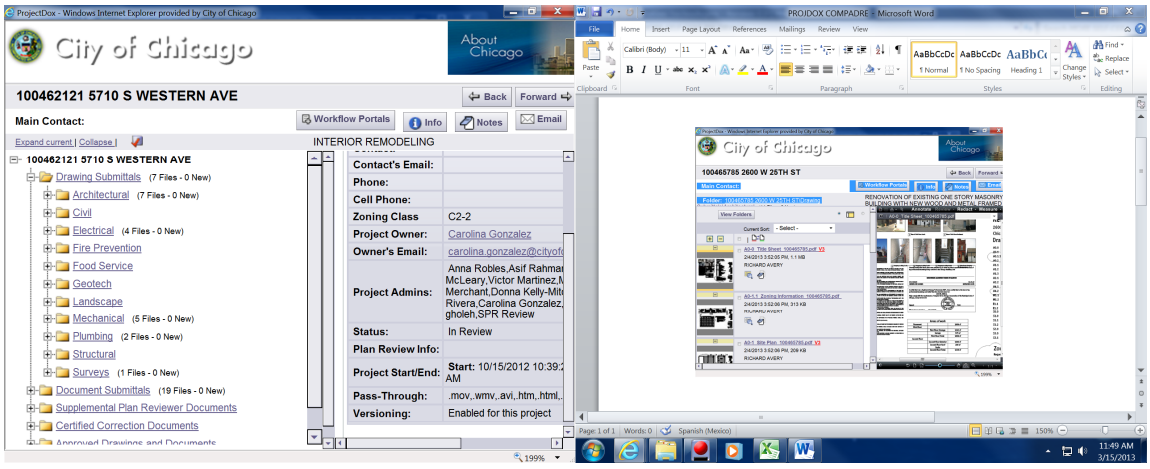
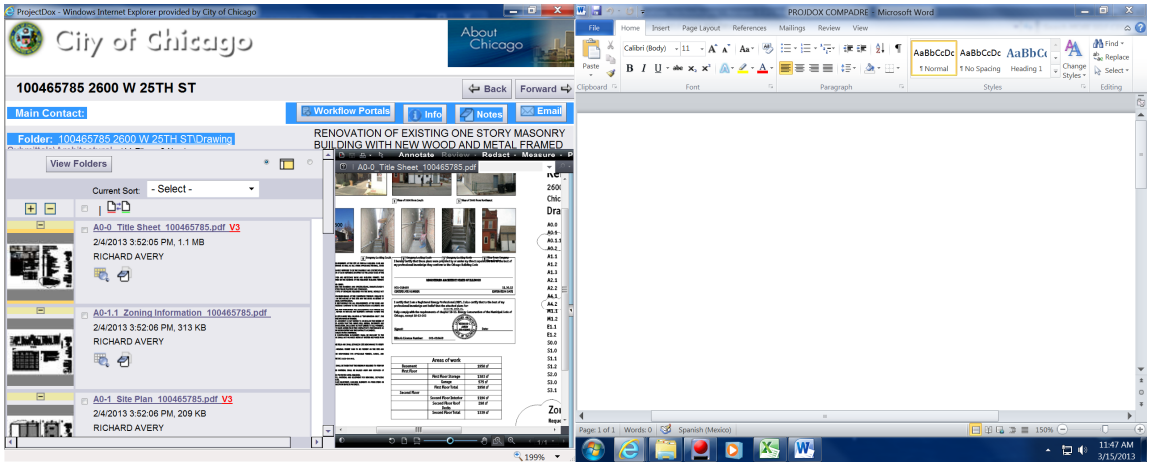
Architectural Requirements

E-PLAN



2

Follow E-Plan File Naming Convention



3

Permit Submission Documents

- Upload the permit application forms and drawing sheets into the correct E-Plan folders
- Professionals of Record must seal and sign the cover sheet.
- All other sheets shall be sealed by the Illinois licensed design professional responsible for preparing that discipline.
- Floor plans shall be minimum 1/8”scale
- Avoid using “Not for Construction”, “Alternates” and “Per Specifications” on plans.

