

COMMERCIAL INFORMATION

- **Three (3) sets of civil (drainage, landscape, site plan) and two (2) sets of construction (architectural/structural) drawings.** One (1) set must be in digital format (prefer PDF) and may be on CD, 3.5 floppy disk or flash memory. Hard copy of the construction/site plans will be stamped and returned with the digital submittal being returned as well.
- A \$25.00 Administrative and \$200.00 upfront plans review for any commercial project where the cost of construction exceeds \$100,000. (All other projects require just the \$25.00 administrative fee.
- Your application is valid for a period of 180 days from the submission date. Failure to pickup and pay for your permit within that time frame will result in the denial of your application. After the 180 days, you will be required to resubmit for a new permit.
- Septic Tank Letter or Sewer Availability letter must accompany all requests. (BCW&SA, 572-4400, DHEC, 719-4649, City of Goose Creek, 824-2200, Town of Moncks Corner 719-71800 Summerville Public Works 871-0810 and Charleston Water System 727-6869).
- If the property is located in the Santee Cooper Dam Breach Area we must have Elevation Certificate from Santee Cooper before plans can be picked up.
- FEMA requires 3 elevation certificates during the building process. The 1st certificate is based on construction drawings and due at the time of submission for your permit. The 2nd is the lowest flood elevation due prior to vertical framing. The 3rd is the final elevation certificate due before a Certificate of Occupancy will be issued.

All plans shall be sealed by design professionals that are registered in the State of South Carolina.

The following information is required to be on commercial plans that are submitted for permitting and must be designed per:

2006 International Building Code	2006 International Mechanical Code
2006 International Plumbing Code	2006 International Fuel and Gas Code
2006 International Fire Code	2008 National Electric Code

- 1) Plans shall have a code analysis indicating at a minimum the occupancy classification, construction classification, allowable and actual height and area, occupant load, fire resistance ratings, maximum travel distance and egress requirements.
- 2) Design to 130 mph winds. Interpolation allowed per figure 1609 of the 2006 IBC.
- 3) Design for a minimum of "D" seismic. Foundation and soils investigation may dictate an increase in seismic design.
- 4) Provide a Design Professional foundation and soils investigation report per section 1802 of the 2006 IBC.
- 5) Indicate on the plans the Wind-Borne Debris requirements per section 1609 of the 2006 IBC.
- 6) Indicate on plans the design pressures (D/P Rating) for all windows and doors per section 1609 of the 2006 IBC.
- 7) Indicate on plans the IBC Chapter 17, Special Inspections.
- 8) Provide on the plans construction details of load bearing and non-load bearing interior and exterior walls, roofs, ceilings and floors. Details need to provide methods for anchoring and bracing, types of materials, types of connectors and any information pertinent for installation to meet the wind and seismic requirements.
- 9) Provide separate plans for electrical, plumbing, mechanical and gas installations. Details are required for installation methods for each discipline. Detail shall include the methods of installation to meet the wind and seismic requirements.
- 10) Energy Efficiency compliance with the International Energy Conservation Code (IECC) needs to be documented. Submit documentation for subject building indicating compliance with the IECC. Documentation must be in a format similar to COMCHECK software.
- 11) Submit Fire Sprinkler Plans along with the Building Plans for permitting. The review will be performed by the Berkeley County Government Fire Marshalls Office. Comply with NFPA 13.
- 12) Submit Fire Alarm Plans along with the Building Plans for permitting. Fire Alarm Plans shall at a minimum comply with the 2006 IBC, 2008 NEC, 2007 NFPA 72 and the 2006 IFC.
- 13) Site plans that indicate setbacks, amount of impervious surfaces, parking and the required buffers with detailed landscape plans.
- 14) Civil and Storm Water Management Plans to include erosion and sediment control plan, grading and storm water drainage plan, storm water details, storm water calculations, utility plans, rights-of-way, easements and encroachments.

A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE PERMITTING DEPARTMENT RECEIVES THE WATER & SEWER TAP RECEIPTS AND/OR FINAL DHEC APPROVAL FOR SEPTIC, ALL APPLICABLE FEMA ELEVATION CERTICATES, AND VERIFICATION THAT ALL FEES HAVE BEEN PAID.