

Town of Youngtown

Design Profession Guidelines





TOWN OF YOUNGTOWN

"First in Concept • Foster Community Pride
Building Quality of Life"

Design Criteria
Community Development
123030 Clubhouse Square
Youngtown, AZ 85363

www.youngtown.org

Phone: 623.933.8286, Fax 623.933.5951

Ground Snow	-0-
Wind Speed	90 MPH
Seismic Design Category	B
Subject to Damage From	
Weathering	Negligible
Frost Line depth	12"
Termite	Moderate to Heavy
Decay	None to Slight
Winter Design Temp,	34 F
Mean Annual Temp,	71.2 F
Flood Hazards	Location Specific



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Adopted Codes
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2012 International Building Code
2012 International Existing Building Code
2012 International Fuel and Gas Code
2012 International Mechanical Code
2012 International Plumbing Code
2011 National Electrical Code
2003 American National Standard Institute
Youngtown Municipal Code



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Commercial Checklist

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All submittals shall be drawn in compliance with the International Codes and National Electrical Code as adopted by the Town of Youngtown, and design criteria shall be noted.

All commercial projects are subject to a Preliminary Code Review meeting with all applicable department.

A minimum of three (3) sets of plans are required for submittal, prepared on a minimum of 18" x 24" and a maximum of 36" x 48" paper and drawn to standard architectural scale of no less than $\frac{1}{4}" = 1'$ and no details scaled at less than $\frac{1}{2}" = 1'$, using standard architectural scale. All submittals shall show, in detail, the nature and extent of work proposed.

All plans are required to meet the 2006 IBC, 2006 IRC, 2006 IFGC, 2006 IMC, 2006 IPC and 2005 NEC as adopted by the Town of Youngtown.

Plans shall be designed and sealed by an Architect / Engineer approved by the Arizona State Board of Technical Registration if:

- The span is greater than 20 feet;
- The occupant load is 20 or more: or
- The total square footage is 3,000 sq. ft. or more. (ARS32-144)

The minimum content required for plan submittals is as follows:

Site Plan / Grading Plan

- Show all existing and proposed buildings and structures including setbacks, street fronts, walls, alleys, easements and lot dimensions.
- Utility locations, water, gas, sewer / and electrical yard plumbing.
- Plan shall also include existing and proposed grades.
- Accessibility routes with slopes and cross slopes shown, building pad elevations, drainage, cut and fill amounts.
- Contour lines shall be shown in two (2') foot increments.

Architectural Plans

- Include a floor plan for each story.
- Plans shall include architectural details for fire resistive construction and penetrations.
- Accessibility requirements, existing plan including all components of egress.
- Window / door and room finish schedules.
- Firewall locations and types, and proposed uses.

- A legend shall be provided showing the breakdown of square footage of the building allowable area calculations, occupancy, building type, and occupant load calculations.
- Interior elevations for elements in accessible restrooms.

Structural Plans

- Structural plans shall include all structural components of the proposed work.
- This shall include, but not be limited to the following: foundation plan, floor framing plan, roof framing plan, wall section, details for all aspects of construction such as footing details, connection details, etc.

Electrical Plan

- Show a complete electrical layout including location of the electrical service and sub-panels.
- Provide plans of any special systems that are required.
- Include load calculations, panel schedules and a one-line diagram.

Mechanical Plan

- Provide a complete mechanical system layout.
- Provide calculations and method of achieving, ventilation requirements.
- Provide details of mechanical equipment installation and any condensation drains.
- Kitchen hood system details.

Plumbing Plan

- Provide a complete plumbing layout for water, gas and drainage systems.
- Provide fixture count.
- Provide pipe sizing for all proposed systems.
- Provide isometric for waste, vent, hot / cold water, and gas systems.

In addition to the required information above, the following will also be required:

- Truss Design Drawings sealed by an Arizona Registrant with considerations for permanent roof-mounted equipment and a layout sheet.
- I-Joist Systems (roof or floor) and / or Truss design with manufacturer's layout sheet and engineering sheets.
- Engineering calculations, plans and details relevant to any engineering obtained and design criteria used – to be sealed by and Arizona Registrant.
- ICC Evaluation Reports on all alternative building materials being used.
- Prepared reports for any soils testing or drainage reports.
- Specification sheets for special equipment such as solar systems, elevators, saunas, alternative heating / cooling systems, etc.

General Information.

- Please provide a copy of the Arizona Department of Revenue's Bond Exemption Certificate for all projects valued in excess of \$50,000.

- Address numbers, 5" minimum, contrasting colors, must be installed and readable from the street or road before final inspection.
- Construction must begin within 180 days of the date of permit issuance. Submittal progress must be demonstrated every 180 days or the permit will expire and become null and void.
- Inspection request can be scheduled by calling 928-632-8643. One working day notice is required for all inspections. Inspection cards must be posted and approved plans must be on premises.

This list is not all inclusive. Other information, as determined by the building official, may be required.