4

Permit Submission Documents

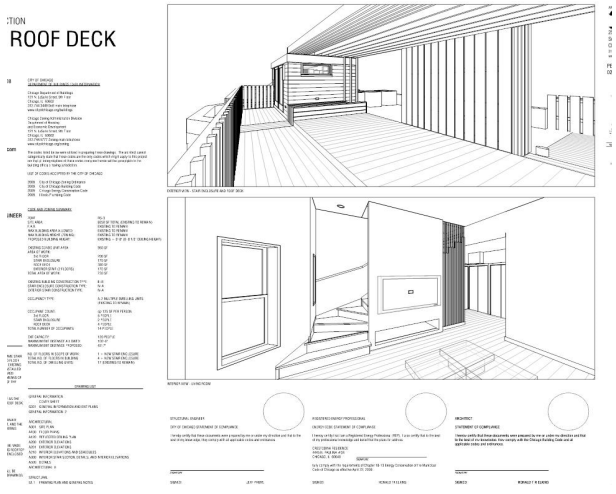
- Upload a DOB stamp approved reference set when submitting a revision to permit
- Do not label building code violations as “existing”. Address the code violation.
- Avoid Alternates and multiple design options.
- When possible, provide key plan, legend and schedules directly on the related drawing.

5

FOR EXAMPLE

Stamp All Sheets

- Stamp all sheets
- AOR sheets
- PE, SE sheets



6

Drawings

- The project address must be listed in the title block of every sheet
- A site plan is required
- A plat of survey is required when scope includes a new building, a building addition or exterior work.
- Include a drawing list on coversheet
- Provide a demolition plan if applicable

7

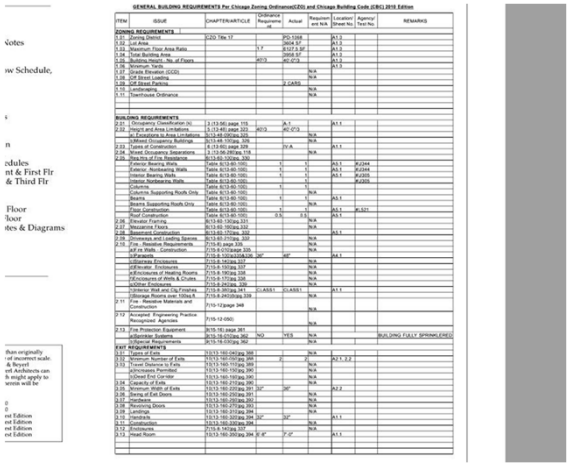
Drawings

- Area of proposed work must be graphically distinguished
- Existing construction to remain must be graphically distinguished
- A CDOT House Number Certificate is required for new buildings
- Refer to the Standard Plan Review Project Submittal Checklist for a complete list of requirements

8

FOR EXAMPLE

Code Matrix

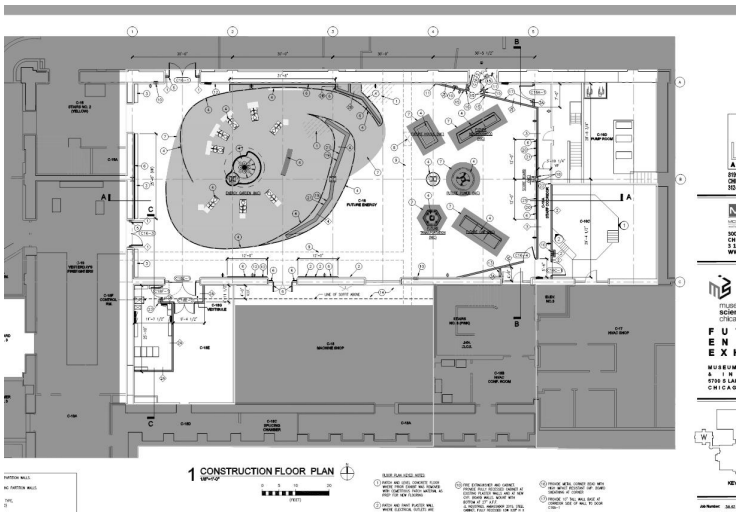


GENERAL BUILDING REQUIREMENTS Per Chicago Zoning Ordinance(CZO) and Chicago Building Code (CBC) 2015 Edition

