

Florence County, South Carolina
Planning, Engineering, and Building Inspection Department

Minimum Standards for Site and Building Plans

Four sets site plans and three sets of bound building plans (containing building, site, mechanical, electrical, plumbing, fuel gas, fire protection systems, etc.) and specifications submitted to the Planning Department should be of sufficient nature to clearly describe the project with appropriate emphasis on the following:

1. Site layout
2. Structural Integrity
3. Life Safety
4. Accessibility
5. Building codes compliance
6. Definition of scope of work

The type and number of drawings will depend greatly upon the size, nature and complexity of the project and the method of project delivery. The following is the recommended standard for most building projects. Additions and renovations, and some other project types may not require all of the following components for plan submittal and review for permit.

Cover Sheet:

1. Project Identification
2. Project address and location map
3. Listing of Design professionals to include name, address, telephone numbers, and fax numbers.
4. The design professional in responsible charge to include name, address, telephone and fax numbers. The design professional who is responsible for project coordination. All communications will be directed through this individual.
5. Scope of work.
6. Design Criteria List
 - a. Occupancy group(s)
 - b. Type(s) of construction
 - c. Square footage/Allowable area for each floor and occupancy (area modification calculations, if applicable)
 - d. Height and number of stories (height modification calculations, if applicable)
 - e. Occupant load for each floor in include mezzanines.
 - f. Capacity of means of egress
 - g. Fire sprinkler requirements (if applicable) – Fire Sprinkler specification sheet must be submitted with plans at time of submittal in accordance with South Carolina's Fire Sprinkler Act.

Site Plan: Show proposed new structure and any existing buildings or structures, property lines with dimensions, streets, easements and setbacks. Show distance to structures of adjacent properties. Show water, sanitary/storm sewer, and electrical points of connection. Identify location of proposed or existing fire hydrants, fire access roadway routes and existing utilities on the site. Show required parking (to include handicapped accessible parking), handicapped accessible route(s) of entry, placement of site lighting, proposed signage, drainage and grading information (with reference to finish floor and adjacent streets). Show drainage inflow and outflow locations. Provide site plans in 1:20 scale. Show elevation changes with contour lines and provide contour interval in the site plan legend. Indicate northern orientation.

Floor Plan: Show all floor levels including basement, mezzanines, and useable attic space. Indicate rooms with their primary use, overall dimensions and locations of doors, windows, and structural elements. Provide door, door hardware and window schedules. Provide interior finish schedules (floor, base, wall, and ceiling). Indicate the fire resistance rating of shaft enclosures, walls, partitions, occupancy separations, opening protectives, and exterior walls should be shown with UL or GA design numbers or other design data from a nationally recognized testing laboratory. Show details and dimensions of handicapped accessibility features.

Foundation Plan: Indicate size, locations, and thickness of foundations and footings. Provide required construction documentation specified in **IBC Section 1901.4** which includes the compressive strength of concrete, specified strength and grade(s) for reinforcement, placement requirements for reinforcement, and detailing requirements for reinforcement (splices, anchorage, mechanical connections, etc). Show location of construction, control, and isolation joints. Show imbedded anchoring such as anchor bolts, hold-downs, seismic straps and column base plates. Provide geotechnical criteria and assumptions used for foundation design as required by **IBC Sections 1802.2.7, 1802.3, 1802.4, 1802.5, and 1802.6**.

NOTE: Effective April 1, 2004, all foundations associated with pre-engineered buildings must be designed, signed, and sealed by a South Carolina registered professional engineer.

Structural Plans: Provide live load and other load data used in the structural design as required by **IBC Section 1603.1**. Provide size and location of structural elements, method of attachment, and material specifications. Provide specified strength and grade(s) for vertical reinforcement, placement requirements for vertical reinforcement, and detailing requirements for vertical reinforcement (splices, anchorage, mechanical connections, etc). Provide framing plan for the roof structure. Provide method for support of openings.

Exterior Elevations: Show all elevations to include roof plan. Indicate vertical dimensions and heights. Show dimensions of openings. Roof plan must show the location of exhaust terminations, sanitary sewer vent outlets, and intakes.

