



City of Wayzata
Building Inspection Department

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Commercial Plans Review

This information is provided to assist in assembling a successful plans review submittal.

In addition to Wayzata Building Inspection Department, other departments review plans for zoning, fire, engineering, traffic engineering, utilities, water, waste water, and health and environmental criteria. Before checking in plans, make certain all information is included and accurate.

CODES

The 2015 Minnesota State Building Code includes code chapters that incorporate by reference another published code, standard or other document and include any necessary amendments to the document; a complete list is available at MnDLI, Construction Codes and Licensing. <http://www.dli.mn.gov/Ccld.asp>

2012 International Building Code (IBC)
2012 International Existing Buildings Code
2012 International Mechanical and Fuel Gas Code
2014 National Electrical Code (NEC)
Chapters of Minnesota Rules in the 2015 Minnesota State Building Code
2012 International Energy Conservation Code
2015 Minnesota Accessibility Code
2012 Uniform Plumbing Code
2012 International Fire Code (IFC)
Wayzata City Code
MN Rule Chapter 1306 (Subpart 2)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA- SBC 1305, IBC 1601

Snow Load: Ground snow load = 50psf, Roof snow load = 35psf

Footing depth: Min 42 inches below grade

Flat Roof Snow Load: Building structure is designed for the specified uniform snow load, and cannot act concurrently with unbalanced loading and drifting. Load may be reduced per ASCE 7-02, no other reductions are permitted.

Unbalanced Loading & Drifting: Building structure is analyzed for drifting per ASCE 7-02.

Basic Wind Speed: 90 mph (3-second gusts).

Wind Exposure Category: Determined on a site specific basis (B or C)

Winter Design Temperature: -15 degrees °F

Summer Design Temperature: 88/72 Db/Wb °F

Weathering: Severe

Live, Dead & Special Loads: Refer to the 2012 IBC Chapter 16 as amended by 2015 Minnesota State Building Code.

PRIOR TO PLAN REVIEW

Provide or verify the following information:

- Signed Development Agreements and/or Resolutions
- Notice from Hennepin County of final plat recording
- Payment of park fees and escrow
- Outdoor lighting plans
- Road or driveway plan with fire hydrant location
- Tree Inventory and Tree Preservation Plan
- Wetland or floodplain delineation
- Construction staging plan.

PLAN REVIEW SUBMITTALS

Two complete sets are required for plans review, plans must reflect in detail requirements of the Development Agreement or Resolution

- Permit application form
- Cover sheet with Code Study
- Architectural plans, stamped and signed by a Minnesota Licensed Architect
- Mechanical plans, signed by a Mechanical Engineer
- Plumbing plans, (approval required from Minnesota Dept of Labor and Industry).
- Electrical plans for energy usage (SBC Chapter 1323).
- Structural plans with soils report
- Approved commercial kitchen plans (approved by City Health Dept)
- Fire sprinkler plans (approved by City Fire Marshal)
- Grading & erosion control plans (approved by City Engineer)
- Approved water, sewer, storm water and utility plans
- Final landscape plans
- Flood design data
- Special Inspections or testing
- SAC letter. For more information contact: Metropolitan Council, Wastewater Services, 230 East 5th Street, St. Paul, MN 55101, Cory McCullough, 651-602-1118.
SACprogram@metc.state.mn.us
- Survey by a Minnesota registered surveyor; include: proposed impervious surface and building coverage tabulations, topography contours at two foot intervals, structures with dimensions, setbacks, property lines, lot size, driveway and sidewalks; elevation of top of curb or street elevations; elevation of foundation and each floor level

COVER SHEET

The following information is required on the Cover Sheet of the plans submittal package.

- Project description
- Site address
- Name, address, phone numbers (include all design professionals associated with the project)
- Sheet legend
- Vicinity map
- Code edition
- Code Study

CODE STUDY

Scope of work - If the scope is self-evident, a more definitive description is not required. If the submittal is part of a phased project, such as core/shell or tenant finish, the scope of work must be clarified in a written or graphical description.

Overall building description

- Total building area in square feet.
 - Height (use sea level datum) measured from average grade
 - Number of levels. (including basements)
 - Area of each level in square feet.
 - Clearly show all actual and assumed property lines, including those required by IBC 704.3.
 - Provide accessible information for site and all parts of building.
- Incidental use areas
 - Area in square feet of each occupancy, tabular or graphically
 - Required occupancy separation
 - Type of Construction
 - Mixed types of construction, provide the following:
 - Area in square feet of each type of construction
 - Any required fire walls
 - Smoke control areas

Building code analysis

- Occupancy classification
- Mixed occupancies
- Accessory use
- Non-separated uses
- Separated uses
- Combined

Basic allowable area

Refer to Sections 506 & 507, Table 503 of the IBC

Presence of fire sprinklers & reasons

- Allowable area/height
- 1-hour fire resistive substitution
- Basement only
- Required by Chapter 9, 2012 IBC
- Required by other than IBC

Allowable area increase

- Frontage
- Sprinklers
- Multistory

Fire resistive requirements

Refer to Tables 601 & 602, Chapter 7 of the IBC

Fire Areas

- Area in square feet of each "Fire Area" as defined in Section 702
- Location of fire walls, fire partitions, smoke barriers, smoke partitions
- Penetration and opening protection

Egress requirements

- Occupant load calculations (Table 1004.1.2, IBC)
- Exit width calculations
- Number of exits required (total for the building and for each area of consideration)
- Door hardware as require

Special details

- High-rise buildings
- Atriums
- Other special uses or occupancy
 - Underground bldgs.
 - I-2 and I-3 occupancies
 - Stages
 - Combustible storage
 - H occupancies
 - Motor vehicle related occupancies

CODE SUMMARY FLOOR PLANS

Provide a floor plan for each level showing partitions, stairs, doors with door swing, fixtures, etc. Minimum scale is 1/8" = 1'

- Clearly label the following:
 - Use of each room or area
 - IBC occupancy classification for each room or area and floor.
 - Square footage of floor area of each room or area.
 - Occupant load factor of each room and floor.
 - Occupant load of each room or area and floor.
- Provide a total occupant load summary for each floor or level.
- Graphically show the extent and rating of all rated assemblies both vertical and horizontal, include the rating of any required opening protection.
- Clearly show a complete Means of Egress Path, including the width, common path of travel, travel distance, diagonal distance of exits, exit signs, and emergency exit pathway lighting.
- Indicate any doors that are provided with panic hardware and/or magnetic hold-opens.