



ALLEGANY COUNTY, MARYLAND

Department of Planning & Zoning

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Office of Building Safety and Construction
Construction Document Criteria Policy of June 23, 2022
Construction drawings and related materials

Non-Residential and multi-family project drawings submitted, requiring a *Building Code Plan Review*, will be subject to the following:

Drawings and technical data to be submitted:

- 1) Architectural
- 2) Structural
- 3) Mechanical
- 4) Electrical
- 5) Plumbing
- 6) Maryland Accessibility
- 7) Sprinkler
- 8) Maryland Energy Codes Compliance (Comcheck or equal)
- 9) Soils Analysis, if required.

All drawings will require a Maryland Licensed Design Professional's wet seal with signature, date and Notice of Professional Certification. Professionals are required to operate within their area of expertise:

- 1) Structural drawings signed and sealed by a Maryland registered structural engineer.
- 2) Plumbing drawings signed and sealed by a Maryland registered design professional.
- 3) Mechanical drawings signed and sealed by a Maryland registered design professional.
- 4) Electrical drawings signed and sealed by a Maryland registered design professional.

A Building Codes Review Summary Sheet summarizing the load path to project design shall be submitted as part of the drawings and shall include but not limited to the following:

- 1) List of applicable codes used in project design.
- 2) Use and Occupancy Classification
- 3) Special Requirements based on Use and Occupancy.
- 4) Building Heights and Areas
- 5) Type of Construction.

- a) Egress and Life Safety
- b) Sprinkler Requirement
- c) Occupant Load
- d) Egress width per occupant
- e) Number of exits required
- f) Exit Access Travel Distance

6) Structural Design

- a) Floor Live Load
- b) Roof Live Load
- c) Roof Snow Load.
 - i) Flat-roof snow load
 - ii) Snow Exposure factor
 - iii) Snow Load Importance Factor
 - iv) Thermal Factor

7) Wind Design Data

- a) Basic wind Speed
- b) Wind Importance and occupancy category
- c) Wind Exposure
- d) Components and Cladding

8) Earth Quake Design Data

- a) Seismic Importance Factor and Occupancy Category.

9) Load Bearing Value of Soils

10) Plumbing Design Data

- a) Number of fixtures required

11) Parking Space Design

- a) ADA spaces required

Format: The Design Professional is to provide formatting that includes the following data:

- a) Design identification, code reference, code requirement, what is provided.
- b) Example: Number of Exits, IBC Table 1019.1, (2) required, (4) provided.

Attachment: Document Submittal and Release Policy