50.	0.91	1/25 FIRST 50 1/50 REMAINDER EXCEEDING 50.	0.91	1/40 FIRST 80 1/80 EXCEED 80.	0.54	1/40 FIRST 80 1/80 EXCEED 80.	0.56	1/100	0.45	1
REQUIRED TOTALS			1.86		2.32		1.03		1.03		0.71	1
PROVIDED TOTALS			3		3		2		2		1	1

OCCUPANCY USE LEGEND	
GROUP B EXISTING GROUP - XB	GROUP A3 EXISTING GROUP - XA3

Minimum Plan Requirements

• Structural Design

TABLE 1607.1
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L_D , AND
MINIMUM CONCENTRATED LIVE LOADS^a

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (pounds)
1. Apartments (see residential)	—	—
2. Access floor systems		
Office use	50	2,000
Computer use	100	2,000
3. Armories and drill rooms	150 ^m	—
4. Assembly areas		
Fixed seats (fastened to floor)	60 ^m	—
Follow spot, projections and control rooms	50	—
Lobbies	100 ^m	—
Movable seats	100 ^m	—
Stage floors	150 ^m	—
Platforms (assembly)	100 ^m	—
Other assembly areas	100 ^m	—
5. Balconies and decks ^b	Same as occupancy served	—
6. Catwalks	40	300
7. Cornices	60	—
8. Corridors		
First floor	100	—
Other floors	Same as occupancy served except as indicated	—
9. Dining rooms and restaurants	100 ^m	—
10. Dwellings (see residential)	—	—
11. Elevator machine room and control room grating (on area of 2 inches by 2 inches)	—	300
12. Finish light floor plate construction (on area of 1 inch by 1 inch)	—	200
13. Fire escapes		
On single-family dwellings only	100	—
Other	40	—
14. Garages (passenger vehicles only)	40 ^m	Note a
Trucks and buses	See Section 1607.7	—
15. Handrails, guards and grab bars	See Section 1607.8	—
16. Helipads	See Section 1607.6	—
17. Hospitals		
Corridors above first floor	80	1,000
Operating rooms, laboratories	60	1,000
Patient rooms	40	1,000
18. Hotels (see residential)	—	—
19. Libraries		
Corridors above first floor	80	1,000
Reading rooms	60	1,000
Stack rooms	150 ^{m, n}	1,000
20. Manufacturing		
Heavy	250 ^m	3,000
Light	125 ^m	2,000
21. Marquees, except one- and two-family dwellings	75	—
22. Office buildings		
Corridors above first floor	80	2,000
File and computer rooms shall be designed for heavier loads based on anticipated occupancy	—	—
Lobbies and first-floor corridors	100	2,000
Offices	50	2,000

TABLE 1607.1—continued
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L_D , AND
MINIMUM CONCENTRATED LIVE LOADS^a

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (pounds)
23. Penal institutions		
Cell blocks	40	—
Corridors	100	—
24. Recreational uses:		
Bowling alleys, poolrooms and similar uses	75 ^m	—
Dance halls and ballrooms	100 ^m	—
Gymnasiums	100 ^m	—
Ice skating rink	250 ^m	—
Reviewing stands, grandstands and bleachers	100 ^{m, n}	—
Roller skating rink	100 ^m	—
Stadiums and arenas with fixed seats (fastened to floor)	60 ^{m, n}	—
25. Residential		
One- and two-family dwellings		
Uninhabitable attics without storage ^e	10	—
Uninhabitable attics with storage ^{e, h, k}	20	—
Habitable attics and sleeping areas ^l	30	—
Canopies, including marquees	20	—
All other areas	40	—
Hotels and multifamily dwellings		
Private rooms and corridors serving them	40	—
Public rooms ^m and corridors serving them	100	—
26. Roofs		
All roof surfaces subject to maintenance workers		300
Awnings and canopies:		
Fabric construction supported by a skeleton structure	5	—
All other construction, except one- and two-family dwellings	20	—
Ordinary flat, pitched, and curved roofs (that are not occupiable)	20	—
Primary roof members exposed to a work floor		
Single panel point of lower chord of roof trusses or any point along primary structural members supporting roofs over manufacturing, storage warehouses, and repair garages		2,000
All other primary roof members		300
Occupiable roofs:		
Roof gardens	100	—
Assembly areas	100 ^m	—
All other similar areas	Note 1	Note 1
27. Schools		
Classrooms	40	1,000
Corridors above first floor	80	1,000
First-floor corridors	100	1,000
28. Scuttles, skylight ribs and accessible ceilings	—	200
29. Sidewalks, vehicular driveways and yards, subject to trucking	250 ^{d, m}	8,000 ^e

(continued)

TABLE 1607.1—continued
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L_D , AND
MINIMUM CONCENTRATED LIVE LOADS^a

