



DEFERRED SUBMITTALS FOR COMMERCIAL BLDGS.

When all of the following items are part of the proposed building project, then the City will consider allowing deferred submittals of mechanical, plumbing, and/or electrical plans. City approval for deferral of any of these types of plans is required prior to first submittal of plans with an initial building permit application.

1. The building project is over 12,000 s.f. in total floor area.
2. Fire walls, fire barriers, fire partitions, and/or similar fire-resistive construction are being proposed and mechanical, plumbing, and electrical systems must pass through such construction.
3. The building project has clearly defined who will be the registered design professional in responsible charge and that design professional has, or will provide, written instructions on the actual construction plans or in the specifications manual regarding when and how deferrals will be handled both for review and coordination by the registered design professional in responsible charge and for submittal and review by the City, with written timelines allowing at least 17 working days for review by the City prior to actual field installation of the deferred items.
4. There is a licensed design professional preparing all plans for the deferred submittals (not a shop-drawing plan or bidder-designed plan; see below for limitations for these types of plans).

Please note that the City of Richland has always allowed deferral of fire-alarm and fire-sprinkler plans without special prior permission and will continue to allow such deferral provided the registered design professional in responsible charge of the entire project reviews and coordinates such plans. A licensed fire-protection engineer is required for all fire-alarm and fire-sprinkler plans and for plans of any modifications to such.

The City of Richland does NOT allow deferral of pre-engineered wood truss drawings. The preliminary truss layout and preliminary truss profile drawings from the truss provider, in addition to the construction plans showing roof truss layout and truss profiles, must be submitted as part of the initial plan review. The actual finished and stamped, engineered drawings for such trusses can be deferred until framing inspection, but must be reviewed and coordinated by the architect or engineer of record for the entire project (IBC 106.3.4).

The following questions may help explain the professional stamping req's. of deferred and regular plans.

- **Do all the plans have to be stamped by the licensed design professional (s)?**

Yes. The City requires all sheets of the submitted plans to be stamped by the architect and engineer (s) involved. Review letters from a licensed design professional do not substitute for the stamping of the plans themselves. For out-of-state prepared plans, a review letter is not allowed, either; the actual plans must be stamped. The City requires one set of the submitted plans to be "wet-stamped" with original signature; the other submitted sets of plans can be a copy of the stamp & signature.

- **Are mechanical, plumbing, and electrical plans required to be stamped even if deferred?**

Yes. For non-residential buildings and structures over 4,000 s.f. in total area **AND** all multi-family residential buildings over 4 dwelling units, there must be mechanical, plumbing, and electrical plans with a minimum amount of information on them (as noted in the City's submittal requirements, see separate handout) and such plans must be stamped by the licensed design professional (s) who prepared them. For commercial remodels where a licensed design professional is required (see handout on "stamping requirements"), any mechanical, plumbing, and electrical plans required to show such work in the remodel or T.I. must be also stamped.

- **Are bidder-designed plans allowed?**

No. For non-residential buildings and structures over 4,000 s.f. in total area **AND** all multi-family residential buildings over 4 dwelling units, bidder-designed plans are not allowed, as the new stamping laws require all the plans to be stamped. If your proposed project is less than these two limitations, then bidder-designed plans by a sub-contractor who does not have licensed design professional on staff is allowed because none of the plans have to be stamped in those cases.