

Community Development: Construction Plan Review Requirements

Construction Plan Review Requirements Non-Residential

Construction Plan Set includes the following sheets: Sheets can be combined when appropriate. Plans should be clearly legible, use a variety of line types and line weights.

1. Cover Sheet
2. Survey Plan
3. Site Plan
4. Parking Plan
5. Utility and Grading Plan
6. Landscape Plan w/Schedule
7. Architectural Building Elevations
8. Light Plan
9. Details
10. Erosion Control Plan
11. Floor Plan
12. Structural Plan
13. Plumbing/Gas Details
14. Mechanical Details
15. Electrical Drawings
16. Fire Sprinkling System (if applicable)

} Duplicate From Formal
Site Plan Review Submittal

Submittal Minimums:

1. Completed Building Permit Application
2. Three FULL sets of plans
3. Scope of Work
4. Code Analysis

Notes:

- Structures exceeding 5,000 gross square feet, or of Type A, E, I, or H Occupancies, or greater than three stories in height, must have a design seal and signature on each sheet of the plans
- All plans must be signed by the person responsible for their preparation. When required, plans must be stamped and signed by a licensed architect or engineer registered in the State of Mississippi.
- All plan submittals for building permits, when food preparation or food service is involved, must be accompanied by a written approval from the Rankin Co. Health Dept. You must contact the Rankin Co Health Department to apply for approval of plans prior to submitting for a building permit.

General Format Requirements Applicable to all Sheets:

1. **Standard Size:** Paper drawings should be at standard size.
2. **Scale:** 1" = 20', 30', 40', 50', 60' and 100' may be used. Architectural building elevations may be shown in an architectural scale. Please label each plan with scale.
3. **Title Block:** Include name of development, type, Section Township Range, Address or location of project.
4. **Page Numbers:** Include page numbers like S-1, L-1, A-1 in a standardized format.
5. **Revisions:** If plans are revised, please notate revision on plan.

Information to be Shown on Site Plan Sheets

Sheet 1 – Sheet 9 Formal Site Plan/Architectural Review Submittal

Refer to development review requirements.

Sheet 10 - Erosion Control Plan

1. North arrow, scale, and site boundary. Indicate and name adjacent streets or roadways.
2. Location of existing drainage ways, streams, rivers, lakes, wetlands or wells.
3. Location of storm sewer inlets.
4. Location of existing and proposed buildings and paved areas.
5. The disturbed area on the lot.
6. Approximate gradient and direction of slopes before grading operations.
7. Approximate gradient and direction of slopes after grading operations.
8. Overland runoff (sheet flow) coming onto the site from adjacent areas
9. Erosion Control Practices
 - a. Location of temporary soil storage piles.
 - b. Location of access drive(s) and required stone pads
 - c. Location of sediment controls
 - d. Location of sediment barriers around on-site storm sewer inlets.
 - e. Location of diversions.
 - f. Location of practices that will be applied to control erosion on steep slopes (greater than 12% grade).
 - g. Location of practices that will control erosion on areas of concentrated runoff flow.
 - h. Location of other planned practices not already noted.

Sheet 11 - Floor Plan

1. Complete floor layout including equipment
2. Identify the use of each room
3. Identify all doors and windows, dimension
4. Existing Floor Layout (if applicable)
5. Provide dimensions of rooms, corridors, doors, etc.
6. State the occupancy classification of all suites
7. Show occupant load calculations
8. Show compliance with ADA standards
9. Life Safety Plan

Sheet 12 - Structural Plan

1. Foundation plan and details
2. Roof framing plan
3. Floor framing plan
4. Wall framing
5. Connection details
6. Cross-sectional views



Community Development:

Construction Plan

Review Requirements

Sheet 13 Plumbing/Gas Details

1. Show all plumbing fixtures

Sheet 14 Mechanical Details

1. Provide complete mechanical layout

Sheet 15. Electrical Drawings

1. Show location of all receptacles, lights, switches, etc.
2. Show location of the service main and disconnect
3. Show the location of each sub panel
4. Identify any hazardous or classified areas per the NEC

Sheet 16 Fire Sprinkling System (if applicable)

1. Fire Sprinkler System