ITEM	ISSUE	CHAPTER/ARTICLE	Ordinance Requirement	Actual	Requirement met N/A	Location/ Sheet No.	Agency/ Test No.	REMARKS
ZONING REQUIREMENTS								
1.21	Zoning District	CZO Title 17		PD 1268		A1.1		
1.22	Lot Area			3604 SF		A1.0		
1.23	Maximum Floor Area Ratio		1.7	0.127.5 SF		A1.0		
1.24	Total Building Area			3868 SF		A1.0		
1.25	Building Height - No. of Floors		40'0	40'-0"/4		A1.1		
1.26	Streets Furniture					A1.0		
1.27	Zoning Information (CZO)				N/A			
1.28	Off Street Loading			2 CARS				
1.29	Off Street Parking				N/A			
1.10	Landscaping				N/A			
1.11	Townhouse Ordinance				N/A			
BUILDING REQUIREMENTS								
2.01	Occupancy Classification (s)	3 (12-56) page 115		A-T		A1.1		
2.02	Height and Area Limitations	8 (13-64) page 323		40'-0"/4				
	a)Type and Number of Stories	8/13-64-100/pg. 323			N/A			
	b)Mixed Occupancy Buildings	8/13-48-100/pg. 326			N/A			
2.03	Types of Construction	8 (13-64) page 329		IV-A		A1.1		
2.04	Mixed Occupancy Separations	3 (13-56-280)pg 118			N/A			
2.05	Rate this of Fire Resistance	8/13-60-100/pg. 330						
	Exterior Bearing Walls	Table 8/13-60-100)		1	1	A3.1	#J244	
	Exterior Nonbearing Walls	Table 8/13-60-100)		1	1	A3.1	#J244	
	Interior Bearing Walls	Table 8/13-60-100)		1	1	A3.1	#J305	
	Interior Nonbearing Walls	Table 8/13-60-100)			1		#J305	
	Columns	Table 8/13-60-100)		1	1			
	Columns Supporting Roofs Only	Table 8/13-60-100)			N/A			
	Beams	Table 8/13-60-100)		1	1	A3.1		
	Beams Supporting Roofs Only	Table 8/13-60-100)			N/A			
	Floor Construction	Table 8/13-60-100)	1	1		A3.1	#J321	
	Roof Construction	Table 8/13-60-100)	0.5	0.5		A3.1		
2.06	Elevator Fireing	8/13-60-130/pg.331			N/A			
2.07	Shaft Enclosures	8/13-60-140/pg.332			N/A			
2.08	Basement Construction	8/13-60-170/pg. 332				A3.1		
2.09	Driveways and Loading Spaces	8/13-60-210/pg. 333			N/A			
2.10	Fire - Resistive Requirements	7/15-6) page 326			N/A			
	a)Fire Walls - Construction	7/15-6-010/page 326			N/A			
	b)Parapets	7/15-6-140/3/4/5/6/7/8	30"	40"		A4.1		
	c)Exterior Enclosures	7/15-6-150/pg.336			N/A			
	d)Elevator Enclosures	7/15-6-150/pg.337			N/A			
	e)Enclosures of Heating Rooms	7/15-6-150/pg.338			N/A			
	f)Enclosures of Wells & Chutes	7/15-6-172/pg.338			N/A			
	g)Other Enclosures	7/15-6-251/pg. 339			N/A			
	h)Interior Wall and Ceil Finishes	7/15-8-361/pg.34		CLASS 1	CLASS 1	A1.1		
	i)Fire Protection Systems	7/15-8-240/pg.339			N/A			
2.11	Fire - Resistive Materials and Construction	7/15-12/page 348			N/A			
2.12	Accepted Engineering Practice Recognized Agencies	7/15-12-050)			N/A			
2.13	Fire Protection Equipment	8/15-16) page 361						
	a)Sprinkler Systems	8/15-16-030/pg.362	NO	YES	N/A			BUILDING FULLY SPRINKLERED
	b)Special Requirements	8/15-16-030/pg.362			N/A			
EXIT REQUIREMENTS								
3.01	Types of Exits	9/13-160-040/pg.388			N/A			
3.02	Number and Location of Exits	9/13-160-050/pg.389	2	2		A2.1, 2.2		
3.03	Travel Distance to Exits	9/13-160-110/pg.389			N/A			
	a)Increases Permitted	9/13-160-120/pg.390			N/A			
	b)Dead End Corridor	9/13-160-160/pg.390			N/A			
3.04	Capacity of Exits	9/13-160-210/pg.390			N/A			
3.05	Minimum Width of Exits	9/13-160-220/pg.391	32"	36"		A2.2		
3.06	Exit Doorways/Doors	9/13-160-230/pg.391			N/A			
3.07	Hardware	9/13-160-240/pg.392			N/A			
3.08	Revolving Doors	9/13-160-270/pg.393			N/A			
3.09	Lamplings	9/13-160-310/pg.394			N/A			
3.10	Handrails	9/13-160-320/pg.394	32"	32"		A1.1		
3.11	Guardrails	9/13-160-330/pg.394			N/A			
3.12	Enclosures	7/15-6-140/pg.332			N/A			
3.13	Head Room	9/13-160-300/pg.394	6'-8"	7'-0"		A1.1		

