



City of Danville, Illinois
Department of Engineering & Urban Services
Mayor Scott Eisenhauer
1155 E Voorhees Suite A, Danville, IL 61832
Phone: 217.431.2321

Commercial & Multi-Family Residential Projects

General Information

The provisions of the International Building Code, 2012 Edition as amended by the City of Danville adopting ordinance, shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use, and occupancy, location, removal and demolition of commercial and multi-family dwellings. (2012 IBC Section 101.2)

Code References:

2012 International Building Code
2012 International Mechanical Code
2017 National Electrical Code
2012 International Fire Code
2015 International Energy Conservation Code (Required by State of Illinois)
Illinois State Plumbing Code (2014) (Required by the Illinois Department of Public Health)
Illinois Accessibility Code (1997) (Required by the Illinois Environmental Barriers Act)
City of Danville Zoning Ordinance (2008) (Chapter 150 of City Code)
City of Danville Storm Water Management Code (1993) (Chapter 162 of City Code)

Plan Requirements

New commercial or multi-family residential buildings and additions to existing buildings require the submittal of a complete set of sealed building plans for plan review and approval. Sealed plans must also be submitted for all other projects other than minor remodeling involving no structural or life safety changes. The building official is authorized to waive the submission of sealed building plans if it is found that the nature of the work applied for is such that review of sealed building plans is not necessary to obtain compliance with the code. (2012 IBC Section 107)

Illinois State law requires that, as a minimum, all plans submitted for the construction of a new structure, addition, or major improvement be sealed by a Registered Architect or Structural Engineer. Building systems, electrical, plumbing, mechanical, etc. must be designed by one of the aforementioned individuals or may be designed and sealed by a Professional Engineer.

Submit two (2) complete sets of building plans, signed and sealed by a licensed design professional, one (1) final electronic version in PDF format and one (1) site plan along with a completed building permit application to the Department for review.

It is the responsibility of the applicant to provide sufficient information with the permit application for staff to verify code compliance.

Building Plan Review Checklist

The following checklist is provided to help you determine what information is required to submit for review.

The applicant should check Yes or N/A (Not Applicable) and note appropriate Drawing sheet/page number(s) and/or Specification Section as allotted within the below checklist. The only items that should be checked as Not Applicable are those which will not be present in the completed building.

An application for each applicable permit (Demolition, Building, Plumbing, Mechanical, Electrical) will need to be filed with the Department prior to start of work.

City of Danville Plan Review Checklist for All Commercial and Multi-Family Projects

Project Address: _____

Project Title: _____

Date Submitted: _____

ARCHITECTURAL

Item	Submitted	N/A		Sheet/Page Number or Document Reference
1	<input type="checkbox"/>	<input type="checkbox"/>	Foundation Details, Pier schedule, Assumed soil bearing, Concrete specifications, Footing dimensions, Reinforcement	
2	<input type="checkbox"/>	<input type="checkbox"/>	Floor Plans Seating plan (assembly use), Identify all fire rated walls, Label all spaces	
3	<input type="checkbox"/>	<input type="checkbox"/>	Framing Plans Design live loads, Type of framing, Size of structural members, Span of members, Truss bearing locations	
4	<input type="checkbox"/>	<input type="checkbox"/>	Elevations Height between floors, Materials to be used, Grade plane, Grade elevations, Window sizes/openings, Floor elevations, Building height	
5	<input type="checkbox"/>	<input type="checkbox"/>	Building Sections	
6	<input type="checkbox"/>	<input type="checkbox"/>	Stair Sections & Details Tread and riser dimensions, Width of stair, Details and Dimensions of hand and guardrails	
7	<input type="checkbox"/>	<input type="checkbox"/>	Door, Window, Hardware, and Interior Finish Schedule, Means of Egress	

8	<input type="checkbox"/>	<input type="checkbox"/>	Structural Loads Soil report, Uniform live loads, Roof loads (including snow), Wind Loads, Footing design loads, Design/construction standards for each type of structural material	
9	<input type="checkbox"/>	<input type="checkbox"/>	Roof Type of roofing materials, shop drawings for truss systems. Roofer's license number must be included with the application. Contractor must have Unlimited Roofing License.	

ELECTRICAL

Item	Submitted	N/A		Sheet/Page Number or Document Reference
1	<input type="checkbox"/>	<input type="checkbox"/>	Floor Plan Fixture locations, Electrical symbols key, location of receptacles, Panel size & location, Wire size and type, Smoke detectors, Fire alarm devices, Site electrical and signs	
2	<input type="checkbox"/>	<input type="checkbox"/>	Reflected Ceiling Plan Location of fixtures, Emergency & Exit Lighting	
3	<input type="checkbox"/>	<input type="checkbox"/>	Schematic Service & feeder/subpanel line diagram, Panel Schedule	
4	<input type="checkbox"/>	<input type="checkbox"/>	Load Calculations	

PLUMBING

Item	Submitted	N/A		Sheet/Page Number or Document Reference
1	<input type="checkbox"/>	<input type="checkbox"/>	Floor Plan Location of all fixtures, Handicap fixtures, Floor drains, Drinking fountains, Meter(s) location and size, Water service size	
2	<input type="checkbox"/>	<input type="checkbox"/>	Riser Diagrams/Water DWV	
3	<input type="checkbox"/>	<input type="checkbox"/>	Material Fixture Schedule	
4	<input type="checkbox"/>	<input type="checkbox"/>	Backflow device	
5	<input type="checkbox"/>	<input type="checkbox"/>	Isometric Plumbing Diagram	

MECHANICAL

Item	Submitted	N/A		Sheet/Page Number or Document Reference
1	<input type="checkbox"/>	<input type="checkbox"/>	Floor/Reflected Ceiling Plan Location of equipment, Type of equipment, Rating and/or capacity, Gas piping sizes/locations, Air distribution system layout including: damper location, size & type of material, Location transfer grills, duct smoke	

			detectors, Location/type of controls	
2	<input type="checkbox"/>	<input type="checkbox"/>	Calculations/Specifications Calculations for natural/mechanical ventilation air requirements, Combustion air (inside/outdoor) requirements	
3	<input type="checkbox"/>	<input type="checkbox"/>	Fireplaces	
4	<input type="checkbox"/>	<input type="checkbox"/>	Elevator Plan/Details	

FIRE PROTECTION SYSTEMS

Item	Submitted	N/A		Sheet/Page Number or Document Reference
1	<input type="checkbox"/>	<input type="checkbox"/>	Sprinkler/Standpipe Plans Hazard classification, Water supply available, Flow location, Test valve, Hydraulic calculations, Riser details, Fire Dept. connections, Type of System ()water, ()carbon dioxide, ()foam, ()dry chemical, ()halogenated	
2	<input type="checkbox"/>	<input type="checkbox"/>	Sprinkler Calculations	
3	<input type="checkbox"/>	<input type="checkbox"/>	Fire Alarm System Location of panel/devices, Cut sheets for devices, Transmission method, Supervising facility, UL listing numbers	
4	<input type="checkbox"/>	<input type="checkbox"/>	Backflow device	

OTHER

Item	Submitted	N/A		Sheet/Page Number or Document Reference
1	<input type="checkbox"/>	<input type="checkbox"/>	Illinois Accessibility Code Provide sufficient information on plans to verify compliance	
2	<input type="checkbox"/>	<input type="checkbox"/>	Illinois Energy Code Compliance Forms	

Prepared By (Print): _____

Address: _____

Phone: _____ **Email:** _____

Signature: _____