



COMMERCIAL PLAN SUBMITTAL REQUIREMENTS

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Construction documents may be mailed to the above address accompanied by the department's plan submittal application. Construction documents require review prior to a permit being issued. Additional Construction Review Document Fees may be required for those structures defined in Title 25, Chapter 2, Section 25-2-13 (b) of the Official Code of Georgia Annotated. Any additional plan review fees will be determined at time of review and payment of such additional fees will be required at time plans are picked up.

The City of Moultrie offers plan review as a service to the community.

NEW CONSTRUCTION / ADDITIONS / EXTENSIVE RENOVATIONS

A. Submit digital construction documents along with your application to the following email address: plansupload@moultriega.com sealed by an architect or engineer currently registered in the State of Georgia.

B. Construction documents shall include the following:

1. **Site plan** shall indicate all buildings existing and new located on same property.
Type of construction of all buildings and distance between buildings.
Soil Erosion Plan/Design, if greater than 1.0 acre. This plan must be submitted to GSWCC in Athens, GA, for approval.
2. **General Notes**
 - Occupancy Classification
 - Occupant Load
 - Type of Construction based on International Building Code
 - Building Sprinkled or Non Sprinkled
3. **Structural**
 - Foundation
 - Structural framing details
 - Design Loads live and dead loads for roof and floor systems (TBD)
 - Wind Loads (110 mph)
4. **Elevations**
 - Front, rear and side elevations
 - Elevations indicating height of building
 - Elevations indicating floor to ceiling heights
5. **Architectural**
 - Floor plans identifying use of each room or space
 - Seating design for assembly occupancies
 - Display of merchandise and aisle arrangement in mercantile occupancies
 - Door & Window schedules (to include tempered applications)
 - Finish Schedule
 - Handicap Accessibility

- Fire Rated Assemblies with legend identifying all rated and non-rated walls
 - Assemblies for penetrations of fire rated walls, floors and ceilings/roofs
 - Details for stairs, ramps, handrails and guardrails
6. **Life Safety Plan** indicating means of egress, and exits (exit lighting, illumination of egress, emergency lighting, fire alarm system & smoke detectors)
 7. **Energy** summary sheet and affidavits (model energy code)
 8. **Electrical** riser diagram, panel schedule, electrical calculation of connected loads
 9. **Plumbing** riser diagram and fixture schedule and Fire Sprinkler Plan
 10. **Mechanical** line diagram, schedule & mechanical legend
 11. **Fire Sprinkler Systems**
 - Underground Piping
 - Materials
 - Backflow Device (approved by Moultrie Utility Department)
 - Aboveground
 - 24-hour test checked by Fire Marshal/Inspector
 - Calculations
 - Riser Detail
 - Sprinkler plans showing building coverage
 - Specifications and cut sheets on sprinkler system components

The information contained in the plan submittal list is general in nature and does not preclude additional information being required on a project. Also, small renovations or tenant development in existing structures may not require an extensive plan submittal as contained in the submittal list to be determined by the authority having jurisdiction.

A Design Professional, registered with the State of Georgia, is required to affix his or her signature and seal to drawings, specifications and accompanying data and submit the following for review:

- Assembly Occupancies
- Educational, day-care, head-start and kindergarten programs (public or private)
- Institutional (hospitals, nursing homes, custodial care, ambulatory, jails, penal, correctional and detention occupancies). Plans are required to be submitted to the State Fire Marshal's Office in Atlanta, Georgia for review and approval prior to permits being issued from our office.
- Buildings or structures 5,000 sq. ft. or more in total gross floor area of all floors
- Communication Towers
- Pre-engineered structures and systems
- All new and existing structures defined in Title 25, Chapter 2, Section 25-2.13(b) of the Official Code of Georgia Annotated
- Electrical engineer required to seal drawings
- Personal Care Homes / Residential Board and Care, Hotels, Motels, Dormitories and Apartments

INSPECTIONS

The General Contractor *Must* Notify Our Office For The Certificate of Occupancy Inspection *Before* the Building Is Occupied

RESPONSIBILITIES OF PERMIT HOLDERS:

1. Please give ***24 hours prior notification when requesting inspections.***
2. Post field copy on site in a conspicuous place prior to commencing work.
3. Comply with all applicable local, state and federal laws, codes, rules, regulations, etc.
4. Request applicable required inspections:

MINIMUM REQUIRED INSPECTIONS:

Building

- a. Footing/slab – before concrete is placed.
- b. Framing – after all rough-in plumbing, electrical and mechanical is in place.
- c. Insulation: after baffles and insulation is installed and before installing gypsum board.
- d. Final (SFD) – after all building, mechanical, plumbing, gas and electrical systems are installed, connected and tested. (Commercial) – after all building, handicapped, mechanical, gas, plumbing and electrical fixtures are installed, connected and tested.

Fire Protection Systems (Coordinate inspection with the Fire Dept 229-985-1805, when applicable)

- a. Underground – after all piping and piping support systems are installed and ready for testing prior to any backfill being placed.
- b. Fire Pump installed and ready for testing in accordance with NFPA 20.
- c. Above Ground – after all above ground sprinkler system components are installed.
- d. Final – after all underground and above ground sprinklers are installed, flushed and tested.

Plumbing

- a. Underground piping – after piping is installed and before backfill is placed.
- b. Rough-in – after soil, waste and vent, water supply and fuel piping are in place and before piping is concealed.
- c. Final – after all piping and fixtures are in place, connected and test.
NOTE: See Section 311 IPC for required test.

Mechanical

- a. Underground – after fuel and refrigerant piping is installed and before backfill is placed.
- b. Rough-in – after all fuel and refrigerant piping is in place and before piping is concealed and before any fixtures or appliances are connected.
- c. Final – after all piping, fixtures and appliances are installed, connected and tested.

Gas

- a. Underground – after all piping is installed and before backfill is placed.
- b. Rough-in – after piping is installed and before piping is concealed and before any fixtures or appliances are connected. This inspection shall include a pressure test.
- c. Final – after all piping, fixtures and appliances are installed, connected and tested.

Electrical

- a. Underground – after conduits are installed and before backfill is placed.
- b. Slab rough-in – after all electrical systems are installed prior to placement of concrete.
- c. Rough-in – after all wiring, conduit and boxes are installed prior to concealment. Exterior disconnect required.
- d. Final – after entire system is installed, connected and ready for testing.

Low Voltage

- a. Rough-in – after all wiring is installed or prior to concealment.
- b. Final – after all low-voltage systems are in place, connected and ready for testing.

***ALL INSPECTIONS CAN BE SCHEDULED WITH THE
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
AT 229-668-7223***