

Commercial Guidelines

New Buildings & Additions

Permit Submittal Requirements



City of Storm Lake
 PO Box 1086
 Storm Lake, IA 50588
 p (712) 732-8000
 f (712) 732-4114

- 2015 International Building Code
- 2015 International Mechanical Code
- 2018 Uniform Plumbing Code
- 2012 International Energy Conservation Code
- 2015 International Fire Code
- 2017 National Electric Code

Table R301.2(1), Climatic and Geographic Design Criteria

Ground Snow Load	Wind Speed MPH <i>V-ult</i>	Seismic Design Category	Subject To Damage From			Winter		Flood Hazards	Air Freezing Index	Mean Annual Temp.
			Weathering	Frost Line Depth	Termite	Design Temp.	Ice Barrier Req'd	NFIP Adoption		
30 PSF	Cat-I-105, Cat-II-115, Cat-III&IV-120	A	Severe	48"	No	-7°F	Yes	N/A	2,462	45.4

THE FOLLOWING INFORMATION IS NEEDED FOR THE PERMIT REVIEW PROCESS:

ONE SET of detailed and dimensioned **civil, architectural, mechanical, electrical, plumbing, and structural** plans including floor plans, elevations, room uses and locations, suppression and alarm system(s), site plans etc. One set will be returned as "job set" upon request.

CODE ANALYSIS to include: codes and design criteria used, type of construction, size & height limitations, occupancy groups and loads, exiting requirements and calculations, travel distance, fire protection, suppression and alarm systems, location on lot, etc.

ONE SET of spec book(s), structural calculations, and soil reports.

ONE SET of PDF electronic "as built" need to be provided.

DESIGN PROFESSIONAL RESPONSIBLE/IN CHARGE shall be documented, including the extent of their responsibilities through the construction phase until project completion.

ARCHITECTURAL PLANS shall include: fully dimensioned floor plans of all levels showing all room uses, size, exiting, etc.; fully dimensioned exterior wall elevations; square footage of building (existing & proposed); cross sections detailing roof, ceiling, interior & exterior walls; specifications detailing all pertinent requirements and equipment; penetration details of all required fire-stopping; mechanical, electrical, and plumbing plans.

SPECIAL INSPECTIONS shall be as required per the 2015 International Building Code Chapter 17 and shall be duly noted on the plans (3rd party inspection required).

DOCUMENTS shall bear the stamp and signature of all design professionals who shall be licensed in the State of Iowa or if exempt, the proper form shall be completed and provided.

FIRE ALARM and SUPPRESSION PLANS shall be submitted to the Fire Chief's office for review and approval. For questions call (712)732-8010.

HAZARDOUS MATERIALS commodities (MSDS), quantities, and storage systems shall be submitted to the Fire Marshal's office for review and approval. For questions call (515)965-6475.

ACCESSIBILITY for the physically disabled shall be documented as part of the code analysis (in accordance with 2009 IBC & ANSI A117.1 2003) and shall be stamped and signed by the design professional. The owner, contractor and developer are also responsible for compliance with the **Americans with Disabilities Act (ADA) and the Fair Housing Act** (ICC/ANSI A117.1). For questions call the Iowa Division of Persons with Disabilities 661 IAC Chapter 302. Phone: (888)219-0471. Web site: www.state.ia.us/dhr/pd/

ENERGY REVIEW documentation is required showing compliance with the State of Iowa energy requirements. 661 IAC Chapter 303.

STORM WATER plans must be provided indicating construction erosion control and permanent controls. Sites disturbing more than 1 acre must obtain General Permit #2 with the Iowa DNR and must provide a SWPPP. **Sites which create 5,000 square feet or more of impervious area must comply with the City of Storm Lake Post Construction Storm Water Control Regulations Ordinance.**

SCHOOLS/SENIOR CARE CENTERS/DAY CARES/CLINICS/HOSPITALS Designers/Owners of schools, senior care centers, day cares, clinics, hospitals etc., should contact the Iowa State Fire Marshal's Office regarding State Building Code review and requirements. Phone: (515)725-6145 web site: www.dps.state.ia.us/fm/

CONTRACTOR REGISTRATION All contractors must be registered with the State Labor Services Division. Phone: (800)562-4692. Web site: www.iowaworkforce.org/labor/contractor.htm

ELECTRICAL work and installations may be done only by contractors licensed by the State of Iowa. For licensing information contact Department of Public Safety. Phone: (800)725-6145. Web site: www.dps.state.ia.us/fm/electrician/ Permits are required and are available from the City of Storm Lake.

MECHANICAL & PLUMBING work and installations may be done only by contractors licensed by the State of Iowa. For licensing information contact the Department of Public Health. Phone: (866)280-1521. Web site: www.idph.state.ia.us/eh/plumbing.asp Permits are required and are available from the City of Storm Lake.

ELEVATOR contractors contact the State Division of Labor for approval. Phone: (515)281-5387 or (800)562-4692.
Web site: www.iowaworkforce.org/labor/

FOOD ESTABLISHMENTS contact the Buena Vista County Environmental Health and Zoning Officer
Phone: (712) 749-2555.

ALARMS & FIRE SUPPRESSION SYSTEMS Contractors and installers working on fire alarm systems, burglar or security alarm systems, medical alarm systems and suppression systems will be required to maintain current state certification and/or licensure. Contact the Department of Public Safety for certification of alarm system contractors and alarm system installers. Phone: (515)725-6145. Web site: www.dps.state.ia.us/fm/alarm/

GREASE INTERCEPTORS Any establishment that prepares, stores, packages, serves, vends, or otherwise provides food for human consumption is considered a Food Service Establishment (FSE) and shall install a grease interceptor.