Commercial
Plan Review Checklist
Permit # _____
Date: Start_____ Complete_____
Reviewed By:_____
Design Codes
2007 Florida Building Code
2007 Florida Plumbing Code
2007 Florida Mechanical Code
2007 Fuel Gas Code
2008 national electric code

Submittal	Reference	Approved	Revise	Comment(N/A=Not applicable)
Site Plan		_____	_____	_____
Energy Calculations		_____	_____	_____
Truss Package		_____	_____	_____
Pre-engineered Metal Building		_____	_____	_____
Sealed and Signed		_____	_____	_____
Specification Book		_____	_____	_____
Sealed and Signed Plan		_____	_____	_____
Life Safety Plan		_____	_____	_____
Fire Protection Plan		_____	_____	_____

Building General

Occupancy Group	_____			
Construction Type	_____			
Height	Actual_____	Allowed_____	Height Increase_____	
Area (foot print)	Actual_____	Allowed_____	Area Increase _____	
Single Story	Actual_____	Allowed_____	Area Increase _____	
Per Story (multi-story)	Actual_____	Allowed_____	Area Increase _____	
Number of Stories	Actual_____	Allowed_____		
Mezzanines Area	Actual_____	Allowed_____		

Building	Reference	Approved	Revise	Comment(N/A=Not applicable)
Design Wind Load		_____	_____	_____
Exposure		_____	_____	_____
Category		_____	_____	_____
Components and Cladding		_____	_____	_____
Soil Bearing PSI		_____	_____	_____
Termite Treatment		_____	_____	_____
Foundation, Footings, Mono-slab				
Piers, Pilings and/or Pile Caps		_____	_____	_____
Concrete Specifications		_____	_____	_____
Reinforcement (type, size and placement)		_____	_____	_____
Relief Arch		_____	_____	_____
Columns (w/connections)		_____	_____	_____
Beams (w/connections)		_____	_____	_____
Girders (w/connections)		_____	_____	_____
Joist (w/connections)		_____	_____	_____
Floor Framing System		_____	_____	_____
Floor Decking (w/fastening)		_____	_____	_____
Exterior Walls		_____	_____	_____

Shear Locations _____ _____ _____
Bearing _____ _____ _____
Non-bearing _____ _____ _____
Concrete Masonry _____ _____ _____
Unit Walls _____ _____ _____
Gable End (rake beam) _____ _____ _____
Bond Beams _____ _____ _____
Lintels _____ _____ _____
Down Cells _____ _____ _____
Connectors
(anchors, straps,hangers) _____ _____ _____
Lateral Stability of Masonry _____ _____ _____
Masonry Thickness _____ _____ _____
Glass Block _____ _____ _____
Wood Frame _____ _____ _____
Gable End (balloon framing) _____ _____ _____
Fire Retardant Wood (where
required) _____ _____ _____
PT or Decay Resistant Wood
(where required) _____ _____ _____
Sheathing (w/fastening) _____ _____ _____
Headers _____ _____ _____
Header Support _____ _____ _____
Connectors (fasteners, anchors,
straps, hangers) _____ _____ _____
Steel Framing _____ _____ _____
Gable End (balloon framing) _____ _____ _____
Sheathing (w/fastening) _____ _____ _____
Headers _____ _____ _____
Header Support _____ _____ _____
Connectors (fasteners, anchors,
straps, hangers) _____ _____ _____
Channels (top, bottom, hat) _____ _____ _____
Lateral Resistance _____ _____ _____
Roof/Floor Assembly _____ _____ _____
Roof Framing _____ _____ _____
Roof Sheathing/Decking
(w/fastening) _____ _____ _____
Roof Covering _____ _____ _____
Exterior Veneer _____ _____ _____

Fire Resistant Construction
Party and/or Fire Walls _____ _____ _____
Exterior Bearing Walls _____ _____ _____
Exterior Non-bearing Walls _____ _____ _____
Interior Bearing Walls _____ _____ _____
Interior Non-bearing Walls _____ _____ _____
Support Columns _____ _____ _____
Beams and Girders _____ _____ _____
Floor / Ceiling Assemblies _____ _____ _____
Vertical Shafts _____ _____ _____

