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CITY OF TUCSON DEVELOPMENT SERVICES DEPARTMENT

## Commercial Submittal Requirements

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<b>Description:</b>	<b>Minimum Requirements for an okay to submit for plan review</b>
<b>Application:</b>	<b>Building Permit Application</b>
<b>Req. Approvals:</b>	<b>Structural, Zoning, and Engineering</b>
<b>Review Time:</b>	<b>20 Business Days</b>
<b>Permit Fees:</b>	<b>Plan check fees are due when plans are submitted.</b>
<b>Special Req:</b>	<b>Arizona registered Architect or Engineer must seal all plans.</b>

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Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when 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. Section 106.1.1 IBC 2006

### [FAQ: COMMERCIAL SUBMITTAL PROCESS](#)

#### *Can plans be reviewed over the counter?*

We do offer over the counter review Monday through Friday from 8:00 a.m. to 9:30 a.m. However there are limitations on what can be reviewed. Typically if a review can be completed in 15 minutes or less for each discipline this may qualify for an over the counter review. Please be advised new building structures, build outs on a shell, restaurants, classified/hazardous locations, and plans with structural calculations are not eligible and must be submitted.

#### *How long is the review time for submitted plans?*

(20) Twenty business days.

**Can plans be expedited?**

At this time, we don't offer expedited reviews. However, we do allow plans to be reviewed by a private 3<sup>rd</sup> party consultant, which may speed up the review time. You must still get an okay to submit, complete a contract, and pay plan check fees with Development Services prior to having the outside consultant review any plans.

Please be aware depending on scope of work, zoning, engineering, fire, wastewater and others may still need to review the plans for code compliance once the outside reviewer has approved your plans.

**Can plans be mailed to development services for review?**

No, In order to submit plans or have plans reviewed over the counter, somebody responsible for the plans must be present. There are many permit-expediting companies that may be able to help if you are unable to submit the plans in person.

**Can I get a plan check fee before I come down to submit my plans?**

No, we can give you an estimate of how much the plan check fees may be, however we cannot guarantee the actual fees until you arrive and submit your plans.

**What Building Codes does the City of Tucson Currently use?**

The following is the currently adopted building codes that are in effect for the City of Tucson.

- 2006 International Building Code (IBC)
- 2006 International Existing Building Code (IEBC)
- 2003 ICC/ANSI A117.1 Accessibility Code (ANSI-117)
- 2006 International Mechanical Code (IMC)
- 2006 Uniform Plumbing Code (UPC)  
The 2006 International Plumbing Code (IPC) may be used as an alternate means through an Appeal to the Building Official.
- 2005 National Electric Code (NEC)
- 2006 International Fire Code (IFC)
- 2006 International Fuel Gas Code (IFGC)
- 2006 International Energy Conservation Code (IECC)
- Tucson Outdoor Lighting Code

## GENERAL REQUIREMENTS

*Please be aware other requirements may be required based on situation and scope of work.*

A minimum of two **(2) complete sets of plans** shall be submitted. Partially completed plans will not be accepted. All plans and applications shall include an accurate description of the entire scope of work.

One **(1) copy of approved shell drawings** is required if the scope of work is a build out of a shell building. You will not receive an okay to submit, if you do not have the approved shell building drawings as part of your submittal.

Plans must be legible, fully dimensioned and drawn to scale with a **minimum text size of at least 3/32" all UPPERCASE**. This is often an overlooked requirement, however you may be asked to enlarge text size prior to submitting plans.

Development Services will need the cost of construction **valuation** for the project being submitted. Exceptions would include new construction, shell build outs, retaining and patio walls over (6) feet in height whereas development services will calculate project valuation based on square footage, construction type, and occupancy group.

All plans must be sealed and signed by an Architect or Engineer registered in the State of Arizona. A Registered Electrical Engineer is required when electrical designs exceed 400 amps, and where the available fault current at any new piece of equipment exceeds 22,000 amps, or for hazardous locations, hospitals or buildings with operating rooms.

All plans must be sealed and signed by a licensed architect or engineer registered in the State of Arizona. A licensed electrical engineer is required when electrical designs exceed 400 amps, or involve hazardous locations, hospitals or buildings with operating rooms.

You will need to provide **special inspection certificate** forms before issuance of permits when the design professional or plan reviewer requires such inspections. Special Inspections are required where monitoring of the materials and workmanship is critical to the integrity of the building structure. These triplicate forms are available on request. If you are in need of finding a special inspection company whom is approved in the City of Tucson, please visit the town of Marana Website for the special inspection list at [www.marana.com](http://www.marana.com)

## STRUCTURAL & BUILDING PLAN REQUIREMENTS

1. One **(1) code review checklist** shall be completed and signed by the registered design professional of record. This form is available online.
2. One **(1) soils report** is required when applicable.

