



CITY OF PALMETTO
Building and Permitting Services Division
PLAN CHECK LIST – COMMERCIAL BUILDINGS

Rev. 04/14

Project Name		Job Address	
Property Owner	Contractor	Building Permit No.	

USE AND OCCUPANCY CLASSIFICATION (CHAPTER 3, FBC-B)

Assembly	Business	Educational	Factory and Industrial	High Hazard	Institutional	Mercantile	Residential	Storage	Utility and Miscellaneous	Day Care
<input type="checkbox"/> A-1	<input type="checkbox"/> B	<input type="checkbox"/> E	<input type="checkbox"/> F	<input type="checkbox"/> H-1	<input type="checkbox"/> I-1	<input type="checkbox"/> M	<input type="checkbox"/> R-1	<input type="checkbox"/> S-1	<input type="checkbox"/> U	<input type="checkbox"/> D
<input type="checkbox"/> A-2				<input type="checkbox"/> H-2	<input type="checkbox"/> I-2		<input type="checkbox"/> R-2	<input type="checkbox"/> S-2		
<input type="checkbox"/> A-3				<input type="checkbox"/> H-3	<input type="checkbox"/> I-3		<input type="checkbox"/> R-3			
<input type="checkbox"/> A-4				<input type="checkbox"/> H-4			<input type="checkbox"/> R-4			
<input type="checkbox"/> A-5				<input type="checkbox"/> H-5						

TYPE OF CONSTRUCTION (CHAPTER 6, FBC-B)

Type I	Type II	Type III	Type IV	Type V
<input type="checkbox"/> I-A	<input type="checkbox"/> II-A	<input type="checkbox"/> III-A	<input type="checkbox"/> IV-A	<input type="checkbox"/> V-A
<input type="checkbox"/> I-B	<input type="checkbox"/> II-B	<input type="checkbox"/> III-B	<input type="checkbox"/> IV-B	<input type="checkbox"/> V-B

ALLOWABLE HEIGHT AND BUILDING AREAS (TABLE 503, FBC-B)

Allowable Height		Actual Height		Allowable Area	Actual Area
Stories	Feet	Stories	Feet	(sq. ft.)	(sq. ft.)
___	___	___	___		

ALLOWABLE HEIGHT AND BUILDING AREA MODIFICATIONS

Height Modifications (Section 504, FBC-B)	Area Modifications (Section 506, FBC-B)				
<input type="checkbox"/> Per Section 504.1, FBC-B <input type="checkbox"/> Per Section 504.2, FBC-B <input type="checkbox"/> Per Section 504.3, FBC-B	<i>[Calculate area modifications below, if applicable]</i>				
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:50%;">Occupant Load (Section 1004, FBC-B)</th> <th style="width:50%;">Egress Width (Section 1005, FBC-B)</th> </tr> <tr> <td style="height: 30px;"></td> <td style="height: 30px;"></td> </tr> </table>	Occupant Load (Section 1004, FBC-B)	Egress Width (Section 1005, FBC-B)			
Occupant Load (Section 1004, FBC-B)	Egress Width (Section 1005, FBC-B)				

Y = Yes N = No N/A = Not Applicable

	Y	N	N/A	Comments
Application complete				
Notice of Commencement (certified copy)				
Planning & Zoning Division approval				
Engineering Division approval				
Fire Marshal approval				
MC Health Department approval				
DBPR Hotel & Restaurant approval				
Energy Efficiency Code forms				
Sewer impact fees				
Water impact fees				
Backflow prevention devices				
Public services impact fees				
Transportation impact fees				
Building permit surcharge				
Signed & sealed survey (two copies)				
Signed & sealed site or plot plan (two copies)				
Signed & sealed construction plans (two copies)				

A = Approved

C = Correction Necessary

N/A = Not Applicable

MINIMUM CRITERIA (SECTION 106.3.5, FBC-B)

	A	C	N/A	Code Reference
Site requirements:				
Parking				LDC
Fire access				LDC
Vehicle loading				LDC
Driving/turning radius				LDC
Fire hydrant/water supply/post indicator valve (PIV)				LDC
Set back/separation				See Planning & Zoning Approval
Fire resistant construction requirements:				Chapter 7, FBC-B
Fire resistant separations				Section 704, FBC-B
Fire resistant protection for type of construction				Table 601 & 602, FBC-B
Protection of openings and penetrations of rated walls				Section 704 & 712, FBC-B
Fire blocking and draft stopping				Section 717, FBC-B
Calculated fire resistance				Section 721, FBC-B
Fire suppression systems:				Section 509, FBC-M & Fire Prevention Code
Early warning				Fire Prevention Code
Smoke evacuation systems schematic				Fire Prevention Code
Fire sprinklers				Fire Prevention Code
Standpipes				Section 905, FBC-B & Fire Prevention Code
Pre-engineered systems				Fire Prevention Code
Riser diagram				Fire Prevention Code
Life safety systems:				Fire Prevention Code
Occupant load and egress capacity				Fire Prevention Code
Early warning				Fire Prevention Code
Smoke control				Fire Prevention Code
Stair pressurization				Fire Prevention Code
Systems schematic				Fire Prevention Code
Occupancy load/egress requirements:				Chapter 10, FBC-B
Occupant load				Chapter 2 & Section 1004, FBC-B
Gross				Chapter 2 & Section 1002, FBC-B
Net				Chapter 2 & Section 1002, FBC-B
Means of egress				Section 1003, FBC-B
Exit access				Section 1014, FBC-B
Exit				Section 1018, FBC-B
Exit discharge				Section 1024, FBC-B
Stairs construction/geometry and protection				Section 1009, FBC-B
Doors				Section 1008, FBC-B
Emergency lighting and exit signs				Section 1006, FBC-B
Specific occupancy requirements				Section 1025-1034, FBC-B
Construction requirements				Section 1005-1023, FBC-B
Horizontal exits/exit passageways				Section 1021 & 1022, FBC-B
Structural requirements:				Chapter 16-24, FBC-B
Soil conditions/analysis				Section 1802, FBC-B
Termite protection				Section 1816, FBC-B
Design loads				Section 1604-1611, FBC-B
Wind requirements				Section 1609, FBC-B
Building envelope				Section 1609, FBC-B
Structural calculations (if required)				Chapter 16, FBC-B
Foundation				Chapter 18, FBC-B
Wall systems				Chapter 18-23, FBC-B
Floor systems				Chapter 18-23, FBC-B
Roof systems				Chapter 15, FBC-B
Threshold inspection plan				Section 109.3.6, FBC-B
Stair systems				Section 1009, FBC-B
Materials:				See Below
Wood				Chapter 23, FBC-B

