

City of Harvard Building Department

Plan Requirements for Commercial Structures

Minimum information required to review Construction Plans for new Commercial Construction:

1. Copy of site plan showing building location, parking areas, and storm water detention
2. Name and address of the project, business or building.
3. Use group and type of construction.
4. Gross floor area of the building and dimensions, all areas must be labeled for their intended use (i.e.: office, storage, etc.)
5. The scale used must be identified on the plans.
6. If the tenant is part of a larger building, indicate location of tenant area in relation to overall building footprint.
7. Provide occupant load calculations per 2012 IBC
8. Provide a reflected ceiling plan to include exit lights and emergency lighting, and electric drawings including all requirements per 2011 NEC.
9. Construction documents shall designate the type of construction and fire resistance rating of all structural elements as required by the 2012 IBC Code. The Construction documents shall also include documentation or supporting data substantiating all required fire resistance ratings, including details and materials for providing the required fire resistance ratings at joints and penetrations of fire resistance rated assemblies. The construction documents shall also indicate details and methods for fireblocking
10. Show all exits and exit access corridors, give dimensions of both and provide fire resistance ratings.
11. Provide a door schedule to include the fire resistance rating, in hours, of all doors including hardware, jambs and closures.
12. Indicate if the building is equipped with a fire suppression system, and if it is protected with a fire alarm system.
13. If required, provide location of portable fire extinguishers.
14. Provide interior finish schedules, flamespread and smoke development ratings.
15. Provide cross sections necessary to accurately depict construction details.
16. Provide elevations.
17. Buildings and tenant spaces must be designed and equipped for use by the physically challenged. The Illinois Americans with Disabilities Act applies to new construction.
18. Provide Plumbing diagrams including sizes and materials pursuant to the latest Illinois Plumbing Code.
19. Provide diagrams and capacity of the HVAC system pursuant to the 2012 IMC Code.
20. All pages of plans must bear the seal and signature of the architect or engineer who is responsible for the design. Two sets of plans are required to be submitted.
21. Provide Com Check calculations pursuant to the 2012 IECC Code

