

Town of Windermere

REQUIRED INFORMATION ON CONSTRUCTION DRAWINGS

COMMERCIAL BUILDINGS

BUILDING

1. Site requirements:
 - a. Parking
 - b. Fire access
 - c. Vehicle loading
 - d. Driving/turning radius
 - e. Fire hydrant/water supply/post indicator valve (PIV)
 - f. Set back/separation (assumed property lines)
 - g. Location of specific ranks, water lines and sewer lines
 - h. Flood hazard areas, flood zones and design flood elevations
2. Occupancy group and special occupancy requirements shall be determined
3. Minimum type of construction shall be determined
4. Fire-resistant construction requirements shall include the following components:
 - a. Fire-resistant separations
 - b. Fire-resistant protection for type of construction
 - c. Protection of openings and penetrations of rated walls
 - d. Fire blocking and draft stopping and calculated fire resistance
5. Fire suppression systems shall include:
 - a. Early warning smoke evacuation systems
 - b. Schematic fire sprinklers
 - c. Standpipes
 - d. Pre-engineered systems
 - e. Riser diagram
 - f. Same as above
6. Life safety systems shall be determined and shall include the following requirements:
 - a. Occupant load and egress capacities
 - b. Early warning
 - c. Smoke control
 - d. Stair pressurization
 - e. Systems schematic
7. Occupancy load/egress requirements shall include:
 - a. Occupancy load
 - b. Gross
 - c. Net
 - d. Means of egress
 - e. Exit access
 - f. Exit

- g. Exit discharge
 - h. Stairs construction/geometry and protection doors
 - i. Emergency lighting and exit signs
 - j. Specific occupancy requirements
 - k. Construction requirements
 - l. Horizontal exits/exit passageways
8. Structural requirements shall include:
- a. Soil conditions/analysis
 - b. Termite protection
 - c. Design loads
 - d. Wind requirements
 - e. Building envelope
 - f. Impact resistant coverings or systems
 - g. Structural calculations (if required)
 - h. Foundation
 - i. Flood requirements in accordance with Section 1612, including lowest floor elevations, enclosures, flood damage-resistant materials
 - j. Wall systems
 - k. Floor systems
 - l. Roof systems
 - m. Threshold inspection plan
 - n. Stair systems
9. Materials shall be reviewed and shall at a minimum include the following:
- a. Wood
 - b. Steel
 - c. Aluminum
 - d. Concrete
 - e. Plastic
 - f. Glass
 - g. Masonry
 - h. Gypsum board and plaster
 - i. Insulating (mechanical)
 - j. Roofing
 - k. Insulation
10. Accessibility requirements shall include the following:
- a. Site requirements
 - b. Accessible route
 - c. Vertical accessibility
 - d. Toilet and bathing facilities
 - e. Drinking fountains
 - f. Equipment
 - g. Special occupancy requirements
 - h. Fair housing requirements
11. Interior requirements shall include the following:

- a. Interior finishes (flame spread/smoke development)
 - b. Light and ventilation
 - c. Sanitations
- 12. Special systems:
 - a. Elevators
 - b. Escalators
 - c. Lifts
- 13. Swimming pools:
 - a. Barrier requirements
 - b. Spas
 - c. Wading pools

Electrical

- 1. Electrical:
 - a. Wiring
 - b. Services
 - c. Feeders and branch circuits
 - d. Overcurrent protection
 - e. Grounding
 - f. Wiring methods and materials
 - g. GFCI's
- 2. Equipment
- 3. Special occupancies
- 4. Emergency systems
- 5. Communication systems
- 6. Low voltage
- 7. Load calculations
- 8. Design flood elevation

Plumbing

- 1. Minimum plumbing facilities
- 2. Fixture requirements
- 3. Water supply piping
- 4. Sanitary drainage
- 5. Water heaters
- 6. Vents
- 7. Roof drainage
- 8. Back flow prevention
- 9. Irrigation
- 10. Location of water supply line
- 11. Grease traps
- 12. Environmental requirements
- 13. Plumbing riser
- 14. Design flood elevation

Mechanical

1. Energy calculations
2. Exhaust systems:
 - a. Clothes dryer exhaust
 - b. Kitchen equipment exhaust
 - c. Specialty exhaust systems
3. Equipment
4. Equipment location
5. Make-up air
6. Roof-mounted equipment
7. Duct systems
8. Ventilation
9. Combustion air
10. Chimneys, fireplaces and vents
11. Appliances
12. Boilers
13. Refrigeration
14. Bathroom ventilation
15. Laboratory
16. Design flood elevation

Gas

1. Gas piping
2. Venting
3. Combustion air
4. Chimneys and vents
5. Appliances
6. Type of gas
7. Fireplaces
8. LP tank location
9. Riser diagram/shutoffs
10. Design flood elevation

Demolition

1. Asbestos removal

RESIDENTIAL (one- and two-family)

1. Site requirements
 - a. Set back/separation (assumed property lines)
 - b. Location of septic tanks
2. Fire-resistant construction (if required)
3. Fire
4. Smoke detector locations

5. Egress
 - a. Egress window size and location
 - b. Stairs construction requirements
6. Structural requirements shall include:
 - a. Wall section from foundation through roof, including assembly and materials connector tables wind requirements structural calculations (if required)
 - b. Flood hazard areas, flood zones, design flood elevations, lowest floor elevations, enclosures, equipment and flood damage-resistant materials
7. Accessibility requirements:
 - a. Show/identify accessible bath
8. Impact resistant coverings or systems

Exemptions

Plans examination by the building official shall not be required for the following work:

1. Replacing existing equipment such as mechanical units, water heaters, etc.
2. Reroofs
3. Minor electrical, plumbing and mechanical repairs
4. Annual maintenance permits
5. Prototype plans:
 - a. Except for local site adaptations, siding, foundations and/or modifications
 - b. Except for structures that require waiver
6. Manufactured building plan except for foundations and modification of buildings on site.