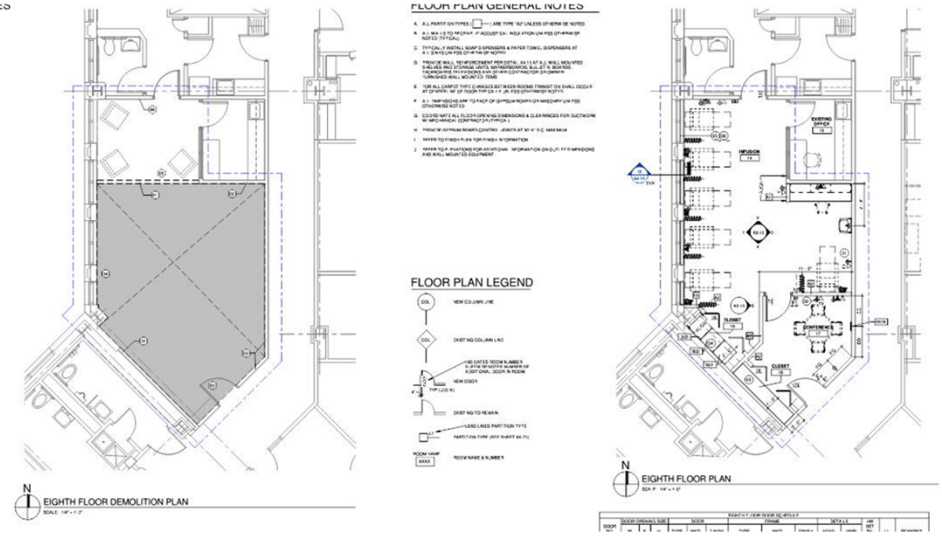
FOR EXAMPLE

Existing vs Proposed Work



FOR EXAMPLE

Demolition Plan



KEY CONCEPT

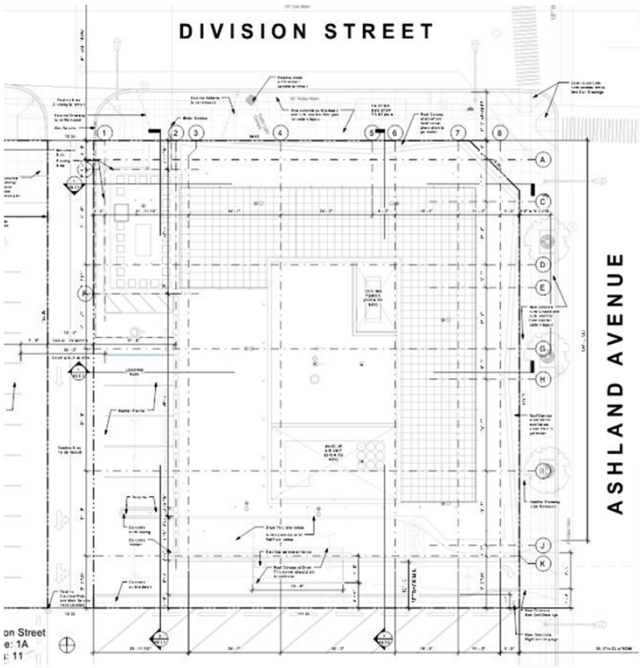
Plan Examination

Location of Building on the Site

1. Fire Rating of Exterior Walls – CCC 2019 Chapter 6
2. Setback of Exterior Walls from interior Lot Line - CCC Chapter 7
3. Natural Light & Ventilation

FOR EXAMPLE

- Setback Dimensions



CODE BOOK

Building construction type, height and area limitations

1. Verify Construction Type CCC 2019 Sections 601 – 604.
2. Verify Building Height and Area Limitations CCC 2019 Sections 503-508. See Definitions in 202, Measurements in 203 as well as 1510 & 1513 for rooftop structures.
3. Verify Occupancy Classification in CCC Chapter 5
4. Verify Minimum Type of Construction for Single Occupancy or Non-separated Mixed Uses: CCC 2019 - Chapters 5 General Building Heights and Areas, 6 Types of Construction & 9 Fire Protection and Life Safety Systems.
5. Verify Minimum Type of Construction for Mixed Occupancy Separated Uses
    a. Mixed Occupancy. CCC 2019 504.2 Requires Fire Resistive Separations. See CCC 2019 Table 508.4