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (pounds)
30. Stairs and exits		
One- and two-family dwellings	40	300 ^f
All other	100	300 ^f
31. Storage warehouses (shall be designed for heavier loads if required for anticipated storage)		
Heavy	250 ^m	—
Light	125 ^m	—
32. Stores		
Retail		
First floor	100	1,000
Upper floors	75	1,000
Wholesale, all floors	125 ^m	1,000
33. Vehicle barriers	See Section 1607.8.3	
34. Walkways and elevated platforms (other than exitways)	60	—
35. Yards and terraces, pedestrians	100 ⁿ	—

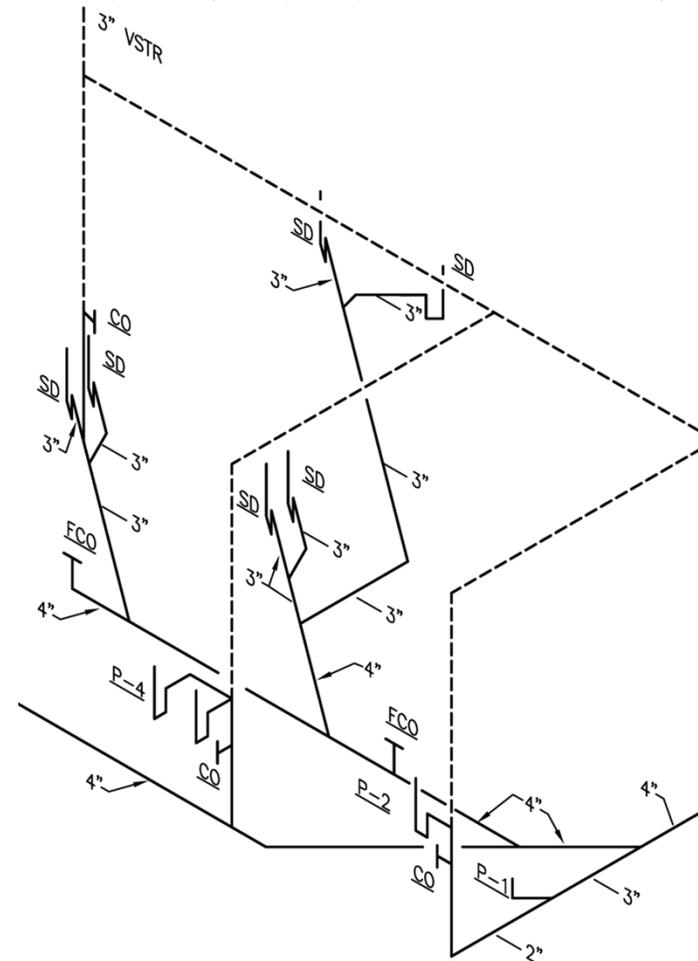
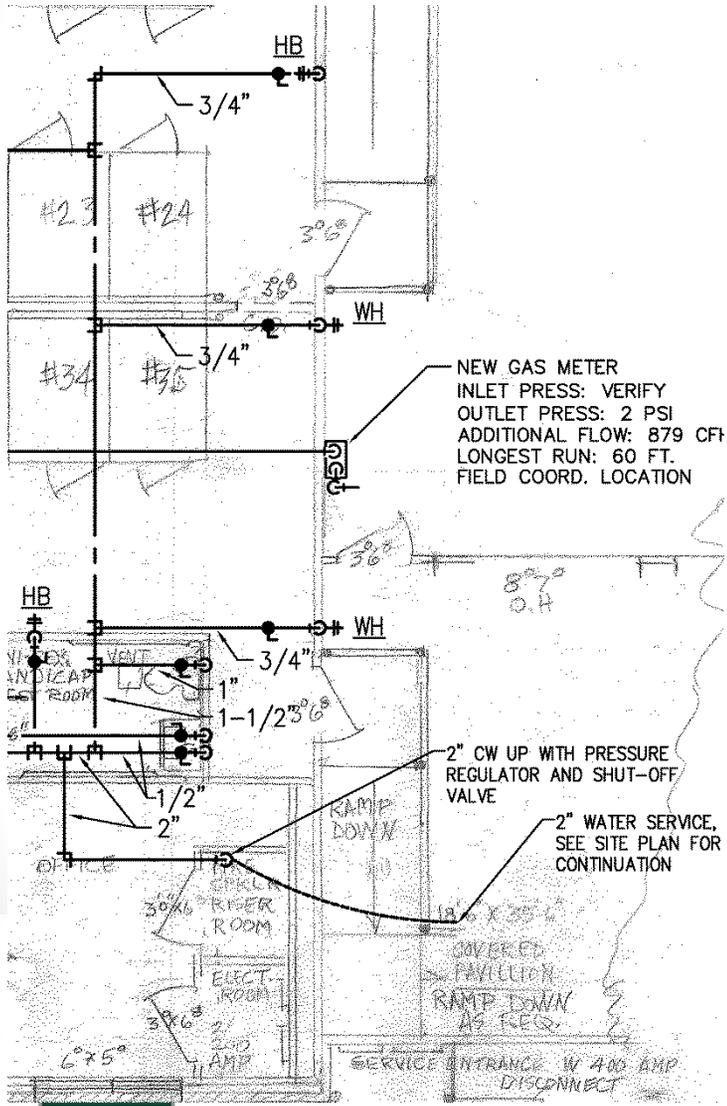


Ref: International Code Council International Building Code®, 2015 Ed.