Steel				Chapter 22, FBC-B
Aluminum				Chapter 20, FBC-B
Concrete				Chapter 19, FBC-B
Plastic				Chapter 26, FBC-B
Glass				Chapter 24, FBC-B
Masonry				Chapter 21, FBC-B
Gypsum board and plaster				Chapter 25, FBC-B
Roofing				Chapter 15, FBC-B
Insulation				Chapter 13 & Section 719, FBC-B
Accessibility:				Chapter 11, FBC-B
Site requirements				Section 11-4.1.2, FBC-B
Accessible route				Section 11-4.3, FBC-B
Vertical accessibility				Section 11-4.1.3(5), FBC-B
Toilet and bathing facilities				Section 11-4.1.3(11), FBC-B
Drinking fountains				Section 11-4.1.3(10), FBC-B
Equipment				Section 11-4, FBC-B
Special occupancy requirements				Section 11-5 – 11-12, FBC-B
Fair housing requirements				Chapter 11, Section 11-93 – 11-125, FBC-B
Interior requirements:				Chapter 8 & 12, FBC-B
Interior finishes (flame spread/smoke develop)				Section 803, FBC-B
Light and ventilation				Section 1203 & 1205, FBC-B
Sanitation				Section 1210, FBC-B
Special systems:				Chapter 30, FBC-B
Elevators				Chapter 30, FBC-B
Escalators				Chapter 30, FBC-B
Lifts				Chapter 30, FBC-B
Swimming pools:				Section 424, FBC-B
Barrier requirements				Section 109.3 & 424.2.17, FBC-B
Spas				Section 424, 64E-9.010 (pg 4.142), FBC-B
Wading pools				Section 424, 64E-9.009 (pg 4.141), FBC-B
Electrical:				Chapter 27, FBC-B
Wiring				Chapter 3, NEC
Services				Article 230, NEC
Feeders and branch circuits				Articles 210, 215, 220 & 225, NEC
Overcurrent protection				Article 240, NEC
Grounding				Article 250, NEC
Wiring methods and materials				Chapter 3, NEC
GFCIs				Article 210, NEC
Equipment				Chapter 4, NEC
Special occupancies				Chapter 5, NEC
Emergency systems				Section 2702, FBC-B & Article 700, NEC
Communication systems				Chapter 8, NEC
Low-voltage				Article 720, NEC
Load calculations				Article 220, NEC
Plumbing:				Chapter 29, FBC-B
Minimum facilities				Section 403, FBC-P
Fixture requirements				Chapter 4, FBC-P
Water supply piping				Chapter 6, FBC-P
Sanitary drainage				Chapter 7, FBC-P
Water heaters				Chapter 5, FBC-P
Vents				Chapter 9, FBC-P
Roof drainage				Chapter 11, FBC-P
Backflow prevention				Section 608, FBC-P
Irrigation				Section 316 & Appendix F, FBC-P
Location of water supply line				Section 603, FBC-P
Grease traps				Section 1003, FBC-P
Environmental requirements				
Plumbing riser				See Plans
Mechanical:				Chapter 28, FBC-B

Energy calculations				Subchapter 13-1, FBC-B
Exhaust systems				Chapter 5, FBC-M
Clothes dryer exhaust				Section 504, FBC-M
Kitchen equipment exhaust				Section 506, FBC-M
Specialty exhaust systems				Section 507-515, FBC-M
Equipment				Section 303, FBC-M
Equipment location				Section 303, FBC-M
Make-up air				Section 508.1 & 510.5.5, FBC-M
Roof-mounted equipment				Section 301.12 & 303, FBC-M
Duct systems				Chapter 6, FBC-M
Ventilation				Chapter 4, FBC-M
Combustion air				Chapter 7, FBC-M
Chimneys, fireplaces and vents				Chapter 8 & 9, FBC-M
Appliances				Chapter 9, FBC-M
Boilers				Chapter 10, FBC-M
Refrigeration				Chapter 11, FBC-M
Bathroom ventilation				Section 402.3.1, FBC-M
Laboratory				
Gas:				Chapter 28, FBC-B
Gas piping				Chapter 4, FBC-FG
Venting				Section 506, FBC-FG
Combustion air				Section 304, FBC-FG
Chimneys and vents				Chapter 5, FBC-FG
Appliances				Chapter 6, FBC-FG
Type of gas				Section 301.7, FBC-FG
Fireplaces				Section 602, FBC-FG
LP tank location				Section 401, FBC-FG
Riser diagram/shut-offs				Section 409, FBC-FG
Demolition:				

Remarks:

Reviewed by:

Date: