

## BUILDING PLAN REVIEW



PROJECT \_\_\_\_\_ ADDRESS \_\_\_\_\_  
REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

✓ = OK      X= Needs addressed

- General Description
  - Project/Job Name
  - Correct Address including building or suite numbers
  - Key Plan with location on map and compass direction
  - Applicable Code set
  - Correct Occupancy classification per LSC and IBC (supplemental)
  - Construction type per IBC (i.e. Type IA, Type VB)
  - Fire Sprinklers
  - Fire Alarm (minimum of water flow alarm)
  
- Height and Area Limitations
  - Permitted height and area per IBC
  - Height and area for Special Occupancies (Assembly, Day-Care) per LSC
  
- Structural Fire Resistance Requirements
  - Structural Frame
  - Walls interior and exterior, load-bearing and non-load bearing
  - Floor
  - Roof
  
- Fire-Resistance Rated & Smoke resistant separations
  - Fire Walls
  - Occupancy separations per IBC
  - Occupancy specifics
  - Vertical Openings per LCS
  - Exit Stairs per LSC
  - Exit Passageways per LSC
  
- Exit Requirements ALL per LSC
  - Occupancy Load Calculations with Occupant Load Factors (i.e. - Kitchen - 100 sq.ft./person)
  - Egress Capacity (i.e. 0.2 in./person x 200 persons= 40 inches Actual egress capacity provided 96 inches or 480 persons)
  - Minimum number of means of egress (i.e. 2 required – 2 provided)
  - Maximum Travel Distance (i.e. max. travel distance 250 ft. Actual travel distance 120 ft.)
  - Maximum Common Path of Travel

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- Maximum Dead-End
  - Door Swing (in direction of egress if occ. load over 50)
  - Exit Hardware (panic hardware, fire exit hardware, special locks, delayed egress, etc.)
  - Remoteness of Exits (1/2 the diagonal if non-sprinklered, 1/3 the diagonal if sprinklered)
  - Interior Finish per LSC
- Other Items
    - Standpipes per IBC and IFC (supplemental)
    - Duct detector shutdown (supply side) of air handling units over 2000 CFM
    - Smoke Alarms and Smoke Detection Systems per LSC and 120-3-3
    - Carbon Monoxide detection
    - Portable Fire Extinguishers per IFC (based on square footage and occ. type)
    - Cooking Equipment per LSC and NFPA 96 (grease hoods)
      - Manual Pull 10-20' from protected appliance
      - Type K w/placard within 5' of manual pull
    - Emergency Lighting per LSC (restrooms)
    - Exit Signage per LSC
    - Bulk Liquefied CO<sub>2</sub> meets requirements
    - Knox box 6'-12' A.F.F. (may be field located)

### **Part I: Code Reference Guide**

A Code Reference Guide has been established by the State Fire Marshal's Office and the DCA. The Table 102.13 below establishes the hierarchy of codes in the State of Georgia. For example, when determining the applicable code for designing the means of egress Table 102.13 indicates the Life Safety Code is the primary code, the International Building Code is not referenced (Reference: 120-3-3 Rules & Regulations for the State Minimum Fire Safety Standards)

TABLE 102.13: CODES REFERENCE GUIDE		
Area	Primary	Supplement
Occupancy Classification	LSC	IBC
Building Construction Types, including allowable height, allowable building areas, and the requirements for sprinkler protection related to minimum building construction types	IBC	LSC
Means of Egress	LSC	NONE
Standpipes	IBC	IFC
Interior Finish	LSC	NONE
HVAC Systems	IMC	NONE
Vertical Openings	LSC	NONE
Sprinkler Systems	LSC	NONE
Fire Alarm Systems	LSC	NONE
Smoke Alarms and Smoke Detection Systems	State Statute and LSC	NONE
Portable Fire Extinguishers	IFC	NONE
Cooking Equipment	LSC and NFPA 96	NONE
Fuel Fired Equipment	IFGC	NFPA 54
Liquid Petroleum Gas	NFPA 58	NFPA 54
Compressed Natural Gas	NFPA 52	NONE

LSC = Life Safety Code  
 IBC = International Building Code  
 IFC = International Fire Code  
 IMC = International Mechanical Code  
 IFGC = International Fuel Gas Code

The appropriate codes and/or standards must be referenced on the drawings will be subject to disapproval. See the sample Code Summary for assistance in preparing a code summary.

Doc: Sample Code Summary 02/17/2014

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