

## Town of Ocean City, Maryland

**Requirements for submitting Construction Documents For All New Single Family, Multi-Family Condos, New Commercial, & Additions. Please contact the office of Engineering & Building for minor projects such as decks, stairs, siding, etc.**

### **Town of Ocean City Building Codes:**

**All work shall be done in accordance with the codes listed below, and any state or federal codes.**

IRC 2012	International Residential Code
IMC 2006	International Mechanical Code
IECC 2012	International Energy Conservation Code
NEC 2012	National Electrical Code
NSPCI 2006	National Standard Plumbing Code Illustrated
TOCC	Town of Ocean city Code
IFCC	International Fuel Gas Code

### **City Department or Agency that you may want to call for information prior to submitting Building Plans:**

Engineering Department	410-289-8825
Building Department	410-289-8855
Zoning Department	410-289-8859
Storm Water	410-289-8825
Fire Marshal	410-289-8781
Plumbing Department	410-524-6763
Additional Info	<a href="http://www.oceancitymd.gov/">http://www.oceancitymd.gov/</a>

**\*Minimum Information that must be submitted on the construction plans prior to obtaining a building permit: Minimum number of complete sets of plans= 4 Residential, 6 Commercial—Depending on the construction type, may require more. Note:: Additional Information may be required on all documents & Building Plans, the list below is not intended to be a complete list of all information required for permit submittals.**

**Permit Fees can be found by going online at: [www.oceancitymd.gov](http://www.oceancitymd.gov)**

### **Code Summary shall include the minimum information:**

- 1) Name of Project:
- 2) Address:
- 3) Proposed Use:
- 4) Owners Name:
- 5) City/County:

- 6) Building Code IRC 2012 (for Single Family Homes, Duplex, & Town Houses. All structure under this code must be 3 stories or less).
- 7) Building Code IBC 2012- (any structure that is not regulated under IRC 2012)
- 8) Flood Elevation in NGVD-1929 (this info can be obtained by contacting the Building Department or a Professional land surveyor)
- 9) Sprinkler Protection (If required) Note: NFPA System type.
- 10) Building Height
- 11) Energy Code 2012 & Climate Zone 4
- 12) Mechanical System
- 13) Wind design IRC 2012 chapter 3 & IBC 2012 Chapter 16

**Note: If required a licensed electrical, plumbing and or mechanical contractor must sign on all permit applications in person at City Hall prior to issuance of a building or plumbing permit.**

### **Building Plans must include the following:**

#### **SOILS REPORT:**

If required by the Building Official, Provide an engineer's soil investigation report indicating type of soil and recommended foundation design.

#### **SITE PLAN:**

- a) Provide site plan that shows all dimensions of proposed structures and reflecting the distances to all property lines.
- b) Indicate all public or private easements, sidewalks, etc.
- c) Show location of all proposed new and existing structures with dimensions.( include HVAC , Sheds, etc).
- d) Provide landscaping plan. (contact Zoning Department for questions)
- e) Provide Storm Water Management/Critical Area Plan (contact SWM Department for questions)
- f) Show North Arrow

#### **Building elevations**

- a) Show mean roof height from existing grade
- b) Show eave height
- c) Roof Slope or Roof pitch
- d) Height between any floor (muti-floor structure)

#### **STRUCTURAL PLANS:**

##### **Footing, Foundation, Masonry and Concrete Details**

- a) Indicate depth, width, locations and method of reinforcement for all proposed footings for both continuous spread and pier footings.  
(For IRC 2012 See Town of Ocean City minimum Footing/Foundation Requirements)

- b) Indicate proposed concrete mix, mortar & grouting in psi (minimum 2500)
- c) Indicate all vertical & horizontal steel re-enforcement, placement & rebar sizes to be used.
- d) Specify location of reinforcing steel and anchor bolt placement. (See Town of OC Minimum Standards for footing/foundations for IRC 2012)
- e) Show masonry wall details & wall heights
- f) Foundation Flood & Air Ventilation locations in wall & Vent type (Manufacturer)
- g) Crawl Space Access location & Size
- h) Square foot calculation both gross area & net area (Foundation)

#### **FRAMING PLAN AND DETAILS:**

- a) Dimensions of all exterior walls & interior spaces
  - b) Joist sizes and spacing.
  - c) Beam, column, and header sizes and locations.
  - d) Type of lumber (i.e. Hem Fir # 2).
  - e) Framing for exterior decks and balconies.
  - f) Indicate all braced wall lines on the plans and demonstrate compliance with IRC R602.10.
- Provide complete and clearly dimensioned floor framing plan for each level and roof framing plan which indicates the materials, types, sizes and location for all structural elements. Provide complete structural design criteria including but not limited to required design loads, material specifications and structural construction requirements.

#### **ROOF FRAMING PLANS:**

- a) Dimensions.
- b) Rafter sizes and spacing.
- c) Roof diaphragm information.
- d) Beam sizes.
- e) Bearing walls and posts.
- f) Roof ventilation.
- g) Roofing materials.

NOTE: "Factory Built Truss Plans" must be submitted at time of plan review or prior to the issuance of a building permit.

#### **HEATING AND COOLING SYSTEM CALCULATIONS:**

##### **Commercial Energy Efficiency See IECC 2012**

- a) C403.2.1 Calculation of Heating and Cooling Loads
- b) C403.2.2 Equipment and System Sizing
- c) C403.2.3 HVAC Equipment Performance Requirements
- d) Submit COMMcheck with all Commercial Applications
- e) Submit REScheck with all Residential Applications

Mechanical systems in residential construction are commonly oversized which increases installation costs, wastes energy, and reduces comfort and moisture control. Properly sized equipment will last longer, provide greater comfort, reduce noise, and save homeowners money. Provide verification that the project meets the requirements of the IECC, or provide a simulated energy performance analysis such as REScheck. And or COMMcheck.

Heating and cooling equipment shall be sized based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies.

A copy of these calculation must be submitted to the Town of Ocean City at the time of application for a building permit and must be submitted to a 3<sup>rd</sup> party inspection agency for review & inspection.

- b) Provide complete and clearly dimensioned floor framing plan for each level and roof framing plan which indicates the materials, types, sizes and location for all structural elements.
- c) Provide complete structural design criteria including but not limited to required design loads, material specifications and structural construction requirements.

#### **ARCHITECTURAL PLANS / WALL SECTIONS:**

- a) Show details of construction: materials to be used, insulation to be installed, and finishes. Provide a detail of stair construction, including member sizes, rise and run dimensions, headroom clearance, guardrail and handrail details.
- b) Provide complete and dimensioned floor layout at each level which identifies the use for each room.
- c) Provide complete and dimensioned roof plan and indicate all roof slopes.
- d) Provide exterior elevation for each side of building which contains clearly dimensioned overall building height and floor-to-floor heights and indicates location, size and types of all doors and glazed openings.
- e) Provide building and wall sections which clearly identify the required type and location of all materials for construction of beams, columns, floors, walls, ceilings and roofs.
- f) Provide stair geometry. Include rise and run, handrail and guardrail heights.
- g) Provide one major section through the exterior wall from footings to the highest part of the roof (min. scale -  $\frac{1}{4}'' = 1'$ ).

#### **ELECTRICAL PLANS:**

- a) Provide electrical plans showing the location and capacity of the service equipment and electrical panels, the location of all smoke detectors, carbon monoxide detectors, electrical receptacles, switches and lighting fixtures.

#### **PLUMBING PLANS: (Contact the Plumbing Department)**

- a) Provide plumbing plans and indicate location of all plumbing fixtures, appliances, piping, tubing and venting.
- b) Indicate whether appliances are gas-operated, electric or otherwise. List types of material to be used for all water supply, drainage and vent piping.

#### **FIRE SPRINKLER PLANS:**

- a) All new one- and two-family dwellings and townhouses shall be equipped with an automatic fire sprinkler system. See Town of Ocean City Fire Marshal for minimum requirements.
- b) All other required sprinkler systems shall be in accordance with the Town of Ocean City fire Marshal.