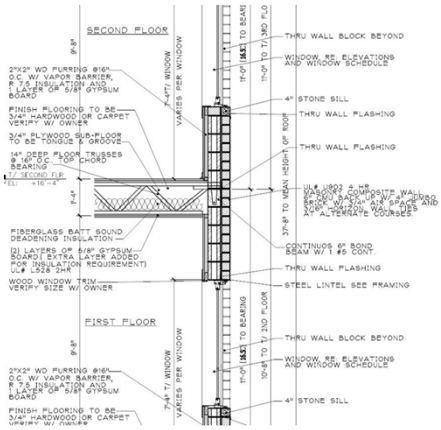
CODE BOOK

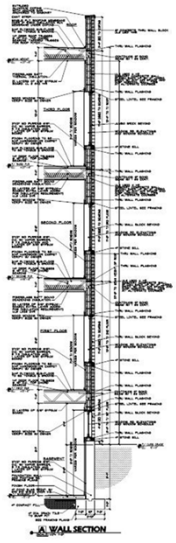
Fire Resistance Rated Construction

1. Verify if building has or needs an Automatic Sprinkler System CCC 2019 Chapter 9.
2. Identify Unlimited Area Buildings Tables: CCC Chapters 5 & 9.
3. Verify Fire Resistance Rating Requirements of Exterior Walls Tables in Chapter 6.
4. Verify Fire Resistance Rating of Interior Partitions and Finishes.

FOR EXAMPLE

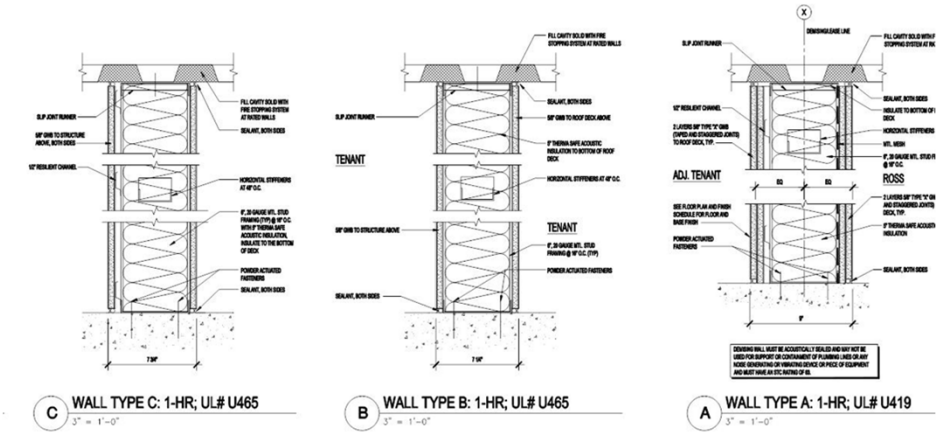
Drawings





FOR EXAMPLE

Fire Rating/U.L.



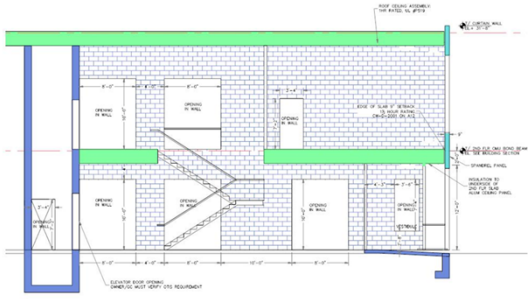
C WALL TYPE C: 1-HR; UL# U465 3" = 1'-0"

B WALL TYPE B: 1-HR; UL# U465 3" = 1'-0"

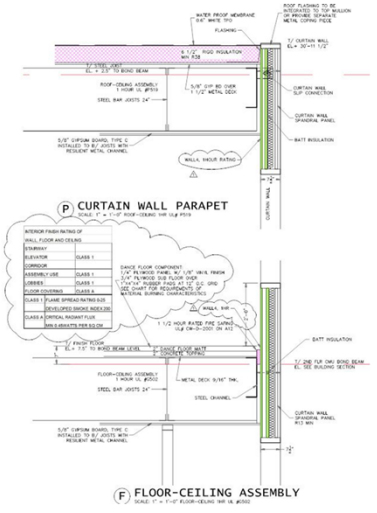
A WALL TYPE A: 1-HR; UL# U419 3" = 1'-0"

