



CITY OF ANDERSON BUILDING AND CODES
601 South Main Street

Plan Review Notes

(STREET ADDRESS)
ANDERSON, SC

Plan Review Number: Number appointed when plans are submitted

Building Plans prepared by: Architectural Firm

Plans Signed by: Design Professional in Responsible Charge

Project Name: Name of Proposed Occupant

Plans Received: Date that plans are received

1. All general contractors and sub-contractors must be State of South Carolina licensed, have a City of Anderson business license, window decal for construction vehicles and appropriate permit(s) before starting work.
2. Plans must be sealed and signed by a South Carolina Certified Architect and /or Certified Design Professional (Architect and/or Designed Professional must have a City of Anderson business license).
3. A Certificate of Occupancy will not be issued until all licenses and permits are obtained and all associated city departments have concluded pertinent inspection(s) and/or verification(s). A 24-hour notice is required for all inspections. Please call 231-2219 to pre-arrange appointments for inspections.
4. All life safety systems must be fully functional and operations are to be verified by the local fire department prior to the issuance of Certificate of Occupancy.
5. All building elements are to be constructed in compliance with all currently adopted codes. (At this time the 2012 International Code Series, 2009 International Energy Conservation Code, 2009 ICC/ANSI 117.1 Accessibility Code and the 2011 National Electrical Code)

6. All wood that comes into direct contact with concrete, masonry or earth shall be pressure treated.
7. Glazing shall meet all minimum clearances and other associated code criteria. All glass located in hazardous contact areas is to be listed and labeled safety glass.
8. Fire extinguishers to be provided in approved locations at the completion of construction. You may contact a local Fire Inspector by calling (864) 231-2256 if you need assistance with this provision.
9. Observe all public safety precautions as per chapter 33 of the 2012 International Building Code and OSHA-1926, during the construction process.
10. A minimum of two recently certified fire extinguishers are to be available on this site during the construction process.
11. A dumpster is required to be provided for the retention and removal of construction debris.
12. The project coordinator, design professional in responsible charge or the owner (not the contractor), is required to arrange for all special inspections as required in accordance with Chapter 17 of the International Building Code and South Carolina law. You may download the necessary forms from our City of Anderson web site. All required forms and accompanying third party letter verification(s) are to be submitted prior to the issuance of a building permit for this project.
13. The criteria contained within the 2009 International Energy Conservation Code are enforced within the city limits. The building envelope is to fully comply and all new equipment shall meet the minimum energy efficiency requirements. Documentation of energy code compliance should be earmarked through the use of "Comcheck" or similar format.
14. Sanitary facilities shall be provided for workers during construction.
15. The correct 911 address numbers are to be verified and posted on this building and/or tenant space, so as to be clearly seen from the street frontage.
16. New signage will require approval by the City of Anderson Planning Department. You may contact the planning department at (864) 231-2222 for additional information pertaining to signage. A separate sign package will be required to be submitted for zoning ordinance verification and permitting.
17. The footing rebar is required to be incorporated into the building grounding electrode system as it is considered an available concrete encased electrode in accordance with article 250.52(3) of the 2011 NEC.

ELECTRICAL CONTRACTOR PLAN REVIEW NOTES

1. Electrical contractors must have a City of Anderson business license, the proper South Carolina trade certification card and an electrical permit before starting work.
2. A minimum of a certified journeyman electrician (with card) is required on job site at all times while electrical work is in progress.
3. The electrical inspector shall be contacted to inspect all electrical work prior to concealment. A 24-hour notice is required to schedule an inspection. Please call (864) 231-2219 to arrange for inspection appointments.
4. All electrical duplex outlets within six feet of a water outlet shall be GFCI protected.
5. All electrical equipment is to be properly labeled and have the minimum working clearance(s) and dedicated electrical space provided for working, servicing and inspection.
6. All wiring is to be performed in accordance with the most recently adopted National Electrical Code (2011 N.E.C.).
7. The wiring method(s) to be used shall be clearly shown on the drawings.
8. The building is required to be provided with an intersystem bonding termination block adjacent to the service equipment in accordance with article 250.94 of the '11 NEC.
9. Where a minimum of 20 foot of developed length of #4 or larger rebar is installed in new footing(s), it is required to be incorporated into your grounding electrode system as it is considered an available concrete encased electrode. (Ref. article 250.50 '08 NEC)
10. Where fluorescent light fixtures are to be independently supported and secured to the building structure. (300.11(2) '08 NEC and applicable seismic and NFPA standards)
11. The lighting circuits are to be switched to allow the occupant to reduce electrical power consumption for lighting in a reasonably uniform pattern to 50% or less of maximum power consumption. (Section 505.2.2.1 of the '09 IECC)
- 12.** Fluorescent light fixtures that contain ballasts and utilize double ended bulbs are to be provided with an independent disconnecting means at each fixture.
(Article 410.130(G)(1) of the 2011 NEC)
- 13.** The exterior signage circuit is required to be provided with an electrical disconnect within sight or a permanent individual lock-out means installed at the circuit overcurrent device.

