



COMMERCIAL BUILDING CODE PLAN REVIEW CHECKLIST

Commercial Construction Plans and Documents Required
Florida Building Code 7th Edition

Purpose

Recommended Information for a Compliant Submission and Prompt Review



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Commercial Building Permit Construction Documents Checklist

General Project Information

- Name/address of Project
- Brief description of scope of work
- Design team contact information
- Building code (designate type/level/method for existing building code projects)
- Site plans

Basic Building Data

- Construction type
- Sprinkler coverage and type of system
- Threshold inspection plan (if applicable)
- Building height, area & number of stories (area of alteration/renovation as applicable)
- Occupancy classification(s)
- Type of mixed occupancy, separated/non-separated (if applicable)
- Risk category of building (1604.5)
- Incidental uses (509)
- Special uses (Chapter 4 code sections if applicable)
- Special provisions (Chapter 5 code sections if applicable)
- Frontage increase calculations (506.3 if applicable)

Fire Protection Requirements

- Ratings for all components based on construction type or separation requirements
- Approved designs for ALL rated walls, shafts, floors, roofs, penetrations and joint systems
- Indicate locations of all rated components to include: fire walls, fire barriers, fire partitions & smoke partitions & smoke barriers
- Fire separation distance from property lines and other structures
- Percentage of allowable/actual wall openings & degree of opening protection

Life Safety System Requirements

- Egress lighting
- Exit signage
- Fire alarm system
- Smoke detection systems
- Carbon monoxide detection systems
- Fire and/or smoke rated wall locations (Chapter 7)
- Assumed and real property line locations (if not on the site plan)
- Exterior wall opening area with respect to distance to assumed property lines (705.8)
- Occupancy types for each area as it relates to occupant load calculation (Table 1004.1.2)
- Occupant loads for each area
- Exit access travel distances (1017)
- Common path of travel distances (1006.2.1 & 2006.3.2(1))
- Dead end corridor lengths (1020.4)

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- Clear exit width for each exit door
 - Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
 - Actual occupant load for each exit door
 - A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation and supporting construction for a fire barrier/fire partition/smoke barrier
 - Location of doors with panic hardware (1010.1.10)
 - Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
 - Location of doors with electromagnetic egress locks (1010.1.9.9)
 - Location of doors equipped with hold-open devices
 - Location of emergency escape windows (1030)
 - The square footage of each fire area (202, 707, 711)
 - The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
- *Note any code exceptions or table notes that may have been utilized regarding the items above*

Accessible Parking

- Number of regular spaces required/provided
- Number of accessible spaces provided, regular and van accessible (dimensions to be provided on site plan)

Plumbing Fixture Requirements

- Provide required/provided fixture count for water closets, urinals, lavatories, showers/tubs & drinking fountains

Thermal Envelope Compliance Methodology

- Provide a depiction of the thermal envelope for all conditioned buildings or spaces.
- Designate method of compliance (energy code, ASHRAE, energy gauge summit, COMcheck)
- Indicate either prescriptive or performance method to be utilized
- Indicate if existing building envelope complies with code

Structural Design

- Design loads to include: live loads (floor, roof and mezzanines), dead loads, wind loads
- Seismic design category
- Risk category (1604.5)
- Site classification
- Soil bearing capacity requirements

Mechanical Design

- Thermal zone (winter dry bulb/summer dry bulb)
- Interior design conditions (winter dry bulb/summer dry bulb, relative humidity)
- Building heating load
- Building cooling load

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- Mechanical space conditioning systems (description of unit, heating efficiency, cooling efficiency, size category of unit, boiler requirements, chiller requirements)

Electrical Summary

- Energy code compliance methodology
- Lighting schedule (lamp type required in fixture, number of lamps in fixture, ballast type used in fixture, number of ballasts in fixture, total wattage per fixture, total interior wattage specified vs. allowed *whole building or by space*, total exterior wattage specified vs. allowed)
- Additional efficiency package options required if using FBCECC only (C406 FBCECC)