FOR EXAMPLE

Drawings



V VESTIBULE, STAIR, SHAFT SECTION



P CURTAIN WALL PARAPET

F FLOOR-CEILING ASSEMBLY

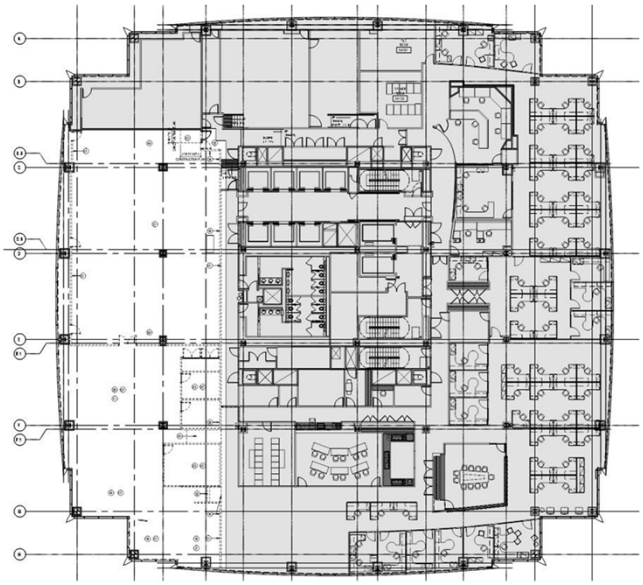
CODE BOOK

Means of Egress

1. Verify Occupant Load CCC 2019 Chapter 10, Section 1004 - Table 1004.5.
2. Verify Size, Capacity and Fire Resistance Rating of Egress System
   a. Verify Travel Distances to Exits
      Section 1017
   b. Verify Number of Exits
      Section 1006
   c. Verify Width of Exits (capacity)
      Section 1005 – Components, sprinkler increases.

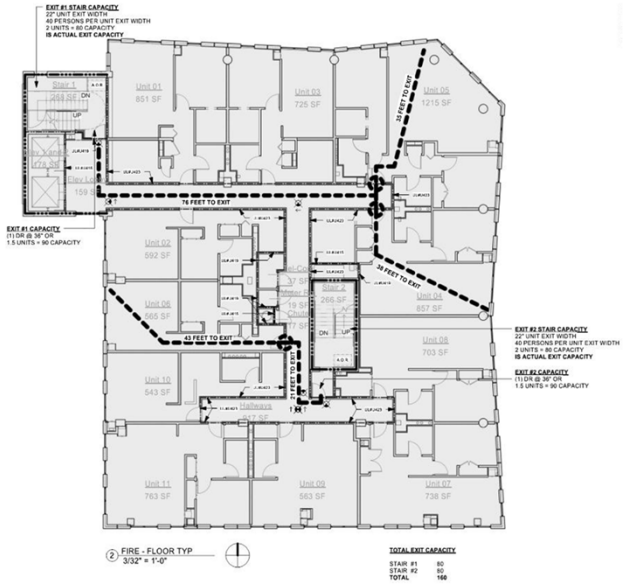
FOR EXAMPLE

- Egress Diagram
- Access to exits



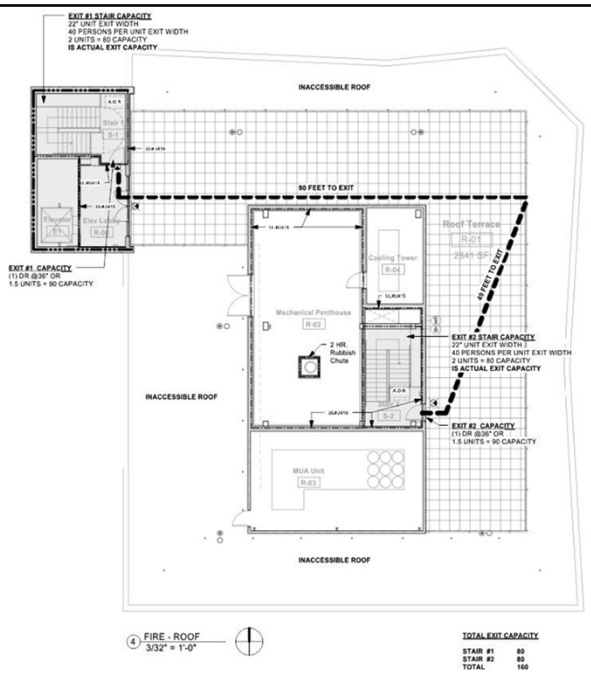
FOR EXAMPLE

- Egress diagram
- Travel Distance
- Occupant load
- Egress capacity
- Horizontal exit