PLUMBING CONTRACTOR PLAN REVIEW NOTES

1. Plumbing contractors must have a City of Anderson business license, the proper South Carolina trade certification card and a plumbing permit before starting work.
2. A minimum of a certified journeyman plumber is required on the job site at all times that plumbing work is in progress.
3. The plumbing inspector is to be contacted to verify all required tests on new piping installations. All supply, drain, waste and vent lines must be properly tested and inspected by the plumbing inspector prior to concealment. PVC pipe is not allowed to be tested with air and must have a minimum of 10 foot of water head pressure applied.
4. Handicapped restroom plumbing fixtures are to meet all handicapped standards and requirements. For example: restrooms require lever type handles on lavatory sinks and restroom doors. Flush controls are required to be installed on the open side of water closets. An 18" vertical grab bar is required in addition to the standard horizontal bars.
5. Relief valve outlets on water heaters are to be piped full size (with labeled code compliant pipe material) independently to a proper place of disposal. The pan is required to be piped to the outside, a floor drain or to an approved receptacle.
6. All copper water pipes that pass through concrete or masonry shall be properly protected and isolated from direct contact.
7. Where copper piping is used, nonferrous metal support(s) or proper isolation from dissimilar metals is to be provided.
8. Commode seats shall be elongated, with an open front.
9. Water heater supply and discharge lines are required to be trapped and insulated in accordance with section 504.4 of the International Energy Conservation Code.
10. Independent shut-off valves are to be provided for the main water supply line where it first enters the building and for the isolation of exterior hose bibs. (606.1(2) and 606.2(2) of the 2012 IPC)
11. A sewer service agreement and water tap fees will be required for all new construction. You may contact the Waste Water Department at (864) 260-6347 and the Water Administration Department at (864) 260-6347 with questions pertaining to these matters.
12. A back-flow protection device may be required for the main water supply line and irrigation system of this building. Please contact Traci Wideman (Water Operations

Administrative Assistant) at (864) 231-5230. She will see that you are provided with the correct information as to the type of device required by city ordinance and assist you with any questions and/or concerns regarding this matter.

MECHANICAL CONTRACTORS PLAN REVIEW NOTES

14. Mechanical contractors shall have a City of Anderson business license, the proper South Carolina certification trade card and a mechanical permit before starting work.
15. The mechanical inspector shall be contacted to inspect all work. A 24-hour notice is required to schedule an inspection. Please call 231-2219 to arrange for inspections.
16. Disconnects for heating and air conditioning units must be located within sight of the unit(s).
17. All buildings require outside air introduction through the central air conditioner system.
18. All exterior air exhaust and intake openings are required to be screened. (In accordance with section 401.5 of the 2012 IMC)
19. All manufacturer's installation manuals & specifications for new equipment installations shall be made available for the inspector's use during inspections.
20. Where copper piping is used, nonferrous supports, connectors, protective sleeves and/or other approved method(s) of isolation shall be used to prevent direct contact with dissimilar metals or corrosive materials.
21. All restroom exhaust fans are to terminate at the exterior of the building.
22. A separate inspection is required to be requested for the verification that all duct seams are properly sealed prior to the installation of duct insulation.
23. **Note: The above listed criteria are generic in nature and may have already been addressed in your submitted drawings. The following notes are specific your drawings. Your drawings and specifications shall be revised to verify all concerned parties have been notified of all pertinent city requirements. An itemized written acknowledgment of all notes by the design professional in responsible charge is required to be provided prior to the issuance of the required permits.**

The following are sample specific notes that may be applied during a typical plan review as possible code issues are revealed.

24. If the height of this building exceeds 16 feet from grade to the top of the parapet, it will be required to be provided with a permanent means of roof access in accordance with section 306.5 of the 2012 International Mechanical Code.
25. Where rooftop HVAC units are closer than 10 feet from the roofs edge, extra guard protection will be required in accordance with section 304.11 of the IMC. The guard system is required to be a minimum of 42" inches in height and designed so that a 21" inch sphere cannot pass.
26. Provide truss manufacturer information pertaining to the additional loads imposed by the rooftop HVAC units and any bracing recommendations for load distribution.
27. Com-check information for the building envelope, mechanical and electrical systems are to be fully completed, signed and submitted prior to issuance of any permits.
28. References made for contacting the Anderson County Codes Department should be changed to the City of Anderson Codes Department .
29. The natural gas lines are to be electrically bonded to the grounding electrode system.
30. Sign circuits are required to be provided with an electrical disconnect within sight.
31. Please verify that curb access ramps are provided with a minimum of a 36" inch level landing at the top of the ramp incline. (section 406.7 '09 ICC/ANSI 117.1)
32. The handicapped parking is to be provided with a minimum of one van parking space.
33. The HVAC smoke detection audio/visual warning device is to be located so as to be immediately identifiable as to which unit is in distress.
34. The plumbing vent sizes should be shown on the D/W/V/ isometric drawing on Sheet P-2 of the drawings.
35. Verify that the water heater is provided with heat traps. Where heat traps are provided, the first 8 feet of water line that supply and exit the water heater are to be insulated (Min. ½" insulation). Where heat traps are not provided, all hot water lines are to be fully insulated with a minimum of 1" inch of insulation in accordance with section 504.4 of the 2009 International Energy Conservation Code.

This examination of submitted documents does not relieve the owner, designers or contractors or their representatives from their individual or collective responsibility to comply with all applicable provisions of the adopted International Codes. This plan examination is not to be construed as a check of every item in the plans and submitted documents and does not prevent the Building Official from hereafter requiring corrections of errors in the plans or construction.

Thank you for addressing outstanding issues contained in these notes. If you have any questions, you may contact me at (864) 231-5223 or E-mail me at AEKLUND@CITYOFANDERSONSC.COM

Respectfully Yours,

Alan Eklund (Combination Plans Examiner)