Minimum Plan Requirements

- Plumbing Design

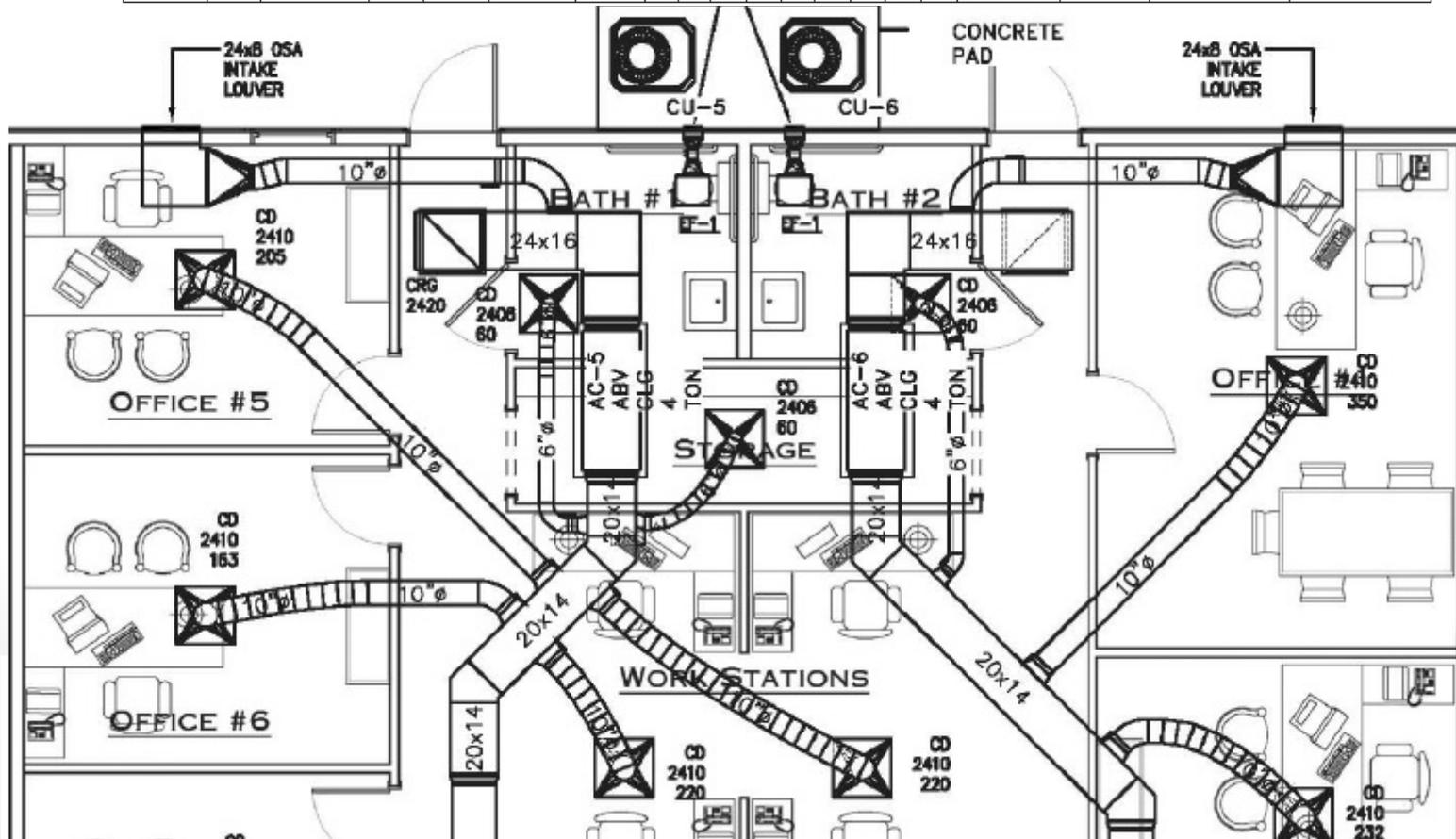
PLUMBING FIXTURE CONNECTION SCHEDULE					
MARK	FIXTURE	WASTE	CW	HW	REMARKS
P-1	WATER CLOSET	3"	1/2"	-	ADA/LEFT HAND
P-2	LAVATORY	1 1/4"	1/2"	1/2"	ADA WALL HUNG W/ASSE 1070 COMPLIANT TMV
P-3	MOP SINK	3"	1/2"	1/2"	FLOOR MOUNTED
P-4	ELECTRIC WATER COOLER	1 1/2"	1/2"	-	ADA BI-LEVEL
P-5	WASHING MACHINE BOX	2"	1/2"	1/2"	ROUGH & CONNECT
P-6	EMERGENCY EYE WASH	1 1/2"	1/2"	1/2"	WITH FACTORY TEMPERING VALVE
P-7	PET BATHING TUB	2"	1/2"	1/2"	ROUGH & CONNECT, PROVIDE HAIR TRAP ON OUTLET
P-8	SINK	1 1/2"	1/2"	1/2"	ADA FAUCET



