

Commercial Plan Requirements

Commercial plans are required to be uploaded to the South Jordan City Portal. Any deviation from the following requirements must have the building officials approval..

1. Plans must be complete with electrical, mechanical, plumbing and fire sprinkler plans where applicable.
2. Deferred submittals will only be allowed with a Building Official's or a Fire Marshal's prior approval.
3. A soils report is required and should be referenced in plans. Include a design to follow report recommendations.
4. Construction specification manuals must be uploaded.
5. Engineering calculations must be uploaded.
6. Engineering must reflect soil report recommendations or upload a reason why one is not provided
7. Upload a site plan with utilities sizes and locations; show man-hole elevations; show if back water valve will be required; and show that drainage away from building has been addressed.
8. Com-check or Res-check, which ever is applicable, or equivalent documentation provided to the City must reflect what is on plans.
 - a. Interior lighting com-check with work sheet or equivalent
 - b. Exterior lighting com-check with work sheet or equivalent
 - c. Mechanical com-check with work sheet with equipment must represent what is on plans or equivalent.
 - d. Envelope com-check or equivalent
 - e. If design is going to be performance-based, please upload pertinent information at recognizable locations.
10. Must have a design professional's wet stamp and signatures provided from all disciplines, when applicable.
11. Electrical to have one-line diagram showing over current protection.

12. Provide plumbing fixture schedule that shows compliance with com-check where applicable.
13. Provide mechanical load calculations that show compliance with com-check.
14. Provide duct design showing compliance with load calculations sizes and fitting type and style that readily identifiable on site with plans (i.e., materials list, and can be referenced back to load calculations.)
15. Provide plumbing plans to have water supply criteria, fixture count and fixture units.
16. Provide plumbing plans to have Isometric plan with clean-out locations to meet code.
17. Provide a gas piping plan, must include meter size, pipe length of runs, pipe diameter, equipment sizes with model numbers, BTU ratings and CFH's and if over 4oz pressure must have detail for location and size of regulator that meet the Code.
18. Plans must be legible and to professional standards when done by a professional.
 - a. Over printing not acceptable
 - b. Backward printing or upside-down portions not acceptable
 - c. Detail call outs, and flags that aren't clearly visible not acceptable.
19. Projects with multiple building must be submitted as individual building to be reviewed.
20. Details must be building specific or noted on detail that it doesn't apply. (If you put it on the plans we will require it to be in the building) (Please edit your plans before submittal)
21. Permit must be complete before it will be issued.
 - a. Must have a value for project or building if project will have multiple buildings. Each building will be issued a separate permit
 - b. Must have list of contractors i.e. general, electrical, mechanical, and plumbing

- c. If applicable, certified steel fabricator documentation required,
- d. Special inspections contractor agreement with inspectors certifications required if applicable with project documents

22. Plan review fees are based on one review and one verification the comments have been addressed. Partial resubmittals and resubmittals from different disciplines at different time will not be addressed and will incur additional fees and time delays.

23. To expedite plan reviews in a timely manner, appointments will be required for meeting with building department personal or plan reviewers including Building Official.

24. Please limit phone calls to simple questions or discussions if more complex discussions are needed. Please request an appointment with appropriate personnel.

25. Please designate one person per project to act as a liaison for project (e.g., the design professional or owner's representative.) Contractors, please refrain from getting involved with a project until after a permit has been issued.

26. No work is to commence until after permit is issued--this includes the site work. Any extenuating circumstances must be addressed with a signed approval by a Building Official.

This protocol has been implemented to expedite the plan review and speed up the review process.