Elevators				
Stairs				
Horizontal Exits				
Exit Access Corridors				
Occupancy Separation Assemblies				
Tenant Separation Assemblies				
Ceiling Assemblies				
Opening Protectives				
Penetration Protectives				
Fire stop				
Draft stop				
Stencil (rated walls and draft stop partitions)	"FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS"			

Egress

Occupant Load		Actual_____	Calculated_____	
Number of Exits		Actual_____	Required _____	
Separation of Exits		Actual_____	Required _____	
Exit Capacity		Actual_____	Required _____	
	Reference	Approved	Revise	Comment (N/A= Not applicable)
Accessible Route				
Door Clear Width (32" Minimum)				
Maneuvering Space				
Level Landings				
Threshold Detail(s)				
Door Hardware				
Area of Rescue Assistance (w/signage and communication)				
Ramp(s) (as part of egress)				
Stair Width				
Stair Treads and Risers				
Stairway Headroom				
Corridor Width				
Dead End Corridors (< 20')				
Mezzanine Exiting				
Exit Signs				
Emergency Egress Illumination				

Interior

Bearing (wall construction detail)				
Non-bearing (wall construction detail)				
Top of Wall (attachment or bracing)				
Headers				
Header Support				
Connectors (fasteners, anchors, straps, hangers)				
Room Dimensions				
Light and Ventilation				
Finishes (wall, floor, ceiling)				
Acoustical Fire System				

Glazing _____ _____ _____
Attic Access _____ _____ _____

Plumbing

Minimum Facilities _____ _____ _____
DWV Riser Diagram _____ _____ _____
Piping Material _____ _____ _____
Pipe sizes (drain and vent) _____ _____ _____
Air Admittance Valve _____ _____ _____
Cleanouts _____ _____ _____
Traps _____ _____ _____
Floor Drains _____ _____ _____
Indirect Waste _____ _____ _____
Interceptors and/or separators _____ _____ _____
Domestic Water Riser Diagram _____ _____ _____
Piping Material(s) (hot,cold) _____ _____ _____
Pipe Sizes (hot,cold) _____ _____ _____
Backflow Prevention _____ _____ _____
Air Hammer Arrestors (quick closing valves i.e. dishwasher washing machine) _____ _____ _____
Mixing Valves _____ _____ _____
Water Heater Location(s) _____ _____ _____
Water Heater Safety Devices (auxiliary pan, T&P, drain(s), thermal expansion device) _____ _____ _____
Roof Drains _____ _____ _____
Leaders _____ _____ _____
Scuppers _____ _____ _____
Downspouts _____ _____ _____

Accessibility

Fixture(s) (type,height,location) _____ _____ _____
Maneuvering Space _____ _____ _____
Turning Radius _____ _____ _____
Grab Bars _____ _____ _____
Accessories (dryer,towel dispencer,toilet paper,mirrior etc.) _____ _____ _____

Mechanical

Equipment Locations (AHU,C/U) _____ _____ _____
Equipment Accessibility (ladder, access opening,walkway,guard-rail,working platform) _____ _____ _____
Roof Installation Detail _____ _____ _____
Roof Curb _____ _____ _____
Wind Resistance (tie down) _____ _____ _____
Condensate Disposal (roof drain, drywell,pipe) _____ _____ _____
Attic Installation Detail _____ _____ _____

Method(s) of support _____ _____ _____
Condensate Disposal (pipe to drain or drywell,auxiliary pan w/drain or float switch) _____ _____ _____
Closet or Other Installation Detail _____ _____ _____
Condensate Disposal (pipe to drain or drywell,auxiliary pan w/drain or float switch) _____ _____ _____
Plenums _____ _____ _____
Access Corridors as Plenums _____ _____ _____
Smoke Detectors (2000 cfm+) _____ _____ _____
Exhaust Fans _____ _____ _____
Exhaust Duct Location(s) _____ _____ _____
Duct Layout (supply,return, transfer air grille(s) _____ _____ _____
Duct Material(s) _____ _____ _____
Duct Support _____ _____ _____
Commercial Hood Installation Detail (requires separate review) _____ _____ _____

Fuel Fired Appliances

Clearance to Combustibles _____ _____ _____
Combustion Air _____ _____ _____
Vent (size and type) _____ _____ _____
Fuel Gas Piping Riser _____ _____ _____
Diagram (wBTU rating, pipe size) _____ _____ _____