Minimum Plan Requirements

- Mechanical Design

OUTDOOR HEAT PUMP UNIT SCHEDULE																			
SYMBOL	TOT. ARI COOLING CAP.		HEATING CAPACITY			FANS			COMPRESSOR					ELECTRICAL VOLTS/PH./HZ.	MINIMUM SEER	EQUAL TO	REMARKS		
	MBH	AMBIENT (°F)	MBH	KW	AMBIENT (°F)	NUMBER	H.P. EA.	FLA EA.	LRA EA.	NO.	H.P. EA.	RLA EA.	LRA EA.					MCA	MFS
CU-1	60	95	--	--	17 47	1	1/4	1.3	--	1	--	18.1	137	24	40	208/3/60	13.0	CARRIER	MIN. HSPF = 7.70
CU-2	60	95	--	--	17 47	1	1/4	1.3	--	1	--	18.1	137	24	40	208/3/60	13.0	CARRIER	MIN. HSPF = 7.70
CU-3	60	95	--	--	17 47	1	1/4	1.3	--	1	--	18.1	137	24	40	208/3/60	13.0	CARRIER	MIN. HSPF = 7.70
CU-4	60	95	--	--	17 47	1	1/4	1.3	--	1	--	18.1	137	24	40	208/3/60	13.0	CARRIER	MIN. HSPF = 7.70
CU-5	60	95	--	--	17 47	1	1/4	1.3	--	1	--	18.1	137	24	40	208/3/60	13.0	CARRIER	MIN. HSPF = 7.70
CU-6	60	95	--	--	17 47	1	1/4	1.3	--	1	--	18.1	137	24	40	208/3/60	13.0	CARRIER	MIN. HSPF = 7.70



Minimum Plan Requirements

- Electrical Designs stamped by an Electrical Engineer licensed in the State of Alabama including
 - Electrical load calculation
 - Short-circuit study
 - Utilization equipment and panel board schedules
 - Single lines for service, all feeders, separately derived systems, and major equipment branch circuits
 - Grounding electrode system and intersystem bonding requirements
 - Proposed use of the facility
 - Special requirements to comply with Chapters 5, 6, and 7 of the NEC
 - Proposed communication systems
 - Verification of compliance with the 2009 IECC Energy requirements



Minimum Plan Requirements

- Electrical Design- Load Calc., Panel Board Schedule

EQUIPMENT SCHEDULE - MAIN BREAKER										
PANEL TYPE: SQUARE 'D' I-LINE SERIES					AIC RATING: 30KAIC (MINIMUM)					
VOLTAGE: 480V-3P-3W					MOUNTING: SURFACE					
AMPS & TYPE: 400/3 MAIN BKR					LOCATION: OUTSIDE EX ELEC ENCLOSURE					
FED FROM: UTILITY					FEEDER: 4-500MCM - 3 1/2" (SEE NOTE 1)					
CIR. NO.	DESCRIPTION	VOLTS	P	HP	KW OR KVA	AMPS	BKR SIZE	LOCAL SAFETY SW. RATING	WIRE AND COND. SIZE	REMARKS
1	EX WIREWAY	277/480	3		228.7		400/3	-	4-500MCM & 1#3G - 3 1/2"	SEE NOTE 1
TOTAL CONNECTED LOAD:						183.7 KVA	NOTES: 1. MAIN BREAKER SHALL BE SERVICE-ENTRANCE RATD. 2. ENCLOSURE SHALL BE LOCKABLE, NEMA 3R. 3. EXTEND AND RECONNECT EXISTING SECONDARY SERVICE FEEDER (FROM RISER POLE TO EXISTING WIREWAY) TO THIS MAIN BREAKER, AND PROVIDE NEW FEEDER FROM THIS MAIN BREAKER TO EXISTING WIREWAY AS SPECIFIED ABOVE AND SHOWN ON SINGLE LINE DIAGRAM. FIELD VERIFY EX SECONDARY SERVICE FEEDER SIZES, RATINGS & VOLTAGE PRIOR TO BID & NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FOUND.			
						229.6 AMPS				
TOTAL DEMAND LOAD:						183.7 KVA				
						229.6 AMPS				

