



Preliminary Plan Review - Building Codes:

The City of Mesa is currently under the 2006 editions of the Mesa Administrative Code (MAC), IBC, IFBC, IRC, IPC, IMC, IFGC, IEBC, 2005 edition of the NEC and ICC/ANSI A117.1-2003.

- Please refer to the Building Safety webpage at http://www.cityofmesa.org/building%5Fsafety/ICC_Codes.aspx for the City of Mesa Administrative Code and the amendments to each of the adopted Model Codes.

Use the following guidelines when preparing the working drawings for Plan Review and Permit.

- 1) Plans, specifications, calculations, etc. must be sealed, dated and signed by a Registered Architect or Engineer licensed by the State of Arizona per Chapter 30, Board of Technical Registration, of the Arizona Administrative Code and Mesa Administrative Code Section 4-1-4(J).
- 2) Provide a building code analysis for each building or area, including Occupancy Classification per IBC Chapter 3, Height and Allowable Area per IBC Chapter 5, Type of Construction per IBC Chapter 6, Fire Resistance per IBC Chapter 7 and Occupant Load per IBC Section 1004.
 - a) When the project includes storing, using or manufacturing of hazardous materials, provide a complete list to verify correct Occupancy Classification per IBC Section 307.
 - b) For remodels, renovations, change of use, change of Occupancy in existing buildings, the Registrant shall specify which code the work will be done under the IBC, IBC with Chapter 34 provisions or the IEBC.
 - c) All new areas in existing buildings shall be designed per the IBC.
 - d) For Assisted Living/Group/Nursing Homes, provide a narrative of the types and mobility limitations of the residents/patients and a copy of your State License to determine the correct Occupancy classification, R-4 or I-2.
- 3) The building area shall be calculated per MAC Section 4-1-8(I); it uses the outside face of walls or columns and includes the area for eaves and overhangs that extend more than 3 feet from the face of the building. List the area of canopies, awnings, projections, etc. separately from the building area on allowable area calculations.
 - a) Include in your data the area of any previous or existing buildings/structures have been or will be demolished on this site along with the size of any existing water & sewer services supplying the site. You will receive a credit for the previous building area and water & sewer services, when calculating the Impact Fees for the new building and water & sewer services.

- 4) Provide site photometric plan showing compliance with Mesa Electrical Code per MAC Section 4-1-4(I)4c. Lighting must comply with both the minimum and maximum lighting levels of the Mesa lighting control Ordinance, see sections 4-4-1 (E), (F), (G) and (H). Mesa Electrical Code is available on line at:
http://www.cityofmesa.org/building%5Fsafety/pdf/2006_Icodes_Adoption/Ord_463_7_06.pdf
- 5) Buildings and Site Work shall be designed to comply with IBC Chapter 11, ICC/ANSI A117.1-2003 and ARS Title 41, Chapter 9, Article 8.
- 6) All commercial buildings are required to fill out and return an Industrial Pretreatment Survey Form, the form is available on-line at:
<http://www.cityofmesa.org/forms/utilities/PDF/IP-PreliminarySurvey.pdf>
- 7) Provide complete manufacturers cut sheets and installation instructions for all process equipment (kitchen equipment, carwash, auto repair/lube, wood/metal working, etc.) that use any utilities to verify minimum size and type of utilities required for equipment per IMC Section 304.1, IPC Section 303.2, IFGC Section 305.1 and NEC Article 110.3(B).
 - a) For the walk-in coolers/freezers, show on the plans the system classification per IMC Section 1103, the type and quantity of refrigerant in each system (including the amount in the piping connecting the compressor to the condenser) per IMC Section 1104 with calculations showing that maximum Pounds per 1,000 cubic feet is not exceeded.
- 8) Review the specific provisions of IBC Chapter 4 for application to your project.