3. Two **(2) copies of structural calculations** shall be provided when applicable to address both vertical and lateral forces, and shall be stamped and signed by a licensed engineer or architect in the State of Arizona.
4. Site plan
  - A fully dimensioned site plan shall show project address including suite numbers and legal description. All easements with dimensions, lot area, north arrow, and scale. Location of all property lines, structure to property line setback dimensions (existing and proposed), proposed and existing utility meters, public sewer connections, sump pumps, back flow devices, and fire hydrant locations. Please provide street names for all adjacent streets, a fully dimensioned parking plan including tabulation of existing, proposed and required parking spaces. Locations of all buildings/structures on adjacent property within 10 feet of property line, including location and dimensions of all walkways and driveways related to ADA considerations.
5. Floor plan & details
  - Please provide a fully scaled and dimensioned floor plan
  - Indicate all floor levels
  - Indicate use of all rooms existing and proposed and their corresponding occupant load
  - Show all doors and windows and cross-reference to the door & window schedule
  - When required provide fully dimensioned enlarged floor plans and interior elevations for all restrooms to show accessibility compliance with ANSI A117.1
  - Indicate the location and travel direction of all stairways
  - Where fire resistant construction is proposed, please show all fire resistive construction components of the building such as separation walls, rated shafts, area separation walls, rated corridors, horizontal exits, and other rated means of egress systems
  - Provide a complete and clear means of egress plan for every floor. Identify continuous, unobstructed, path of exit travel from the most remotely occupied point of the floor plan to a public way. Plans shall show all of the elements of means of egress.
6. Foundation plan
  - Provide a fully dimensioned foundation plan that incorporates the foundation system as recommended in the soils report
  - Provide location and complete details of all proposed site retaining walls
7. Framing plan
  - Show the material, size and location of all framing members, which includes headers, beams, girders, floor joists and or trusses
  - Identify posts and columns on the plans by size, type, location and spacing
  - Show direction of all framing members including span and spacing
  - Specify type and thickness of plywood floor and roof diaphragms
8. Elevation plan
  - All elevation drawings shall be fully dimensioned and labeled accordingly
  - Indicate all finished floor elevations, building heights, existing and proposed grades
    - If more than one building is located on site, label each building elevation to

distinguish one from the other

- Show and label all exterior details and location of windows, doors, and any other architectural features

#### 9. Roof plan

- Required for all new construction or any modification to the existing roof
- Show and label spot elevations for all roof peaks, ridges, and low points
- Show all hips, valleys and ridges, drains and overflow drains

### **MECHANICAL PLAN REQUIREMENTS**

1. Mechanical Floor Plan
2. Mechanical equipment specifications and capacities
3. Equipment installation details including references to the relevant structural or architectural details
4. HVAC duct schematic
  - Specifications for all supply and return air devices
  - Balancing data
  - Insulation specifications and support details
5. Product-conveying exhaust systems
  - Design calculations for duct sizing
  - Hood design details
  - Duct Specifications and support details
6. Kitchen hood exhaust system design and installation details
7. Energy Code calculations for the envelope and the mechanical design
8. Ventilation calculations
9. Equipment cut sheets for any cooking equipment

### **PLUMBING PLAN REQUIREMENTS**

1. Site utility plan
  - Downstream manhole rim elevations and inverts
  - Water main and public sewer line sizes
  - Proposed location of the connection to the public sewer
  - Cleanout locations in the building sewer
  - Location of any proposed interceptors (e.g. grease) or backwater valves

- Proposed location of the water meter and water service line
  - Size of the water meter
  - Location, size, and model of the water service backflow protection assembly
  - Location of any natural gas meters
  - Location and size of any LPG tanks
  - First floor elevation
2. Plumbing Plans:
    - Fixture and isolating valve locations
    - Size and routes of all plumbing piping
  3. Riser diagrams on water and sewer
  4. Fixture count and description —water and sewer
  5. Calculation on water system
6. Gas Plan — development length, size and load

## **ELECTRICAL PLAN REQUIREMENTS**

1. Electrical floor plan
  - Location of all outlets, fixtures, switches, appliances, panels, motors, disconnects, electrical equipment and service
  - Assign circuit to each receptacle, light, appliance, meter, disconnect, electrical equipment and indicate panel number on all home runs
2. Complete single line diagram of service for tenant & building
  - Voltage and phase
  - Panel and/or transformer size
  - Feeder loads
  - Rating breakers or fuses including A.I.C.
  - Complete fault current analysis
  - Total tenant and building service load
3. Provide complete panel schedules
  - Panel #, voltage, phase, location & withstand rating
  - Bus size, main
  - Circuit number
  - Breaker size, # of poles, & A.I.C. rating
  - # of lights, receptacles, or misc. each circuit by phase
  - Load in watts, each circuit by phase
  - Total connected load each phase (balance all phases to within 15%)
  - Add 25% for continuous load (lights, etc) and largest motor
  - Total KVA load

4. Fixture schedule and fixture cut sheets
  - Fixture by letter or symbol
  - Number and wattage of lamps & total watts of fixture including ballast
  - Type of lamp (incandescent, fluorescent, etc.)
  - Type of mounting (flush, surface, etc.)
5. 2006 IECC light budget calculations and luminaries switching
6. Show full compliance with the Tucson lighting code

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**[CONTACT US @](#)**

*201 N. Stone Ave. Tucson, Arizona 85726*  
*Monday through Friday 8:00 a.m. to 4:00 p.m.*  
*(520) 791-5550*  
*[www.tucsonaz.gov/dsd](http://www.tucsonaz.gov/dsd)*