PANELBOARD SCHEDULE - MPZ-A												
PANEL TYPE: SQUARE 'D' MINI POWER-ZONE					AIC RATING: 25KAIC (PRIMARY), 10KAIC (SECONDARY) - MINIMUM							
VOLTAGE: 120/240V-1P-3W SEC (480V-1P-2W PRI.)					MOUNTING: SURFACE							
AMPS & TYPE: SEE NOTE 1					LOCATION: OUTSIDE EX ELEC ENCLOSURE							
FED FROM: EX WIREWAY					FEEDER: 2#6 & 1#6G - 1"							
CKT. NO.	NOTES	BKR	DESCRIPTION	WATTS	PHASE	WATTS	DESCRIPTION	BKR	NOTES	CKT. NO.		
1	2	20/1	UTILITY BOX NO. 1 RECEP	500	A	500	UTILITY BOX NO. 7 RECEP	20/1	2	7		
2	2	20/1	UTILITY BOX NO. 2 RECEP	500	B	200	ELEC ENCLOSURE AREA RECEP	20/1	-	8		
3	2	20/1	UTILITY BOX NO. 3 RECEP	500	A		SPARE	20/1	-	9		
4	2	20/1	UTILITY BOX NO. 4 RECEP	500	B		SPARE	20/1	-	10		
5	2	20/1	UTILITY BOX NO. 5 RECEP	500	A		SPARE	20/1	-	11		
6	2	20/1	UTILITY BOX NO. 6 RECEP	500	B		SPARE	20/1	-	12		
NOTES: 1. PANEL SHALL HAVE INTEGRAL 15KVA-1PHASE TRANSFORMER, 60A-480V-1PHASE PRI. BREAKER, 80A-120/240V-1PHASE SEC. BREAKER, & LOCKABLE NEMA 3R ENCLOSURE. 2. INDICATED BREAKER(S) SHALL BE 5mA TRIP GFI-TYPE.				PH. A:	PH. B:	TOTAL CONNECTED LOAD:				3.7 KVA		
				2,000	1,700					16.1 AMPS		
								TOTAL DEMAND LOAD:				3.7 KVA
												16.1 AMPS



Minimum Plan Requirements

- Electrical Design- Load Calc., Panel Board Schedule

PANEL SCHEDULE LP-5										SECTION I									
DIRECTORY	WATTS LOAD			EXT. NO.	BRK. AMPS	L1	L2	L3	BRK. AMPS	EXT. NO.	WATTS LOAD			DIRECTORY					
	L1	L2	L3								L1	L2	L3						
LIGHTS - WS/CORRIDOR	830			1	20				20	22	800			RECEPTACLE - OS					
LIGHTS - OFFICE/WR		1200		2	30				20	23	1200			RECEPTACLE - OS					
LIGHTS - DESIGN CENTER			782	3	30				20	24		1200		RECEPTACLE - OS					
LIGHTS - RESEP./CU/OFFICE	1404			4	30				20	25	1200			RECEPTACLE - OS					
LIGHTS - ATTIC		120		5	20				20	26	800			RECEPTACLE - OFFICE					
RECEPTACLE - EXT/ATTIC			840	6	20				20	27		800		RECEPTACLE - OFFICE					
RECEPTACLE - RR	480			7	20				20	28	800			RECEPTACLE - OFFICE					
RECEPTACLE - RR		840		8	20				20	29	840			RECEPTACLE - WS					
RECEPTACLE - TDB-S			360	9	20				20	30		840		RECEPTACLE - WS					
RECEPTACLE - OFFICE	800			10	20				20	31	840			RECEPTACLE - WS					
RECEPTACLE - OFFICE		800		11	20				20	32		840		RECEPTACLE - WS					
RECEPTACLE - OFFICE			800	12	20				20	33				SPARE					
RECEPTACLE - OFFICE	800			13	30				20	34				SPARE					
RECEPTACLE - CORRIDOR		800		14	30				20	35				SPARE					
RECEPTACLE - RESEP.			840	15	20				20	36				SPARE					
RECEPTACLE - RESEP.	480			16	20				20	37				SPARE					
RECEPTACLE - CONF.		480		17	20				20	38				SPARE					
RECEPTACLE - DC			360	18	20				20	39				SPARE					
RECEPTACLE - CONF.	1200			19	20				20	40				SPARE					
RECEPTACLE - CONF.		1080		20	20				20	41				SPARE					
RECEPTACLE - DC		720		21	20				20	42				SPARE					
SUB-TOTAL	8892	4948	4812								2848	3180	2848	SUB-TOTAL					
VOLTAGE: 120/208V 3PH, 4W 3W MAIN BUS: 400 A.										TOTAL WATTS, L1					9142				
MAIN BREAKER: --- A. FRAME --- A. TRIP										TOTAL WATTS, L2					22928				
MOUNTING: FLUSH										TOTAL WATTS, L3					27852				
NOTE: =										TOTAL WATTS					64,820				

