



COMMERCIAL PLAN REVIEW CHECKLIST (Alteration, Renovation, Interior Tenant Finish)

- Completed 'Commercial Plan Review' and 'Application for Commercial Building Permit'.
- Completed COMcheck report (www.energycodes.gov/comcheck)
- **Three (3) hard copies & a digital file** of signed and sealed architectural detailed drawings. **Four (4) hard copies & a digital file** are required for projects that require a Grease Trap. These drawings shall include but not be limited to the following information:
 - Cover sheet** indicating design criteria, specifically but not limited to: areas, types of construction, occupancy classification, etc.
 - Roof/ Floor Truss Framing Plan** including load design under seal and signature design professional or detailed framing plan for dimensional lumber.
 - Floor Plans** including dimensions, wall types, openings (with required protections), identifications of each individual space and all plumbing fixtures (handicapped accessibility if applicable).
 - Foundation Plans** indicating design in accordance with site conditions, as well as type and location of all anchors.
 - Elevation** of all floors, roofs, doors, windows, ventilations or discharge openings, and significant architectural features.
 - Roof/ Wall Plans** including section details (framing, spacing, sizes, spans, beams/headers), door, window/skylight schedule, locations of equipment, etc.
 - Electrical Plans** indicating all circuits to be installed, including wire size for each circuit; panel location, size in amps, number of spaces, over-current protection of each circuit, service entrance location, size and type of service entrance cable
 - Mechanical Plans** depicting all equipment locations, layout of ductwork and location of combustion air source(s).
 - Plumbing** schematic with service, distribution, drain, waste and vent size indicated.
 - Fire Protection** and/or Fire alarm system plans indicating type of systems, locations of any command stations, manual pull stations, audible alarms, smoke and heat detectors, sprinkler heads and standpipes.



On October 1, 1991, the Uniform Codes Act became effective in Georgia. On July 1, 2004, this Act was revised to make the following construction codes mandatory as the Georgia State Minimum Standard Codes. Listed below are the code editions in effect as of January 1, 2018.

- International Building Code, 2012 Edition, with current Georgia Amendments (2014) (2015) (2017)
- International Residential Code, 2012 Edition, with current Georgia Amendments (2014) (2015)
 - Prescriptive Deck Details, 2014 Edition, with current Georgia Amendments (2015)
- International Fire Code, 2012 Edition, with current Georgia Amendments (2014)
- International Plumbing Code, 2012 Edition, with current Georgia Amendments (2014) (2015)
- International Mechanical Code, 2012 Edition, with current Georgia Amendments (2014) (2015)
- International Fuel Gas Code, 2012 Edition, with current Georgia Amendments (2014) (2015)
- National Electric Code, 2017 Edition, (No Georgia Amendments)
- International Energy Conservation Code, 2009 Edition, with Georgia Supplements and Amendments (2011) (2012)
- International Swimming Pool and Spa Code, 2012 Edition, with current Georgia Amendments (2014)
- **For information and questions regarding the Life Safety Code (NFPA 101) or the Georgia Accessibility Code please contact the State Fire Marshal's Office.**

The Act requires local governments that elect to enforce these codes within their jurisdictions to adopt administrative procedures and penalties in order to locally enforce any of these mandatory codes. Also, any applicable appendices of these codes must be adopted locally in order to be enforceable within a specific local jurisdiction.

The Act also made the following optional codes available for local government adoption and enforcement. Local governments choosing to enforce any of the below optional codes must adopt the code(s) they wish to enforce, as well as administrative procedures and penalties.

- International Existing Building Code, 2012 Edition, with Georgia Amendments (2015)
- International Property Maintenance Code, 2012 Edition, with Georgia Amendments (2015)
- National Green Building Standard, 2008 Edition, with Georgia Amendments (2011)

The Georgia Amendments are available at the below weblink:

<http://www.dca.state.ga.us/development/constructioncodes/programs/codeAmendments.asp>

The DCA Board specifically omitted the plumbing, electrical and energy requirements of the International Residential Code for One- and Two-Family Dwellings. Therefore, the plumbing requirements of the International Plumbing Code and the energy requirements of the International Energy Conservation Code must be used for one- and two-family dwelling construction.