

Benson
BUILDING DEPARTMENT
CITY OF BENSON
120 W 6TH St
BENSON AZ 85602
PHONE: (520) 586-2003 FAX: (520) 720-6338

COMMERCIAL BUILDING REQUIREMENTS

1. Two Partial sets for City of Benson staffing – To include site plan, drainage plan and landscaping.

2. Plan requirements for submittal to the Building Department

Building Department – 2 complete sets, including engineering, soils report and drainage report.

3. **Fire Department** – One copy of Site Plan and floor plan. Water lines may be required to be on a looped system for fire flow requirements or as required by the Fire Chief. City of Benson construction standards can be picked up at Building Department.

Cochise County Health Department – One partial set – plumbing, floor and mechanical. (Only those projects that include commercial kitchens.)

ALL PLANS req. min. ¼" per ft. scale, min. 18"x24"

Allow 20 working days for the first response by this department to Commercial Plans that are submitted for review (10 days for T.I.), 10 days for subsequent reviews (5 days for T.I.). The first two reviews for a particular project if no change in structure i.e.: footprint of structure is made will be included in the regular plan review fee charged. Subsequent plan reviews, (after two) will be billed according to Chapter 16 in the City of Benson Code.

4. Site Plan must include:

- a. Area of property Drawn to scale 1"=20, 30, 40 with yard setbacks.
- b. Must show sq. footage of property.
- c. Show all structures/improvements, located on property and spacing.
- d. Show all easements, right of ways and street frontages.
- e. Provide Grading and Drainage Plan. Hydrology report may be needed.
- f. Provide ingress/egress and parking details per City of Benson Zoning Regs.
- g. Provide Handicap Accessible Route.
- h. Show all utility locations (existing as well as planned). If public water mains are extended, a separate water plan is required.

5. **All plans on Commercial Buildings** will be required to be stamped by Arizona Licensed design professional, along with other registrants as determined by the Building Official.

6. **All plans must conform to**

2006 International Building Code	2006 International Plumbing Code
2006 International Mechanical	2006 IECC
2006 International Fire Code	2003 ICC/ANSI
2005 National Electrical Code	City of Benson Ordinance

7. **Verification of Sewer System:**

a. Septic/Alternative System Approval – Cochise County Health Department

8. **Minimum Construction Documents Requirements**

A. **Structural**

All load carrying members including footings and soils shall be calculated and a report of these calculations shall be submitted along with the plans, for review by the Building Department. A lateral analysis is recommended and could be required.