

106.3.5 Minimum plan review criteria for buildings. The examination of the documents by the building official shall include the following minimum criteria and documents: a floor plan; site plan; foundation plan; floor/roof framing plan or truss layout; and all exterior elevations:

Commercial Buildings:

Building

1. Site requirements:

Parking

Fire access

Vehicle loading

Driving/turning radius

Fire hydrant/water supply/post indicator valve (PIV)

Set back/separation (assumed property lines)

Location of specific tanks, water lines and sewer lines

2. Occupancy group and special occupancy requirements shall be determined.

3. Minimum type of construction shall be determined (see Table 503).

4. Fire-resistant construction requirements shall include the following components:

Fire-resistant separations

Fire-resistant protection for type of construction

Protection of openings and penetrations of rated walls Fire blocking and draftstopping and calculated fire resistance

5. Fire suppression systems shall include:

Early warning smoke evacuation systems Schematic fire sprinklers

Standpipes

Preengineered systems

Riser diagram

Same as above

6. Life safety systems shall be determined and shall include the following requirements:

Occupant load and egress capacities

Early warning

2007 Florida Building Code Minimum Drawing Requirements

Smoke control

Stair pressurization

Systems schematic

7. Occupancy load/egress requirements shall include:

Occupancy load

Gross

Net

Means of egress

Exit access

Exit

Exit discharge

Stairs construction/geometry and protection

Doors

Emergency lighting and exit signs

Specific occupancy requirements

Construction requirements

Horizontal exits/exit passageways

8. Structural requirements shall include:

Soil conditions/analysis

Termite protection

Design loads

Wind requirements

Building envelope

Structural calculations (if required)

Foundation

Wall systems

Floor systems

Roof systems

Threshold inspection plan

Stair systems

9. Materials shall be reviewed and shall at a minimum include the following:

Wood

Steel

Aluminum

Concrete

Plastic

Glass

Masonry

Gypsum board and plaster

Insulating (mechanical)

Roofing

Insulation

10. Accessibility requirements shall include the following:

Site requirements

Accessible route

Vertical accessibility

Toilet and bathing facilities

Drinking fountains

Equipment

Special occupancy requirements

Fair housing requirements

11. Interior requirements shall include the following:

Interior finishes (flame spread/smoke development)

Light and ventilation

Sanitation

12. Special systems:

Elevators

Escalators

Lifts

13. Swimming pools:

Barrier requirements

Spas

Wading pools

Electrical

1. Electrical:

Wiring

Services

Feeders and branch circuits

Overcurrent protection

Grounding

Wiring methods and materials

GFCIs

2. Equipment

3. Special occupancies

4. Emergency systems

5. Communication systems

6. Low voltage

7. Load calculations

Plumbing

1. Minimum plumbing facilities

2. Fixture requirements

3. Water supply piping

4. Sanitary drainage

5. Water heaters

6. **Vents**
7. **Roof drainage**
8. **Back flow prevention**
9. **Irrigation**
10. **Location of water supply line**
11. **Grease traps**
12. **Environmental requirements**
13. **Plumbing riser**

Mechanical

1. **Energy calculations**
2. **Exhaust systems:**

Clothes dryer exhaust

Kitchen equipment exhaust

Specialty exhaust systems

3. **Equipment**
4. **Equipment location**
5. **Make-up air**
6. **Roof-mounted equipment**
7. **Duct systems**
8. **Ventilation**
9. **Combustion air**
10. **Chimneys, fireplaces and vents**
11. **Appliances**
12. **Boilers**
13. **Refrigeration**
14. **Bathroom ventilation**
15. **Laboratory**

Gas

1. **Gas piping**
2. **Venting**
3. **Combustion air**
4. **Chimneys and vents**
5. **Appliances**
6. **Type of gas**
7. **Fireplaces**
8. **LP tank location**
9. **Riser diagram/shutoffs**

Demolition

1. **Asbestos removal**

Residential (one- and two-family)

1. **Site requirements**

Set back/separation (assumed property lines)

Location of septic tanks

2. **Fire-resistant construction (if required)**
3. **Fire**
4. **Smoke detector locations**
5. **Egress**

Egress window size and location stairs construction requirements

6. **Structural requirements shall include:**

Wall section from foundation through roof, including assembly and materials connector tables
wind requirements structural calculations (if required)

7. **Accessibility requirements: show/identify accessible bath**

Exemptions - Plans examination by the building official shall not be required for the following work:

1. **Replacing existing equipment such as mechanical units, water heaters, etc.**
2. **Reroofs**
3. **Minor electrical, plumbing and mechanical repairs**

4. Annual maintenance permits

5. Prototype plans

Except for local site adaptations, siding, foundations and/or modifications.

Except for structures that require waiver.

6. Manufactured buildings plan except for foundations and modifications of buildings on site.