



Town of Ridgefield, CT

Building Department

COMMERCIAL PLAN REQUIREMENTS

The following requirements are to be incorporated into plans submitted for permit this includes new construction, additions, alterations and construction involving a change of occupancy other than single family dwellings and their accessory structures as defined by the applicable one and two family residential code.

As per **107.2.1 Information on the construction documents.** *Construction documents* shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted where approved by the *building official*. *Construction documents* shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *building official*.

All Construction Documents shall contain a CODE REVIEW DRAWING

Construction documents shall also include when applicable as per:

- 107.2.2 Fire protection shop drawings**
- 107.2.3 Means of egress drawings**
- 107.2.4 Exterior wall envelope drawings**
- 107.2.5 Site Plan**
- 107.2.6 Structural information**

CODE REVIEW DRAWINGS shall contain when applicable to project:

- 1.) Parcel ID No.
- 2.) Project Name and address
- 3.) Applicable codes referenced
- 4.) *Occupancy Type*
- 5.) *Occupancy Group(s)*
- 6.) *Construction Type*
- 7.) *Building Height and Area*

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CODE REVIEW DRAWINGS – requirements cont'd

- 7.) Fire Ratings of all required Separations, ie. occupancies/uses, means of egress components, etc
- 8.) Interior Finish Classifications
- 9.) Fire protection systems, ie. sprinkler type, fire alarm, smoke/carbon monoxide detection
- 10.) Ceiling Height
- 11.) *Occupant Load*
- 12.) *Egress width per Occupant* served at doors and stairwells
- 13.) Minimum Door Width
- 14.) Minimum Stairway Width
- 15.) Minimum Corridor/Aisle Width
- 16.) Number of *Exits*
- 17.) *Common Path of Travel* Distances
- 18.) *Exit Access Travel* Distances
- 19.) *Corridor* fire resistance ratings
- 20.) Minimum *corridor* width
- 21.) Fire resistance rating of *Interior exit stairways and ramps*
- 23.) *Exit passageway* fire resistance ratings
- 24.) *Horizontal Exits*
- 25.) *Horizontal Exits* separation and opening protective
- 26.) *Exterior Exit Stairways*
- 27.) *Exit Discharge*
- 28.) *Exit Discharge* width, capacity and components
- 29.) *Accessible Route*
- 30.) *Accessible Entrances*
- 31.) Required *Parking and Passenger Loading facilities*
- 32.) Required *TYPE A* and *TYPE B Units*
- 33.) Required *Accessible Toilet and Bathing Facilities*
- 34.) Plumbing Fixture requirements per occupant load
- 35.) Method of Ventilation requirements

Note: Additional Items may be required based upon special use and occupancy classifications