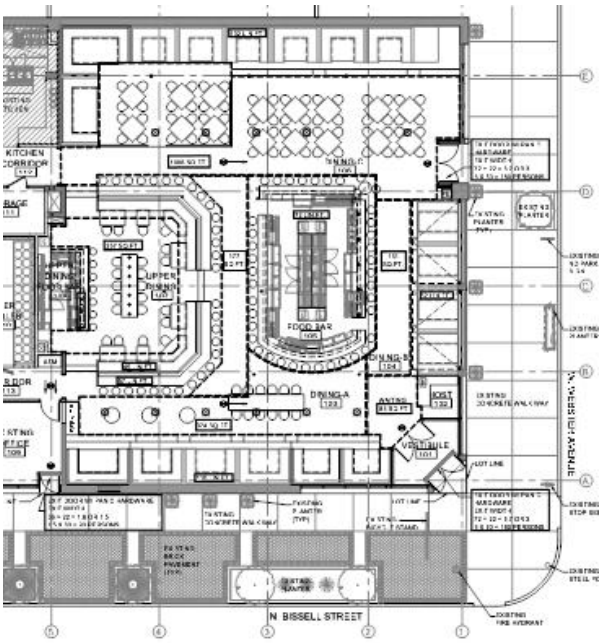
KEY CONCEPT

- Dimensioned
- Capacity
- Load
- Clear, concise



FOR EXAMPLE

- Occupant Load
- Furniture Layout



FOR EXAMPLE

- Name
- Use/Occupancy
- Area
- Area/person
- Actual load

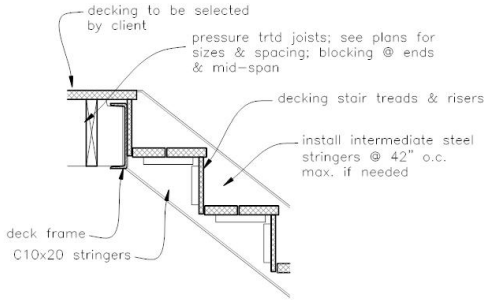
OCCUPANCY SCHEDULE - LEVEL TYP

ROOM NO.	ROOM NAME	OCCUPANCY	AREA	AREA PER PERSON	ACTUAL OCCUPANCY
-	Chute	Service	17 SF	0 SF	
-	Elev Lobby	Circulation	159 SF	0 SF	
-	Hallways	Circulation	917 SF	0 SF	
-	Meter Rm	Service	19 SF	0 SF	
-	Tel-Com	Service	37 SF	0 SF	
-	Unit 01	Residential	851 SF	125 SF	7
-	Unit 02	Residential	592 SF	125 SF	5
-	Unit 03	Residential	725 SF	125 SF	6
-	Unit 04	Residential	857 SF	125 SF	7
-	Unit 05	Residential	1215 SF	125 SF	10
-	Unit 06	Residential	565 SF	125 SF	5
-	Unit 07	Residential	738 SF	125 SF	6
-	Unit 08	Residential	703 SF	125 SF	6
-	Unit 09	Residential	563 SF	125 SF	5
-	Unit 10	Residential	543 SF	125 SF	4
-	Unit 11	Residential	763 SF	125 SF	6
					67

OCCUPANCY SCHEDULE - ROOF

ROOM NO.	ROOM	OCCUPANCY	AREA	AREA PER PERSON	ACTUAL OCCUPANCY
R-00	Elev Lobby	Circulation	146 SF	0 SF	0
R-01	Roof Terrace	Roof Deck	2841 SF	20 SF	142
R-02	Mechanical Penthouse	Service	835 SF	0 SF	0
R-03	MUA Unit	Service	661 SF	0 SF	0
R-04	Cooling Tower	Service	209 SF	0 SF	0
Grand total: 5					142

FOR EXAMPLE



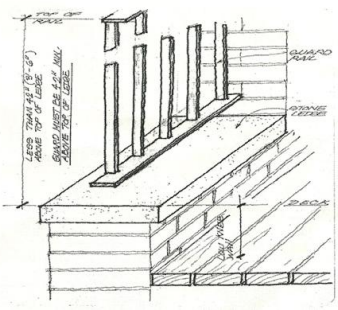
5 Deck Stair Section
Scale: 3/4" = 1'-0"

