



YORK COUNTY BUILDING PLAN FORMAT REQUIREMENTS

MINIMUM RECOMMENDED STANDARDS FOR BUILDING PLANS:

The type and number of drawings will depend greatly upon the size, nature and complexity of the project. The following is recommended, but not a mandatory standard. Some building projects may not require all of the following components for plan submittal, review and permitting. All Plans should be to scale and Document size should be a minimum of 11" x 17" and a maximum of 30" x 42". **All Building plans should include a cover page (see example on page 3).** Plans and specifications submitted to York County should be of sufficient clarity and should describe the project with appropriate emphasis on the following:

1. Structural integrity;
2. Life safety;
3. Handicap accessibility;
4. Building, Electrical, Mechanical, and Plumbing Code compliance; and
5. Plans should have a clear definition of the scope of work.

Cover Sheet Details:

1. Project identification
2. Project address and location map
3. Listing of design professionals
4. The prime professional (that is the professional who is responsible for project coordination). All communication should be directed through this individual.
5. Design criteria list:
 - a) Occupancy group
 - b) Type construction
 - c) Location of property
 - d) Seismic zone
 - e) Square footage/allowable area
 - f) Fire sprinkler requirements (if any)
 - g) Height and number of stories
 - h) Occupant load
 - i) Electrical specifications
 - j) Mechanical specifications
 - k) Plumbing specifications

Site Plan:

Indicate proposed new structure and any existing buildings or structures, property lines with dimensions, streets, easements and set-backs. Show water, sewer, and electrical points of connection, proposed service routes and existing utilities on the site. Show required Handicap parking, drainage and grading information (with reference to finish floor and adjacent streets). Indicate drainage inflow and outflow locations and specify areas require to be maintained for drainage purposes. Show north arrow.

Foundation Plan:

Indicate foundations and footings. Indicate size, locations, thickness, material strength and reinforcement details. Show imbedded anchoring such as anchor bolts, hold-downs, and column base plates. Provide geotechnical criteria and assumptions used for foundation design.

Floor Plan:

Indicate all floors including basements. Show room dimensions and how rooms will be occupied. Show overall dimensions and locations of structural elements and openings. Show doors and windows and provide door and window schedules. Show fire rated walls, doors, and window. Show fire rated occupancy separations and draft stops. Provide a life safety floor plan, which includes travel distance from the most remote location to an exit, exit sign locations and exit lighting, required exit width for doors, hallways, and floors. Existing buildings should include a separate floor plan that indicates what will be demolished along with what is new and what is existing construction.

Framing Plans:

Indicate primary structural members, their size, method of attachment, location and materials for floors and roofs. Interior wall framing should include location, and a separate detail indicating how walls will be constructed. Provide basic design criteria and material specifications.

Exterior Elevations:

Indicate all views. Indicate vertical dimensions and heights. Show openings and identify all materials.

Building Sections and Wall Sections:

Indicate materials of construction, non-rated and fire rated assemblies and fire rated penetrations. Indicate dimensions and heights.

HVAC System:

Indicate the heating, ventilating, and air conditioning systems. Include units, sizes, mounting details and air, water and refrigerant systems components and sizes. Provide equipment schedules. Provide basic design criteria.

Plumbing System:

Indicate fixtures, piping, slopes, materials and sizes. Show points of connections to septic tanks, sewer systems, water lines and other applicable utilities.

Electrical System:

Indicate electrical fixtures, wiring, conduit sizes and circuiting; grounding, panel schedules, single line diagrams, and fixture schedules. Show point of connection to utility. Provide basic design criteria.

Handicap Access and Elements:

Indicate handicap access from parking area to the building and all elements inside building. Per the ICC/ANSI A117.1-2009 Handicap code.

Specifications:

Include on the drawing or in booklet form specifications that further define construction components, covering materials, finishes, and all pertinent equipment.

Addenda and Changes:

It should be a responsibility of the prime professional to notify the Building Official of changes throughout the project, and to provide any appropriate documentation requested by the Building Official.

Revisions:

For clarity, all revisions should be appropriately identified.

Architect/Engineer is required:

If total building area is over 5000 sq/ft, a South Carolina Licensed Architect must seal plans. South Carolina Licensed Structural Engineer must seal structural plans. South Carolina Licensed Engineer may be required on Electrical, Mechanical, and Plumbing plans depending on scope of work to be performed (See Architect /Engineer Law).

EXAMPLE OF BUILDING PLAN COVER PAGE INFORMATION

General information:

Name of project: _____

Address: _____

Proposed use: _____

Owner or Authorized Agent: _____

Owned by: _____

Tax Map #: _____

Code Edition: _____

Building Data: (Chapter 6)

Construction Type:

Type I-A	Type I-B	Type IV
Type II-A	Type II-B	Type V-A
Type III-A	Type III-B	Type V-B

Sprinkler: No _____ Yes _____ (NFPA 13, NFPA 13R, NFPA 13D?)

Standpiping: No _____ Yes _____ (Class I, Class II, Class III, Wet, Dry?)

Building Height: _____ feet _____ Number of stores (unlimited per: _____)

Mezzanine: No _____ Yes _____

Gross Building Area _____ sq. / ft.

