

**Professional Code Services, Inc.**  
4035 Gibsonia Rd.  
Gibsonia, PA 15044  
[www.pcs-codes.com](http://www.pcs-codes.com)

**Non Residential Construction Document Review**  
Ph 724-449-2633  
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### Section I General Information

(Please Print clearly)

**Model Code:** \_\_\_\_\_ (PA-2009 IBC)

Location of Structure: \_\_\_\_\_

Municipality: \_\_\_\_\_

\*Applicant Name: \_\_\_\_\_

Architect: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Ph: \_\_\_\_\_

Ph: \_\_\_\_\_

Fax: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

E-mail: \_\_\_\_\_

\*Applicant will be billed unless otherwise noted

### Section II Structure Information

Use Group Classification: \_\_\_\_\_ If Mixed Use, describe each use by floor or by square footage of space: \_\_\_\_\_

Proposed Work: \_\_\_\_\_

Construction Type: \_\_\_\_\_ Height: \_\_\_\_\_ Stories: \_\_\_\_\_

Total square footage (building footprint): \_\_\_\_\_

Occupant Load per floor: \_\_\_\_\_

Occupant Load per Assembly Room(s): \_\_\_\_\_

### Section III Hazardous Materials

Are any hazardous materials stored or used in a production process within this structure:  Yes  No

If you answered NO, skip to Section IV.

If you answered Yes, list chemical makeup and the amount: \_\_\_\_\_

\* Material Safety Data Sheets (MSDS) shall be submitted with the construction documents. The amount of each material and the location of the room or space in which the material is to be used or stored must be clearly indicated.

### Section IV Fire Protection

Yes  No Is this structure protected throughout with an automatic sprinkler system? If yes, signed and sealed sprinkler drawings (1 set) shall be submitted with the application.

Yes  No Is this structure protected throughout with a Fire Alarm system? If yes, signed and sealed Alarm drawings (1set) shall be submitted with the application.

The information contained in this application is true and accurate to the extent of my knowledge. The attached document review instructions have been read and are understood.

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Construction Document Review  
Initial Submittal Instructions**

- Two** complete sets of construction documents shall be submitted with the application **(including all Specifications Manuals & Structural Calculations)**.
- The construction drawings must indicate: Architect in Charge, Construction Type, Use Group, Height & Area.
- One** Energy compliance worksheet or signed **ComCheck** for building envelope, lighting and mechanical installations.
- All construction documents have been signed and sealed by a PA registered design professional.
- Two copies** Site Plan shall be submitted with the construction drawings.
- Three (3) copies of a Soils Report sealed by a PA registered design professional shall be submitted (New Work Only)
- One set of signed and sealed Sprinkler drawings (if applicable) in accordance with NFPA 13 shall be submitted. Delay submittal acceptable if unavailable.
- One set of signed and sealed Fire Alarm drawings (if applicable) in accordance with NFPA 72 shall be submitted. Delay submittal acceptable if unavailable.
- The application has been completed and signed.
- The instructions page (this sheet) has been read and signed.

**General Instructions**

Upon receipt of a completed application and the required construction drawings, a code review in accordance with the adopted model Building Code will be performed by a Certified Plans Examiner. Reviews are conducted in the order they are received. A detailed list of comments (if applicable) will be forwarded to the applicant. The submitted construction drawings will be retained by **PCS**. Three (3) sets of revised construction documents (if required) as well as a corresponding response to the comments shall be submitted for a re-review. The construction drawings will only be stamped "Approved" when all code violations are corrected.

Note: The review fee includes an initial review and (1) re-review of the revised drawings. A fee in the amount of 50% of the original fee will be charged if a Third review is required. The "Approved" construction documents will not be released for permitting until all invoices are paid in full.

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date \_\_\_\_\_



**PLAN REVIEW FEES**  
**Valid through December 31, 2013**

The following rates for Plan Review are fees charged by PCS. All plans for new construction, additions, and alterations will be reviewed by PCS (Plumbing performed by Allegheny County Health Department where applicable). These fees will be billed directly to the Applicant ( Building Owner, Contractor, or Architect by PCS). All plan review applications are available online at [www.pcs-codes.com](http://www.pcs-codes.com) or by fax request.

All initial commercial reviews will be completed within Twenty (20) business days from receipt. All initial residential reviews will be completed within Fifteen (15) business days.

**Compliance with the International Building Code**  
**New Construction and/or Additions Complete Code Review<sup>1,2,3</sup>**

<b>USE GROUP</b>	<b>RATE</b>	<b>AREA</b>
B, R-1, R-2, R-3	\$ .13	First 15,000 s.f.
	\$ .08	15,001 s.f. up to Total s.f.
A, E, H, I	\$ .15	First 15,000 s.f.
	\$ .10	15,001 s.f up to Total s.f.
M	\$ .13	First 12,000 s.f.
	\$ .07	12,001 s.f. up to Total s.f.
F, S, U	\$ .10	First 12,000 s.f.
	\$ .07	12,001 s.f. up to Total s.f.
Single Family Dwelling And Townhouse (IRC)	\$ 150.00 per unit	Unlimited Area
Residential Accessory Decks, pools, etc.	\$ 50.00 per structure	Unlimited

<sup>1</sup> Renovations or Alterations to existing structures based on **75%** of New Construction Review Cost. (Commercial Only). Commercial Building Shell based on 50% of New Construction Cost.

<sup>2</sup> Review fees reflect an initial review & review of one subsequent revision. Any additional required reviews will be conducted at 50% of the original review cost. (Commercial Only)

<sup>3</sup> Square footage shall include the aggregate sum of each dissimilar floor level

<b>Miscellaneous (Commercial Only)</b>	
Minor commercial alterations ≤ 1500 S.F.	\$ 125.00 per hour
Stand alone Mechanical, Plumbing, Electrical & Fire Protection	\$ 125.00 per hour
Preliminary Review (Height & Area & Type of Construction)	\$ 125.00 per hour

- **“A”** Assembly Use Groups. This includes assembly occupancies. This is further designated as particular use groups including: A-1 Theaters and rooms with stages; A-2 dance halls & nightclubs where alcohol is served; A-3 restaurants and lecture halls where alcohol is not predominately served; A-4 place of worship
- **“B”** Business use. This includes office buildings, outpatient medical facilities, dry cleaning, professional business etc.
- **“E”** Education Use. Building where education is provided including schools, certain daycares & vocational training.
- **“F”** Factory Use. Buildings where production occurs.
- **“H”** Hazardous Use. Buildings where hazardous materials are manufactured stored or used in production.
- **“I”** Institutional Uses. Includes hospitals, rehab facilities, prisons etc.
- **“M”** Mercantile Uses. This includes buildings where the display of goods are sold.
- **“R”** Residential Uses. This includes building where persons reside and sleep. Further designated as: R-1 hotels/motels; R-2 non-transient occupants i.e. dormitories, boarding houses; R-3 are multi-family residences; R-4 single family and townhouses.
- **“S”** Storage Buildings
- **“U”** Utility buildings. This includes accessory structures, garages, barns