FOR EXAMPLE

Acceptable Guardrails

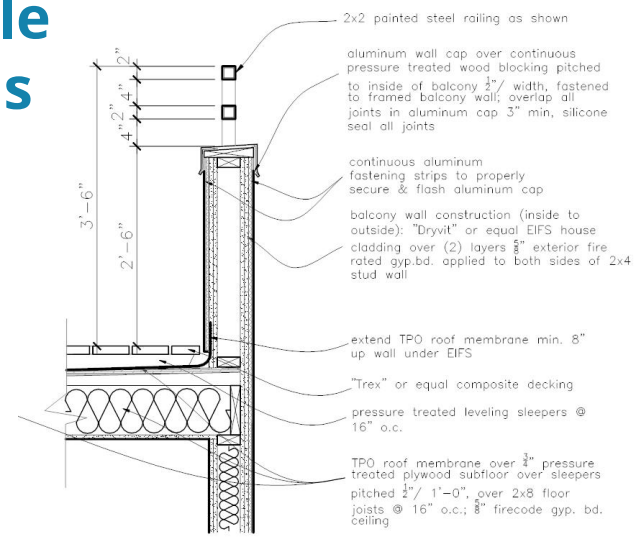
In this situation the height of the guardrail is to be measured from the top of the "Stone ledge". The height of the guardrail is to be 42" from the top of the ledge to the top of guardrail.

If the top of the wall is at 32" it should be allowed as long as there is guardrail that will provide a total of 42" from the Deck/Balcony floor to the top of the guardrail. The combination of the wall and the guardrail will meet the building code. Hansen has been revised to include a code correction that addresses this change (Hansen Code No. AGG844).



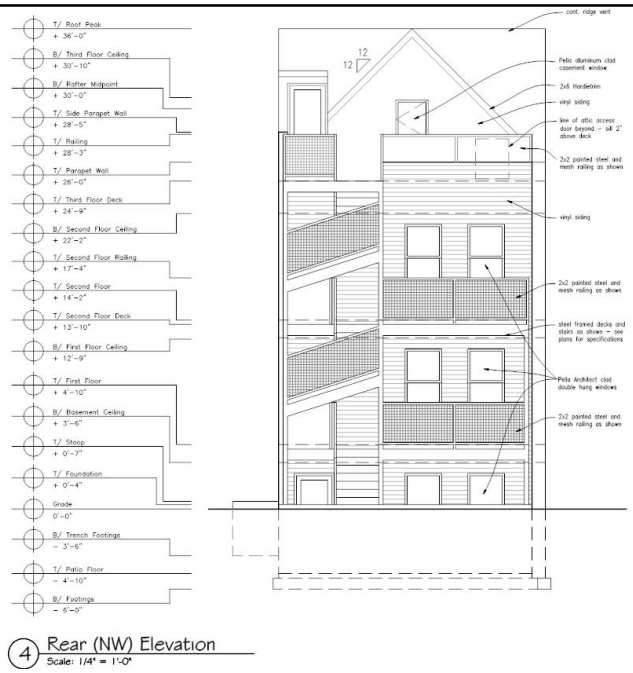
FOR EXAMPLE

Acceptable Guardrails



FOR EXAMPLE

Drawing Clarity

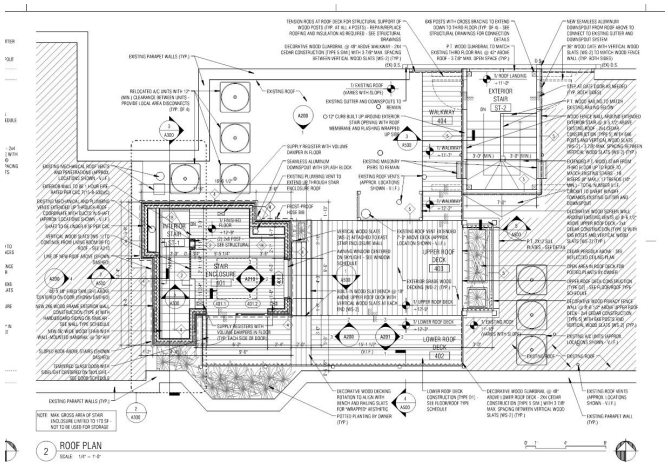


4 Rear (NW) Elevation
Scale: 1/4" = 1'-0"

28

FOR EXAMPLE

Drawing Clarity



29

FOR EXAMPLE

Photos on Sheets

FOR EXAMPLE

Photos