Fireplace and Chimney

Factory Built _____ _____ _____
Masonry _____ _____ _____

Electrical

*Service Load Calcs FBC 106.3.5 Elect #7 and NEC 220 Part III _____ _____ _____
*> 800A Engr S&S FL Statute 471.003(2h) _____ _____ _____
*Electrical Meter Riser Diagram per AHJ _____ _____ _____
*Electrical Meter Location per Utility Authority _____ _____ _____
*Maximum (6) Disconnects NEC 230.71 _____ _____ _____
*Main Disconnect NEC 230 Part VI _____ _____ _____
*Surge Arrestor NEC 280 _____ _____ _____
*Shunt Trip (Elevators NEC 620) _____ _____ _____
*Grounding (building steel, cold water pipe, driven electrode) NEC 250.52 _____ _____ _____
*Grounding Electrode Conductor (type, size, located at 1st disconnect) NEC 250.66 _____ _____ _____
*Tfmr & Genset grding NEC 450.6C & 250.20D _____ _____ _____
*Equipment Grounding Conductor (type, size) NEC 250.122 _____ _____ _____
*Overhead Service NEC 230 Part II _____ _____ _____
*Clearance NEC 230.24 _____ _____ _____
*Service Entrance Conductor (type,size) NEC 230.23 & 230 Part IV _____ _____ _____

*Underground Service NEC 230 Part III	_____	_____	_____
*Service Entrance Conductor (type, size) NEC 230 Part III and Part IV	_____	_____	_____
*Conduit (type,size) NEC 342 thru 392	_____	_____	_____
*Conduit Fill NEC Chapter 9 Table 4	_____	_____	_____
*Conduit Burial Depth NEC 300.5	_____	_____	_____
*Panel Locations NEC 110.26F	_____	_____	_____
*Working Space at Equipment NEC 110.26A	_____	_____	_____
*Panel Schedule(s) with loads NEC 220	_____	_____	_____
*Panel Circuit Breaker sizing NEC 240	_____	_____	_____
*Panel Load Calculations NEC 220	_____	_____	_____
*Motor & Equipment loads match M & P drawings NEC 430.6	_____	_____	_____
*Industrial Control Panels (supply conductor sized per NEC 409.20)	_____	_____	_____
*Equipment Disconnects (AHU,C/U,W/H,etc.) Appliances NEC422 Part III	_____	_____	_____
*Generator & Transfer Switch NEC 445	_____	_____	_____
*Circuit Conductor (type,size) NEC 230.42 & Table 310.16	_____	_____	_____
*Conduit (type and size) NEC Chap 9 Table 4 & Annex C	_____	_____	_____
*AC, MC Cable NEC 320 & 330	_____	_____	_____
*GFCI Protected Receptacle Outlets (roof, kitchen,other specialty locations) NEC 210.8(A) & (B)	_____	_____	_____
*Arc Fault in bedrms (multi-family) NEC 210.12	_____	_____	_____
*HVAC Equipment Receptacle Outlet (within 25' of equipment) NEC 210.63	_____	_____	_____
*Convenience Rcpt Outlets NEC 210 Part III	_____	_____	_____
*Lighting Fixtures (interior, exterior, attic, etc.) NEC 210.70 & 410	_____	_____	_____
*Emergency lighting or power systems NEC 700 Part IV	_____	_____	_____
*Show Window Lighting NEC 220.43(A)	_____	_____	_____
*Show Window Rcpt Outlets NEC 220.14G	_____	_____	_____
Specialty Reviews			
*Transformers and Vaults NEC 450 Part III	_____	_____	_____
*Hazardous Locations NEC 500	_____	_____	_____
*Commercial Garages NEC 511	_____	_____	_____
*Places of Assembly NEC 518 & 520	_____	_____	_____
*Health Care Facilities NEC 517	_____	_____	_____
*Signs and Outline Lighting NEC 600	_____	_____	_____
*Elevators NEC 620	_____	_____	_____
*Pools and fountains NEC 680	_____	_____	_____
*Fire Pump NEC 695	_____	_____	_____

Notes and/or Comments:_____

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