

COMMERCIAL PLAN SUBMITTAL REQUIREMENTS FOR EXISTING BUILDINGS



City of Taylorsville
Building Department
2600 West Taylorsville Boulevard
Taylorsville, Utah 84129 (801) 955 2030
www.taylorsvilleut.gov



The timely issuance of building permits largely depends on the comprehensiveness of your application materials – i.e. Your building permit application, plans, construction drawings, etc. The following information is intended to help you submit a complete and comprehensive application packet and to help expedite your plan review process. Please note that because every project is a bit different, additional items may be required.

1. All plans will need to be prepared by a design professional. Please note that spaces 3000 square feet or larger require an architect to prepare the plans as per state law. Any changes to structural elements of the building will require the plans to be stamped by an engineer.
2. Supply a detailed code analysis. This should identify the construction type, occupancy type, restroom fixture count, occupant load, exiting, travel distance, and whether or not the building is fire sprinkled.
3. Provide fully dimensioned floor plan. If the building is multi-level show what floors are being altered. Show overall dimensions, door and window openings, use of rooms, hallways, bathrooms, and any other information relevant to the project.
4. Supply construction details for new or modified portions of the building. Show wall and ceiling framing, any structural modifications, and areas of the project that require demolition work.
5. Supply a detailed door schedule. Show door type and material, opening dimensions, direction of swing, fire ratings, door hardware types, (lever, panic, access controlled, etc).
6. Provide fire separation details. Provide listings for fire rated construction, penetration details, damper locations etc. Show required fire separations (vertical and horizontal) and any door, window, or sprinkler information required to maintain the rating.
7. Show fully dimensioned restrooms. Fixture locations, floor drains, grab bars, clearances, towel and paper dispenser locations and many other items in restrooms have very specific requirements for their locations.
8. Show full compliance with IBC and ANSI 117.1 for ADA accessibility. Dimension all items with accessibility requirements, including parking, accessible routes, reach ranges, bathrooms – i.e., and service counters.
9. Show all plumbing fixtures. This should include sinks, hot water heaters, storage tanks, mixing valves, hose bibs, mop sinks, floor drains, drinking fountains, soda and coffee machines, and grease interceptors.
10. Show electrical details such as receptacle and switch locations, lighting control and distribution panels, disconnects and any details needed to show compliance with electrical codes
11. Other requirements may need to be detailed based on the type and scope of work associated with the project. Mechanical work and energy code compliance may be required. If so provide any information relevant to the installation, including mechanical, lighting and building compliance reports, fenestration values, changes to HVAC systems, exhaust hood details etc.
12. The City of Taylorsville Planning and Engineering departments will review plan submittals for compliance. Other agencies may be required to review plan submittals as well. The Unified Fire Authority (801-743-7200) will need to approve fire sprinkler and fire alarm modifications, The Taylorsville-Bennion Improvement District (801-968-9081) will need to be contacted for some plumbing and grease interceptor plan approvals, and the Salt Lake County Health Department (385-468-3845) may be required to review plans for food handling and salons as well.

Please note that this is not intended to be a complete or detailed list of requirements. All projects are slightly different and will have code requirements based on specifics of the individual project. For additional information contact the Building Department at 801-955-2030 or at www.taylorsvilleut.gov.