Building Sections and Wall Sections: Construction documentation for the exterior wall envelope must comply with **IBC Section 106.1.3**. Show dimensions of all heights. Identify construction materials, non-rated and fire rated assemblies and fire rated penetrations. Provide UL or GA design numbers or other design data from a nationally recognized testing laboratory for fire rated partitions, firewalls, floor/ceiling assemblies and ceiling/roof assemblies. Provide UL system numbers for penetrations in rated assemblies. Provide the UL fire resistant joint system numbers. Identify all exterior wall covering materials and means of fastening or attachment. Provide type(s) of wall covering, floor coverings, and ceiling finish materials. Provide specifications for the roofing materials to include fasteners, roof covering, underlayment, flashings, sheathing, and drip-edge materials.

HVAC System: Indicate the heating, ventilation/exhaust and air conditioning systems to include commercial hood systems and passive and active smoke control systems. Provide equipment schedule that includes type units, cooling/heating capacity (Btu/Hr), fan capacity (cfm), and heating type. Provide duct material type, sizes, mounting details, means of attachment, and air device sizes. Show or describe means of support for ducts and equipment, condensation drainage systems, fan shutdown requirements and connection to gas piping. Show location of termination of exhaust systems and distance to fresh air intakes.

Plumbing System: Show points of connection to septic tanks, public sanitary/storm sewer systems, water supply lines and other applicable utilities. Provide a water distribution diagram and sanitary sewer isometric. Provide a plumbing floor plan. Provide specifications for fixtures, piping, shutoff valves, slopes, materials and sizes. Provide specifications and location of water heater. Show water heater T/P relief valve and auxiliary pan drain lines, thermal expansion device, check valves and connection to gas

pipng (if applicable). Provide specifications and installation details for backflow device(s). Provide specifications and installation details for traps and interceptors.

Electrical System: Show point of connection to utility. Provide an electrical riser diagram. Provide conductor type, wire insulation type and wire gauge. Provide conduit type(s), size(s), and conditions for use. Show branch and feeder circuiting. Show service means of disconnection, grounding electrode system details and specifications, equipment means of disconnection and grounding details and specifications. Provide electrical panel specifications, ratings, and schedules, single line diagrams, and electrical fixture schedules.

Gas Systems: Show point of connection to utility. Provide a detailed piping plan. Show pipe size(s) and all outlets. Provide the type(s) of material to be used for piping. Provide method of support and bracing of gas piping. Show location(s) and provide specifications for gas shutoff valves. Provide gas equipment specifications to include input and output Btuh or Mbtu and required installation clearances. Provide confined/unconfined space calculations and combustion air requirements. Provide types, sizes, and clearances for draft hoods, vents, and vent connectors.

Specifications: Either on the drawings or in booklet form, further define construction components, covering materials, finishes and all pertinent equipment.

Addenda and Changes: It is the responsibility of the prime professional to provide notification of changes throughout the project. **Any material substitutability or alternate methods of construction must be approved by the architect or engineer of record and indicated on plans, specification booklet, or sealed and signed letter issued on corporate letterhead. Significant changes may require additional permit and plan review fees.**

Revisions: For clarity, all revisions should be appropriately identified. **Please accompany revisions to plans with a written explanation in the same order as our comments. This will allow us to quickly identify changes and expedite the plan review process**

Pre-Engineered Buildings and Structural Components: Signed and sealed plans from the manufacturer/fabricator should be submitted with projects that use pre-engineered buildings and structural components. Design information provided should include data required in **IBC Section 1603.1.**

- Florence County will enforce the 2003 International Building, Plumbing, Mechanical, Energy Conservation, and Fire Codes and effective January 1, 2005 as mandated by the South Carolina Building Code Council. The 2002 National Electrical Code is our standard for electrical plan review and inspection. The ICC/ANSI A117.1-1998 determines accessibility standards.
- ◆ Plan review and building permit fee must be submitted prior to the review process.
- ◆ The initial plan review will normally be completed in a minimum of 15 working days.
- ◆ Architects and professional engineers are required to design, sign, and seal drawings, specifications and accompanying data for the following buildings and structures per Sections 40-3-290 (architecture law) and 40-22-280 (engineering law) of the Code of Laws of South Carolina:
 1. All Group A, E, H and I occupancies.
 2. Buildings and structures three or more stories in height.
 3. Buildings and structures 5,000 square feet or more in area.
- ◆ The individual architect's seal, firm seal, and signature must appear as an original (wet seal) on each print of the drawings and index sheet as well as specifications and accompanying data.
- ◆ Architects must indicate if they will be retained for construction administration in accordance with South Carolina Architecture Board Regulation 11-12.