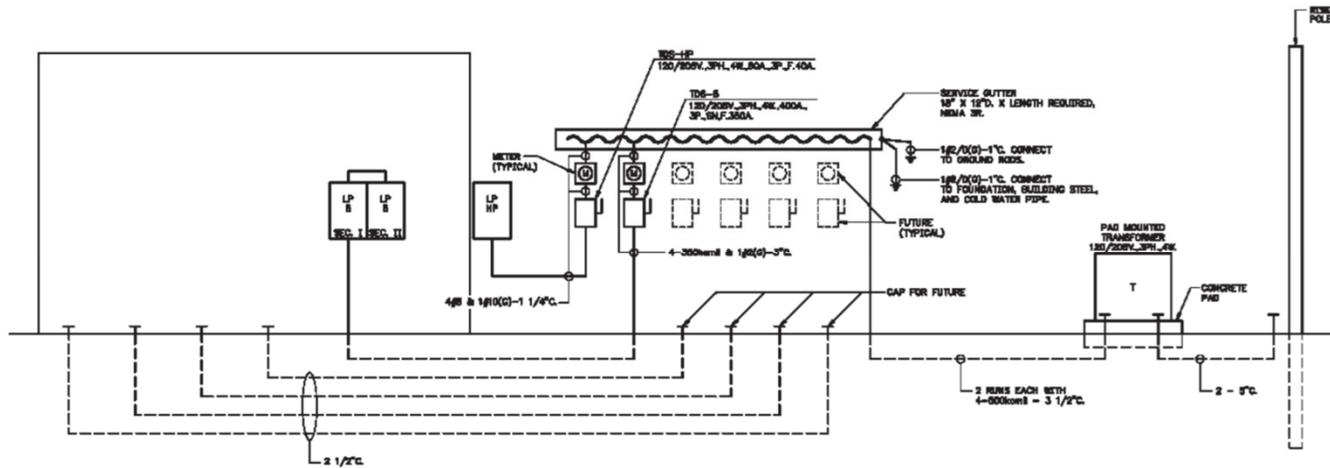
PANEL SCHEDULE LP-5										SECTION II									
DIRECTORY	WATTS LOAD			EXT. NO.	BRK. AMPS	L1	L2	L3	BRK. AMPS	EXT. NO.	WATTS LOAD			DIRECTORY					
	L1	L2	L3								L1	L2	L3						
EM-1	1500			43	30				40	35	2800			CU-S					
		1500		44	30				40	36		2800			CU-S				
AC-5			4000	45	50				40	37			2800		CU-S				
	4000			46	50				40	38	2800				CU-S				
AC-5			4000	47	50				40	39			2800		CU-S				
	4000			48	50				40	40	2800				CU-S				
AC-6			4000	49	50				40	41			2800		SPARE				
	4000			50	50				40	42			2800		SPARE				
AC-6			4000	51	50				40	43			2800		SPARE				
	4000			52	50				100	44			2800		SPARE				
SPARE				53	50				100	45			2800		SPARE				
				54	50				100	46			2800		SPARE				
SUB-TOTAL	13800	9850	12800								4700	4700	4700	SUB-TOTAL					
VOLTAGE: 120/208V 3PH, 4W 3W MAIN BUS: 400 A.										TOTAL WATTS, L1					22900				
MAIN BREAKER: --- A. FRAME --- A. TRIP										TOTAL WATTS, L2					18300				
MOUNTING: FLUSH										TOTAL WATTS, L3					20700				
NOTE: =										TOTAL WATTS					61,100				

PANEL SCHEDULE LP-HP																			
DIRECTORY	WATTS LOAD			EXT. NO.	BRK. AMPS	L1	L2	L3	BRK. AMPS	EXT. NO.	WATTS LOAD			DIRECTORY					
	L1	L2	L3								L1	L2	L3						
EXTERIOR LIGHTS	720			1	20				20	4				SPARE					
EXTERIOR LIGHTS		208		2	20				20	5				SPARE					
RECEPTACLE			180	3	20				20	6				SPARE					
SUB-TOTAL	720	208	180											SUB-TOTAL					
VOLTAGE: 120/208V 3PH, 4W 3W MAIN BUS: 80 A.										TOTAL WATTS, L1					720				
MAIN BREAKER: --- A. FRAME --- A. TRIP										TOTAL WATTS, L2					208				
MOUNTING: SURFACE										TOTAL WATTS, L3					180				
NOTE: NEMA 3R										TOTAL WATTS					1108				

