

# TOWN OF CARTHAGE COMMERCIAL BUILDING PLAN INFORMATION

## Commercial Building Plan Requirements

In general, all structures must have plans prepared by design professionals registered by the Tennessee Board of Architectural and Engineer Examiners including but not limited to the following:

1. A State of Tennessee licensed contractor is required for all Commercial repair/alteration. Please provided license number and contact information on the application form.
2. New Structures classified as "Assembly", "Educational", and "Institutional" in the International Building Code (IBC)
3. Any renovation, tenant build out, or new construction being performed to an existing structure in which the following circumstances occur:
  - a. Major mechanical, plumbing, or electrical changes and/or additions;
  - b. Change in occupancy as defined in the International Building code (IBC); OR
  - c. Structural changes/additions

The only exceptions to this requirement are:

1. Structures classified as "Business", "Factory-Industrial", "Hazardous", "Mercantile", "Residential", and "Storage" occupancies, as such occupancies are defined in the International Building Code (IBC), which are:
  - a. Less the three (3) stories in height; AND
  - b. Less the 5,000 square feet in total gross area
2. One-family and two-family dwellings;
3. Farm Buildings not designed or intended for human occupancy.

Any required drawings may be limited to reflect only the information needed in the field of applicable trade. (For example, plumbing plans would not be required if no changes were to be made to the plumbing).

Two complete copies of the professionally prepared plans, sealed and dated, are required to be submitted and should include but are not limited to the following:

- Title Sheet
- Site Plans
- Architectural Plans
- Life Safety Plan
- Structural Plans
- Plumbing Plans
- Mechanical Plans
- Electrical Plans
- Fire Protection Plan

## Plan Review

All plans must be designed in accordance with the following adopted jurisdictional codes:

- 2012 International Building Code;
- 2012 International Mechanical Code;
- 2012 International Plumbing Code;
- 2012 International Existing Building Code;

Upon submittal and review of the construction documents, the building inspector will issue any comments which need to be addressed prior to the approval of building plans.