- ◆ The seal of the individual professional engineer, signature, and certificate of authorization must appear on each print of drawings, specifications and accompanying data requiring an engineering discipline, i.e. mechanical, electrical, plumbing, fire sprinkler, and structural.
- ◆ Site and development plans requiring a land surveyor must have an original (wet seal) individual seal, certificate of authorization, signature, and raised embossed seal on all drawings.

Legal information about the South Carolina State statutes pertaining to the submission plans should be addressed to the following agencies:

Board of Architectural Examiners
 P. O. Box 11419
 Columbia, SC 29211-1419
 Telephone: (803) 896-4408
 Fax: (803) 896-4410

Board of Registration for Professional
 Engineers and Land Surveyors
 P. O. Box 11597
 Columbia, SC 29211-1597
 Telephone: (803) 896-4422
 Fax: (803) 896-4427

Information about requirements for the submission of plans for fire protection sprinkler systems should be addressed to:

Division of Fire and Life Safety
 141 Monticello Trail
 Columbia, SC 29203
 Telephone: (803) 896-9800
 Fax: (803) 896-9806

- ◆ Designers and contractors should be aware of the Fair Housing Law. Questions concerning the Fair Housing Law should be addressed to:

Ralph Haile, Director
 Fair Housing Investigations
 SC Human Affairs Commission
 2611 Forest Drive
 Columbia, SC 29204
 Telephone: (803) 896-4941 or 1-800-521-0725

Our mailing address and telephone/fax numbers are as follows.

Florence County Planning, Engineering and Building Inspection Department
 218 West Evans Street
 Florence, SC 29501

Telephone: (843) 676-8600
 Fax(s): (843) 676-8613
 (843) 676-8667

Primary points of contact.

Zoning and site plans: Derrick Singletary, Shelanda Deas (843) 676-8600.

Permits and permit fees: Brenda McKithen (843) 676-8600.

Calculation of plan review fees and requirements for plan submission: Debbie Gary at (843) 676-8600.

Plan review, code, and technical information: Doug Floyd, Jim Sills, Everick Arthur (843) 676-8600.

Site approval within the City of Florence service area: Greg Brown, Steve Allen, or Mike English (843) 665-3236.

Site approval **outside** the City of Florence service area: Zollie Green, Brian Hicks (843) 676-8600.

Listing of local fire officials by fire department. All telephone/fax numbers have an 843 area code.

<u>Department</u>	<u>Telephone</u>	<u>Fax</u>
Hannah-Salem-Friendfield VFD	493-2260	493-5362
Howe Springs VFD	669-4196	669-1557
Town of Johnsonville FD	386-2500	386-2282
Town of Olanta FD	396-4301	396-4414
Sardis-Timmons ville VFD	346-5555	Same
South Lynches FD	374-8690	347-0025
Town of Timmons ville FD	346-7942	346-7965
West Florence VFD	665-8857	665-1112
Windy Hill VFD	662-2050	663-7173
City of Florence	665-3231	662-3298
*Fire Marshal		

- ◆ South Carolina state agencies. All telephone numbers have an **803 area code**.

<u>Agency</u>	<u>Telephone</u>
State Fire Marshal	896-9800
Building Codes Council	896-4688 (Gary Wiggins)
Modular Buildings	896-4688 (Douglas Green)
Contractor's Licensing Board	896-4686
DHEC Storm Water Management	898-4034 (Rick Nyzum)
DHEC Bureau of Water	734-5300 (Public Swimming Pool Applications/Approvals)
DHEC Restaurant Inspections	(843) 661-4728 (Harvey Christmas – Florence District)