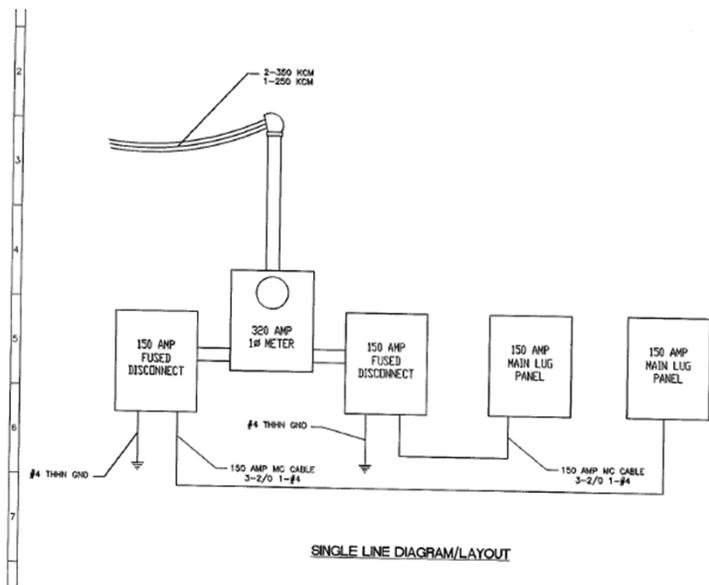


Minimum Plan Requirements

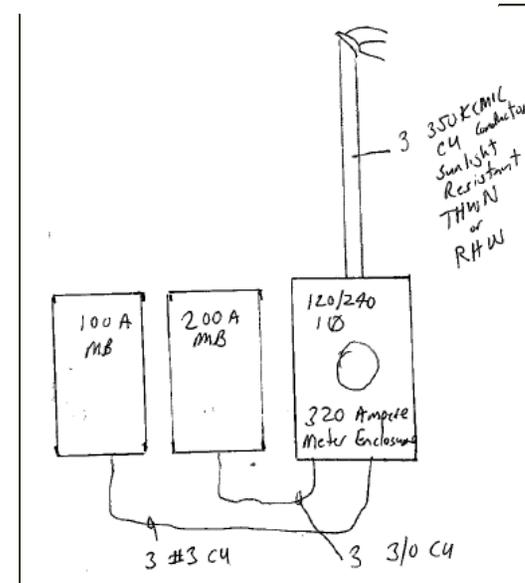
- Electrical Design- Single Line Diagram



RISER DIAGRAM
POWER DISTRIBUTION
NO SCALE



SINGLE LINE DIAGRAM/LAYOUT



Minimum Plan Requirements

- Restaurants, limited food services, mobile food services, schools, pools, daycares or hotel/motel(s) should contact the Shelby County Health Department at 205-620-1650 for additional requirements.

ITEMS NEEDED UPON APPLICATION FOR BUILDING PERMIT

1) PLANS

a. One set to include:

i. Under 2,500 square feet

Structural designs	Mechanical designs
Plumbing designs	Gas designs
Scope of Work	Electrical Designs*

ii. 2,500 square feet or more, initial build out, or an assembly or educational occupancy

Structural designs	Architectural designs
Plumbing designs	Gas designs
Mechanical designs	Code Summary/Life Safety
Scope of Work	Electrical Designs*

- b. The Comcheck Compliance Certificate submittal is required to verify that the building envelope and the building systems comply with the International Energy Conservation Code*, 2009 Edition signed by the responsible design professional.
- c. * Electrical Designs must be stamped by an Electrical Engineer licensed in the State of Alabama and include
- Electrical load calculation
 - Short-circuit study
 - Utilization equipment and panelboard schedules
 - Single lines for service, all feeders, separately derived systems, and major equipment branch circuits
 - Grounding electrode system and intersystem bonding requirements
 - Proposed use of the facility
 - Special requirements to comply with Chapters 5, 6, and 7 of the NEC
 - Proposed communication systems
 - Verification of compliance with the 2009 IECC Energy requirements

NOTE: Restaurants, limited food services, mobile food services, schools, pools, daycares or hotel/motel(s) – Contact Shelby County Health Department at 205-620-1650. One set of plans may be required.

2) FIRE DISTRICT AFFIDAVIT

- a. Contact local fire department. One set of plans are required.

