



Middle Department Inspection Agency, Inc
101 North Meadows Drive, Suite 130
Wexford, Pennsylvania 15090
1-800-580-6342

PLAN REVIEW COMMENTS

Project: **BEAVER CO. EMS**
Building Addition

Address: 501 Constitution Blvd.
Municipality: Patterson Twp.
County: Beaver Co.

Application: # 1118465

Date: March 5, 2026
Reviewed By: David C. and David V.
Building Code: PA UCC - 2018 IBC
Construction Type: IIA
Use Group: S-1 / S-2
Occupant Load: 44
Cost of Construction: \$1,500,000

The plans for the referenced project are stamped and approved by MDIA. The applicant must contact the Municipality to make payment and obtain the building permit. It is the Applicant's responsibility to furnish the Municipality TWO SETS of the approved plans. ONE SET is to remain at the municipality, and ONE SET is to remain at the job site for the inspectors. Required non-design changes are noted in red if applicable. Items indicated as Deferred Submittals have not been reviewed. These shall be furnished for plan review and approval prior to installation. At that time the fees for the deferred submittals shall be determined, as applicable.

1. The Accessibility requirements follow the 2009 ICC A117.1 standards; and the applicable requirements in Chapter 11 and Appendix 'E' of the 2018 IBC.
2. The work shall include implementing all safety measures for Fire Protection, Work Crew, Occupant and Public Safety; and including all construction signage and barriers; and safeguards.
3. Furnish a copy of the Special Inspection Schedule and all Special Inspection Reports to BCO per IBC § § 1704.2 and 1704.5.
4. A pre-manufactured structure shall be inspected and certified by the manufacturer. Furnish pre-manufactured state certified plans and including the structural calculations per IBC 1704.2 . A deferred submittal is acceptable.
5. Furnish the pre-manufactured state certified truss plan and details. The plan shall include the structural calculations per IBC § 1704.1. A deferred submittal is acceptable.
6. The use of combustible materials for the construction of the interior partition walls where the Fire-resistance is 2 hour or less shall be of Fire-Retardant-Treated Wood per IBC Section 603.1.
7. All concrete floors, slabs and exposed walking surfaces shall have a slip resistant finish. The walking areas shall be designed with min. slope - sloped to drain - to prevent ponding.
8. All structural steel in contact with concrete or exposed to the elements shall have a protective coating per IBC § 2203.2 and ACI guidelines.
9. The Open Risers on the stairway shall not exceed 4" per IBC Section 1011.5 – see Exception 1.
10. Provide Handrails on both sides of the Stairway per IBC Section 1011.11.
11. All wiring shall comply with NFPA 70 (2017 NEC).
12. Design Professional shall verify if there are any Hazardous (Classified) Locations necessitating specific protection methods for electrical and electronic equipment where fire or explosion

hazards may exist. Where applicable, revisions shall be submitted to MDIA for review and approval prior to installation. Include all relevant area classifications, boundaries, wiring/equipment specifications, seal-offs, and all relevant installation notes and detail drawings.

13. Provide the generator with a lockable disconnect and a remote shutdown means for the prime mover per NEC 445.18. The provisions for locking shall remain in place with or without the lock installed per 110.25.
14. All single-phase receptacles rated 150 volts to ground or less, 50 amperes or less, installed in garage areas, service bays, and similar areas shall be GFCI protected per NEC 210.8 (B)(8).
15. GFCI protection where required, such as for water coolers, shall be readily accessible and capable of being reached quickly for operation, renewal, and inspection without the use of tools, ladders, or to remove obstacles, or to climb over or under, and so forth. A GFCI receptacle contained within a water cooler would be prohibited.
16. The concrete-encased electrode (rebar) connection for the electrical grounding system shall be inspected prior to pouring the concrete footing. Electrode shall be bonded per NEC 250.52 (A)(3).
17. The Mechanical Equipment shall be listed and labeled.
18. Design Professional to verify if a source capture system for ventilation of the vehicle exhaust during operation is required per IMC § § 403 and 502.14. If included - submit the specifications and technical data sheets as a deferred submittal.
19. The HVAC system shall meet the minimum efficiencies per IECC § 403.3; and the HVAC controls shall meet IECC § 403.4.
20. HVAC system Inspection, Testing and Maintenance shall comply with IMC § § 1108 and 1109.
21. Instruct Owner in the operation of the mechanical systems and submit operating and maintenance manual to the Owner on all equipment per IECC § 408.2.5.
22. Gas line testing shall comply with IFGC § 406.
23. Protect the potable water supply per IPC § 608.1. Flush and Test per direction of the AHJ.
24. Plumbing system Inspection, Testing and Maintenance shall comply with IPC § 312.
25. Per IPC § 301.3 and 301.4 furnish the Plumbing Riser diagram to extend the supply or drainage systems as a deferred submittal.
26. There was no Plumbing Riser diagram provided for the supply or drainage systems.
27. The LP- Fuel Storage is governed by the PA Department of Labor and Industry following the Propane and Liquefied Petroleum Gas Act. See 2018 IFC Chapter 61 for Liquefied Petroleum Gas Use and Regulations.
28. LP-gas equipment shall be installed per 2018 IFGC and NFPA 58.
29. Gas line pipe inspection, testing and purging shall comply with IFGC § 406.
30. Verify there is a gas service shut-off valve before the gas meter and outside the building per IFGC Sections 202 and 409.2; and at each appliance upstream of the union per IFGC Section 409.5.
31. Objects (incl. Fire Extinguishers) with leading edges more than 27” and not more than 80” above the floor shall not protrude more than 4” into the circulation path per 2009 ICC A117.1 § 307.2.
32. The accessible toilet compartment doors shall be self-closing and have hardware complying with ICC A117.1 – 2009 § 404.2.6 and 604.9.3.
33. Install tactile EXIT signs in Braille with Visual Characters are installed at every exit per IBC 1013.4.
34. Provide energy code compliance reports per IECC § C407.6 for the lighting, building envelope and mechanical systems. A deferred submittal is acceptable.
35. Verify the building street address is located on the facade or on entrance access sign where obvious to postal and emergency personnel per IBC Section 502.1.

36. The Applicant shall contact the Fire Marshal or AHJ to verify emergency responder radio coverage is provided throughout all areas of the building per IBC Section 918.1
37. Provide portable Fire Extinguishers throughout during and after construction per IBC § 906.1.
38. Provide sanitary facilities for construction workers per IBC Section 3305.1.
39. Required Inspections shall be scheduled with the BO a minimum of 3 working days in advance.

Per PA UCC § 403.43(1) all work shall be installed in accordance with the approved 'for construction' plans and documents. The Applicant shall retain ONE SET of the 'Approved' plan drawings on the jobsite, available to the Building Inspector for all inspections until the completion of construction.

Sincerely,

Rebecca Le Roy

MDIA Permit Technician

wexfordoffice@mdia.us