



## MECHANICAL, ELECTRICAL & PLUMBING THRESHOLDS FOR PLAN REVIEW

The following are thresholds that require plan review for mechanical, electrical, and plumbing installations. Plans for final approval must bear the seal and signature of a registered electrical or mechanical engineer as appropriate, or a registered civil engineer or licensed architect. Plans must match with the corresponding architectural, fire, planning and other associated drawings.

### MECHANICAL

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- New HVAC systems greater than 10,000 CFM
- Commercial kitchens, barber/beauty salons, or nail salons
- Any commercial cooking hoods (Type I or II) and ventilation systems
- Licensed OSHPD-3 Clinics
- Enclosed parking garage mechanical ventilation systems
- Smoke-control systems
- Stairway pressurization systems
- Complex mechanical systems as determined by the Building Official (e.g. medical gas, interior generators, etc.)

### ELECTRICAL

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- Licensed OSHPD-3 Clinics
- Electrical services, switchboards, subpanels, multi-meter panels, motor control centers, equipment or feeders rated 400A or more. *Exception: Up to, and including, 400A services and panel boards for Single Family Dwellings.*
- Transformers rated 112.5 KVA or more
- Solar photovoltaic systems
- Emergency power systems, legally required standby systems, and critical operations power systems (generator, storage battery, UPS, etc.)
- All electrical installations over 600 volts
- Electrical systems in hazardous locations (e.g. gas stations, auto repair garages, etc.)
- Complex electrical systems as determined by the Building Official

### PLUMBING

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- Interceptors, grease traps, clarifiers or sewage ejectors (commercial applications only)
- Potable water piping, gas service, or new gas piping 2 inches or larger
- Roof drainage systems greater than 6,000 SF
- Combination waste & vent systems
- Chemical waste systems
- Sanitary drainage systems greater than 216 fixture units
- Special water piping systems for reclaimed geothermal or gray water piping systems
- Fuel gas systems greater than 500,000 BTU/Hr design load serving more than 10 outlets
- Medium and high pressure gas systems
- Licensed OSHPD-3 Clinics
- Medical gas systems (requires a Building permit)
- Complex plumbing systems as determined by the Building Official



## **ENERGY PLAN CHECK**

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The following projects require Energy Plan Check, which shall be submitted with architectural floor plans:

- New buildings and additions, heated and/or cooled
- New tenant improvements (addition of heating and/or cooling system to existing conditioned space, or to buildings in which the envelope was previously approved for compliance with Energy Standards)
- Alterations to the envelope of any building
- Newly installed or altered ductwork
- Shell buildings

## **EQUIPMENT LOCATION, SHIELDING & NOISE PROVISIONS**

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- HVAC equipment and related duct work, pool equipment, water heaters, fuel tanks and transformers shall not be located in the required front yard or required side yard of any single family or multi-family residentially zoned properties. Such equipment placed on the roof of buildings shall be shielded from the horizontal view in all directions. The height of the equipment and the enclosure shall comply with the BHMC requirement for the applicable zoning height provision.
- In multi-family and commercial buildings, the screening material shall be approved by the Planning Division and/or Architectural Commission prior to issuance of the Building permit.
- All operating equipment shall also comply with the noise abatement provisions of the code (BHMC Sec 5-1-202).