3) DIRECTIONS TO JOBSITE

4) PHYSICAL ADDRESS FOR PROPERTY

- a. Contact 911 business office at 439-6911

5) PLOT PLAN/CERTIFIED SITE PLAN

- Location of structure on property
- Setbacks, easements
- Erosion control layout showing best management practices
 - Silt fencing, haybales, etc.
 - Erosion and sediment control measures must be in place and functional before earth moving operations begin, and must be constructed and maintained throughout the construction period as necessary. Temporary measures may be removed at the beginning of the workday, but shall be replaced at the end of the workday. *Shelby County Ordinance No. 98-09-28-8 Section 01-020 General Requirements for Land Disturbance Activities. If found in violation, inspections will be withheld.*
- If in a FEMA floodplain
 - Flood Development Permit
 - Flood Elevation Certificate

6) ZONING APPROVAL

- a. Contact Sharnan Brooks at 620-6650

7) SEWER/SEPTIC AUTHORIZATION

- a. Contact Montevallo Sewer at 665-9045

8) SUBCONTRACTOR INFORMATION – See next page for license requirements

Permit fees: \$50.00 non-refundable application fee due upon submittal – balance due at issuance. Cash or check payable to Shelby County Commission. A \$15.00 Certificate of Completion fee will be included at the time of permit issuance for all new single tenant commercial buildings.



Existing Structures

Existing Structures – “Grandfathered Construction”

- The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as otherwise specifically provided in the IEBC and IFC or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public (IBC Section 102.6).
 - Structures in compliance with building codes at the time of construction.
 - Minimum Standards in IFC (Chap 11) and IEBC.
 - System Deterioration, Public Health, Fire-Rated Separations, etc.
- *International Existing Building Code (IEBC) – Work Area Method Chap. 5-13 vs Prescriptive or Performance Methods*
 - Repair – restoration/replacement of damaged material for maintenance, Structural Repairs – Substantial structural damage requires evaluation by Registered Design Professional (IEBC Chap 6).
 - Alteration - Level 1 (finishes), 2 (reconfig.< 50% bldg. area), 3 (>50% bldg.)
 - Change of Occupancy Classification or Group – Changing the use of a Space
 - Additions, Historic Bldgs., Relocated Bldgs.
- New Construction required to comply with current codes, including the Energy Code (IECC) which requires a COMCheck for (envelope, mech., lighting)



Existing Structures

Existing Structures – Accessibility or ADA Requirements

- ADA – 1990 Title II-State, Local Gov. Title III-Public Accommodations, 28 CFR Part 34 and 35, 2004 ADAAG, 2010 Design Standards effective 2012, 1991 Compliance-Safe Harbor.
- Accessibility – Spaces open to the public and employees are required to have an accessible route i.e. unobstructed pathway that complies with Chap 11 IBC.
 - Repairs – Maintain current level of Accessibility
 - Alteration/Renovations – New work accessible per Chap. 11 plus
 - Level 1- Alteration to area of Primary Function, accessible route including toilet facilities/drinking fountains, capped at 20% project costs
 - Level 2- See Level 1, plus new stairs, escalators
 - Level 3-See Level 1,2 plus Type B Dwelling Unit visible alarms
 - Change of Occupancy
 - Partial Change-altered area see Level 1,2,3
 - Complete Change-One Accessible Entrance, Parking, and Accessible Route
 - Additions effecting existing primary function–See Level 1,2,3
 - plus Dwellings.
 - Historic Bldgs. – See Level 1,2,3 where technically feasible and where compliance does not threaten historic significance.



Existing Structures

Existing Structures – Fire Protection

- Repairs, Level 1 Alteration – Maintain current level of fire protection
- Level 2 – Supervised Sprinkler typically throughout the floor of Work Area
 - if shared exits or corridor with Occupant Load > 30 and Sprinklers required by IBC and Work Area > 50% Floor Area, Sufficient Water Supply without a Fire Pump (insufficient water – smoke alarm)
 - if require by IBC, Listed Table 903.2.11.6, Water Supply w/out Pump
- Fire Alarm if required by the fire code shall be installed either throughout or only Work Area dependent on use and if >50% floor area
- Level 3 – Supervised Sprinkler Per Level 2 plus High Rise, Lien Chutes
 - Fire Alarm per Level 2 throughout the bldg., Manual Fire Alarm and Fire Detection throughout the work area.
- Change of Occupancy- Where a change of occupancy, where sprinkler and fire alarm threshold is exceeded as defined in IBC, then install in the fire area of Change of Occupancy.
- Additions – Existing fire areas increased by the addition shall comply w. IBC
- Historic Bldgs. – non-conforming to the construction req. and are distinct fire hazards as defined in IEBC, require automatic fire extinguishing systems.

Existing Structures – Other Requirements

- Level 2, 3 – Min. Plumbing fixture count revaluated if Occ. Load increased >20%
- Structural loads increase by 5% structure to be evaluated
- Means of Egress, Fire Rated Construction, Guards, Interior Finishes,
- Energy Code – is applied if part of scope of work

Contacts

- **Montevallo – 665-2555**
 - City Clerk - Herman Lehman
 - Fire Marshall - Brandon Broadhead
- **Shelby County Department of Development Services – 620-6650**
 - Senior Planner – Sharman Brooks
 - Building Official – Phillip Crunk
- **Shelby County Health Department – 620-1650**
 - Public Health Environmental Supervisor – Harry Edwards