Floor	Existing sq /ft	New/Up-fit.	Sub total
6 th floor	_____	_____	_____
5 th floor	_____	_____	_____
4 th floor	_____	_____	_____
3 rd floor	_____	_____	_____
2 nd floor	_____	_____	_____
Mezzanine	_____	_____	_____
1 st floor	_____	_____	_____
Basement	_____	_____	_____

Total _____

Allowable Area: (Chapter 5)

Primary Occupancy: (Chapter 3)

Assembly Group A-1 A-2 A-3 A-4 A-5	Intentional Group I-1 I-2 I-3 I-4
Business Group B	Mercantile Group M
Educational Group E	Residential Group R-1 R-2 R-3 R-4
Factory and Industrial Group F-1 F-2	Storage Group S-1 S-2
High Hazard H-1 H-2 H-3 H-4 H-5	Utility and Miscellaneous Group U

Secondary Occupancy: _____

Special Occupancy: 508.2.4 508.3 508.4

Mix Occupancy: No _____ Yes _____

Non-Separated Mixed Occupancy (Chapter 5)

The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building. The most restrictive shall also apply to the non-separated use also.

Separated Mixed Occupancy (Chapter 5) see below for area calculations for each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

Actual area of occupancy A _____ + Actual area of occupancy B _____ < 1

Allowable area of occupancy A _____ Allowable area of occupancy B _____

_____ + _____ + _____ = _____ < 1

Fire Protection Requirements: (chapter 6 & 7)

Building Element	Fire Separation Distance (feet)	Rating-Req'd	Rating-Provided w/____ reduction	Detail # & Sheet #	Design # for Rated Assembly	Design # for Rated Penetration	Design # for Rated Joints
Structural frame, including column, girders, trusses							
Bearing walls							
Exterior							
North							
East							
West							
South							
Interior							
Nonbearing walls and partitions							
Exterior							
North							
East							
West							
South							
Interior							
Floor const including supporting beams & joists							

Shafts-exit							
Shafts-other							
Corridor Separation							
Occupancy Separation							
Party/Fire Wall Separation							
Smoke Barrier Separation							
Tenant Separation							
Incidental Use Separation							

Life Safety System Requirements: (Chapter 10)

Emergency Lighting: yes _____ no _____

Exit signs: yes _____ no _____

Smoke Detection Systems yes _____ no _____

Panic Hardware: yes _____ no _____

Egress Calculations:

Total Occupant load _____

Minimum Number of exits Per Table 1005.21 _____

Maximum Travel Distance per Table 1004.2.4 _____

Egress width per occupant Per Table 1003.2.3 _____

Exit Requirements Number and Arrangement of Exits: (Chapter 10)

Floor, Room Or Space Designation	Number Of Exits Required	Exits Shown On plans	Allowable Travel Distance (Table 1017.2)	Actual Travel Distance Shown On Plans	Required Distance Between Exit Doors	Actual Distance Between Exit Doors

1. Corridor dead ends (section 1016.3, 1020.4)
2. Single exits Table (1018.2) and section 1006.3.2(2)
3. Common Path of Travel (section 1013.3, 1029.8)¹

Use Group Or Space Description	A		B		C		Exit Width (in)				
	Area sq. ft.	Area per Occupant (table 1004.1.2)	Egress Width per Occupant 1005.3		Required Width		Actual Width Shown on Plans				
			Stair	Level	Stair	Level	Stair	Level			
TOTAL:											

Design Loads:

Importance Factor: Wind (IW) _____

Snow (IS) _____

Seismic (IE) _____

Live Loads: Roof _____ psf

Floor _____ psf

Snow loads: Snow _____ psf

Seismic Design Category: _____

Soil Bearing Capacity: _____

Field Test (provide copy of report): _____

Presumptive Bearing Capacity: _____

Pile size, type, and capacity: _____

SCHEDULE OF SPECIAL INSPECTION SERVICES

NO SPECIAL INSPECTIONS REQUIRED FOR THIS PROJECT

SPECIAL INSPECTIONS REQUIRED

THE FOLLOWING SHEETS COMPRISE THE REQUIRED SCHEDULE OF SPECIAL INSPECTIONS FOR THIS PROJECT. THE CONSTRUCTION DIVISIONS WHICH REQUIRE SPECIAL INSPECTIONS FOR THIS PROJECT ARE AS FOLLOWS:

- IT-1 VERIFICATION OF SOILS
- IT-2 EXCAVATION AND FILL
- IT-3 PILINGS AND DRILLING PIERS
- IT-4 MODULAR RETAINING WALLS
- IT-5 REINFORCED CONCRETE
- IT-6 POST TENSION SLAB
- IT-7 PRE-CAST CONCRETE ERECTION
- IT-8 PRE-STRESSED CONCRETE
- IT-9 INSPECTION OF PRE-CAST FABRICATION

- IT-10 INSPECTION OF STRUCTURAL STEEL FAB
- IT-11 STRUCTURAL MASONRY
- IT-12 WELDING
- IT-13 H.S.BOLTS AND STL. FRAMING INSPECT.
- IT-14 SPRAYED FIRE-RESISTANT MATERIALS
- IT-15 EXT. INSULATION AND FINISH SYSTEM
- IT-16 SEISIC RESISTANCE
- IT-17 SMOKE CONTROL
- IT-18 DETENTION BASIN
- IT-19 SPECIAL CASES