**Section 205.1330 New Construction, Additions and Major Alterations**

Requirements and procedures for new construction, additions, and major alterations are as follows:

a) Preliminary drawings and outline specifications, whether for new construction or for substantial alterations, shall be submitted to the Department with a program narrative description for review and approval prior to starting final working drawings and specifications.

b) The final working drawings and specifications shall be submitted to the Department for review and approval prior to release of contract documents for bidding. Change orders that affect scope and/or function shall be submitted for approval prior to execution.

c) The Department shall be notified of the award of contracts, and when construction has been completed. Approval by the Department prior to occupancy is required.

d) The preparation and submission of drawings and specifications shall be executed by or be under the immediate supervision of an architect registered in the State of Illinois. Structural drawings and specifications for these systems may be executed by or be under the immediate supervision of a structural engineer licensed in the State of Illinois. Mechanical and electrical drawings and specifications for these systems may be executed by or be under the immediate supervision of a professional engineer licensed in the State of Illinois.

e) First stage submission. Design Development Drawings and Outline Specifications.

f) The preliminary sketch plans shall indicate in detail the assignment of all spaces, size of areas and rooms, indicating in outline the fixed and movable equipment and furniture.

1) The plans shall be drawn at a scale sufficiently large to clearly present the proposed design.

2) The drawings shall include:

A) a plan of each floor including the basement or ground floor,

B) a plan showing roads, parking areas, sidewalks, etc.,

C) elevations of all facades,

D) sections through the building, and

E) all adjacent areas clearly labeled if addition or alteration.

3) The total gross floor area shall be shown on the drawings.

4) Outline specifications shall provide a general description of the construction including finishes; acoustical material, its extent and type; heating and ventilating systems; and the type of elevators.

5) A brief narrative of the proposed program shall be included.

g) Second stage submission. Working Drawings and Specifications.

All working drawings shall be well prepared so that clean and distinct prints may be obtained, shall be accurately dimensioned and shall include all necessary explanatory notes, schedules and legends. Working drawings shall be complete and adequate for contract purposes. Separate drawings shall be prepared for each of the following branches of work: Architectural, Structural, Mechanical, Electrical. They shall include or contain the following:

1) Architectural Drawings.

A) Site plan showing all new topography, newly established levels and grades, existing structures on the site (if any), new buildings and structures, roadways, walks, and the extent of the areas to be landscaped. All structures and improvements that are to be removed under the construction contract shall be shown.

B) Plan of each floor.

C) Elevations of each facade.

D) Sections through building.

E) If elevators and dumbwaiters are provided, drawings are required showing shaft details and dimensions, sizes of cab platforms and doors, travel distances including elevation height of landings, pit sizes, and machine rooms.

F) Special care areas and similar areas shall be detailed at a scale to show the location, type, size and connection of all fixed and movable equipment.

G) Schedule of finishes.

2) Structural Drawings.

A) Plans of foundations, floors, roofs and all intermediate levels shall show a complete design with sizes, sections, and the relative location of the various members. Schedule of beams, girders and columns.

B) Floor levels, column centers, and off-sets shall be dimensioned.

C) Special openings and pipe sleeves shall be dimensioned or otherwise noted for easy reference.

D) Details of all special connections, assemblies and expansion joints shall be given.

E) Notes on design data shall include the name of the governing building code, values or allowable unit stresses, assumed live loads, including wind loads, earthquake load, and soil bearing pressures.

3) Mechanical Drawings. These drawings with specifications shall show the complete heating, cooling and ventilation systems; plumbing, drainage, stand pipe, and sprinkler systems.

A) Heating, Cooling and Ventilation.

i) Any radiators, coils and steam heated equipment, such as sterilizers.

ii) Heating and steam mains and branches with pipe sizes.

iii) Diagram of heating and steam risers with pipe sizes.

iv) Sizes, types and heating surfaces of boilers, furnaces, with stokers and oil burners, if any.

v) Pumps, tanks, boiler breeching and piping and boiler room accessories.

vi) Air conditioning systems with required equipment, water and refrigerant piping, and ducts.

vii) Supply and exhaust ventilating systems with connections and piping.

viii) Air quantities for all room supply and exhaust ventilating duct openings.

B) Plumbing, Drainage and Stand Pipe Systems.

i) Size and elevation of: street sewer, house sewer, house drains, street water main and water service into the building.

ii) Location and size of soil, waste, and vent stacks with connections to house drains, cleanouts, fixtures and equipment.

iii) Size and location of hot, cold and circulating mains, branches, and risers from the service entrance, and tanks.

iv) Riser diagram of all plumbing stacks with vents, water risers and fixture connections.

v) Any gas, oxygen and similar piped systems.

vi) Any stand pipe and sprinkler systems.

vii) All fixtures and equipment that require water and drain connections.

4) Electrical Drawings. Drawings shall show all electrical wiring, outlets, and equipment that require electrical connections.

A) Electrical service entrance with switches and feeders to the public service feeders, characteristics of the light and power current, transformers and their connections if located in the building.

B) Location of main switchboard, power panels, light panels and equipment. Feeder and conduit sizes shall be shown with schedule of feeder breakers or switches.

C) Light outlets, receptacles, switches, power outlets, and circuits.

D) Telephone layout showing service entrance, telephone switchboard, strip boxes, telephone outlets and branch conduits as approved by the telephone company. Where public telephones are used for inter-communication, separate room and conduits for racks and automatic switching equipment shall be provided as required by the telephone company.

E) Fire alarm system with stations, signal devices, control board and wiring diagrams.

F) Emergency electrical system with outlets, transfer switch, source of supply, feeders, and circuits as required by the approved program as required under the electrical requirements of this Part.

(Source: Amended at 25 Ill. Reg. 7471, effective May 31, 2001)