



City of Ammon Building Department

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All Commercial Plans need to be sent in as PDF Format.

Commercial Building Plan Submittal Requirements

Site Plan detailing the following:

- A. Footprint of the structures
- B. Acreage of the property
- C. Property lines and dimensions
- D. Setbacks of structures
- E. Natural and finish grades
- F. Drainage routing (detention, retention ponds, etc.)
- G. Location of fire hydrants and fire lanes
- H. All parking areas, sidewalks, driveways, and easements
- I. Landscaping plans (check with Planning and Zoning for the city requirements on planting locations, etc.)
- J. Location of landscape meter (if applicable)
- K. Location of right-of-ways and detail of the proposed work within
- L. Water and sanitation lines
- M. Storm lines
- N. Utilities including fiber
- O. Scale of drawing (i.e. 1:20, 1:10, etc.)

Architectural Drawings to scale:

****Stamped plans by Architect with license and Idaho stamp is required****

- A. Floor plans -indicate room usage
- B. Building elevations
- C. Building and /or wall sections
- D. Door schedules
- E. Hardware schedules (may be part of specifications in item#6)
- F. Room finish schedules
- G. Accessible restrooms
- H. Partition types



- I. Roof plans and drainage slopes
- J. Stair sections
- K. Shaft sections (when applicable)
- L. Rated corridor construction details (when applicable)
- M. Fire protection details for structural frame components (when applicable)
- N. Glazing types
- O. Occupancy separation wall details (when applicable)
- P. Height of structures (check with Planning and Zoning for instructions on calculations)

Structural Drawings:

All plans required to be stamped by a licensed Engineer with an Idaho stamp. Supporting Calculations are also required with stamp

- A. Foundation drawings
- B. Framing of roof, floors and walls
- C. Structural details
- D. General notes
- E. Live loads used in design
- F. Retaining walls (greater than 4'-0" in height)
- G. Shop drawings and spec sheets on prefabricated structures
- H. Listings of special inspections (when applicable)

Plumbing and Mechanical:

HVAC Plans are required to be designed with Engineer stamp

- A. HVAC plans to include ducting, fans, and dampers
- B. Equipment schedules
- C. Piping plans to include gas water and sewer
- D. Mechanical room layouts
- E. Boiler and fan room layout
- F. Roof top unit details
- G. Roof drainage piping and overflow design
- H. Define areas to be sprinkled, including a sprinkler plan (to be submitted to State Fire Marshal)
- I. Plan of traps, ejectors, sand and/or oil interceptors
- J. Smoke exhaust system and sequencing information (when applicable)
- K. ComCheck compliance or ASHRAE 90.1 compliance certificate id required



Electrical Drawings:

- A. Lighting plans
- B. Power distribution plans
- C. One-line service and distribution diagram
- D. Panel schedules
- E. Lighting fixture schedule
- F. Exit lights and Exit illumination
- G. Fire alarms
- H. Smoke detectors
- I. Fire dampers
- J. Equipment schedule
- K. Generators
- L. Comcheck lighting compliance certificate is required

Specifications:

- Codes: 2018 IBC, 2017 ISPC, 2018 IFGC, 2018 IMC, 2017 NEC, 2018 IECC
- **Ground Snow Loads: 50 lbs/SF**
- **Wind Speed 100 mph for Risk Category II Buildings, 110 mph for Risk Category III, and 115 mph for type IV Buildings**
- Seismic Design Category D and based on requirements of Section 1613 of the 2018 IBC
- Frost Line Depth: 30"
- Interior and Exterior lighting power allowance budget (COMCheck Lighting Compliance Certificate based on the 2018 IECC) see www.energycodes.gov for COMCheck-EZ software, and select Electrical
- Mechanical Engineering Design Compliance (based on 2018 IMC and 2018 IECC) see www.energycodes.gov for COMCheck-EZ software and select Mechanical
- Architectural Stamp is required for ALL Commercial Projects
- We require electronic forms, please send as PDF format

****Some of these items may not be applicable****