

**Plan Review Checklist 2012 International Building Code**

**NOTE: This is not an all-inclusive list  
2018 IBC Technical Code Revisions Pending**

**GENERAL**

- **PLANS DRAWN TO SCALE:** Provide two sets of plans, minimum 24" x 36", maximum size of 36" x 42" on a non-erasable median. The building plans should be drawn to a scale of 1/4" = 1'; detail scaled at 1/2" = 1" minimum. Indicate the scale and the direction of North (site plan). Structural calculations and manufacturer's cut sheets to accompany plans. All plans shall be of sufficient clarity to show proposed construction methods, including dimensions. **ALL PLANS, PAGES AND SHEETS SHALL BE LEGIBLE.**
- Architectural/ Engineer plans – Sealed.
- Mechanical/ Plumbing plans as required.
- Structural calculations and sheets– Sealed.
- Site plan – accessible parking and the location of any yard lines, including the water meter size or well location, water service supply size, sewer or septic system location with size of line and any gas lines. Location, size and clearance distances from buildings and property lines are required for any propane tank installations. IRC Sections: P2901, P3001, G2415
- Asbestos - CSI certificate for existing buildings.

**PROPOSED SPECIFICATIONS:**

- |                            |   |
|----------------------------|---|
| • Square Footage: _____    | • Sprinklers [ ]13 [ ]13R [ ]Other : _____  |
| • Building Height: _____   | • [ ] Alarm                                 |
| • Number of Stories: _____ | • Square Footage Mixed Occupancy: _____     |
| • Occupancy Classes: _____ | • Building Setbacks/ Separations Distances: |
| • Construction Type: _____ | N: _____ S: _____ E: _____ W: _____         |

**CONSTRUCTION DETAIL:** Show building cross-section, including materials to be used (roof through foundation), load path, bearing and up-lift, stairs and stairway details, retaining walls, and materials, anchors, hold downs, ties, mechanical equipment locations and type (gas or electric); foundation sections and any other special construction detail required to clarify code compliance.

**PROPOSED PLAN:** Existing Building Code 302.1

[ ] New Building      [ ] Addition      [ ] Alteration      [ ] Other \_\_\_\_\_

**OCCUPANCY GROUP:** IBC Chapter 3 Sec. 303-312 (include sq. ft. per)

[ ] A- \_\_\_\_\_ [ ] B- \_\_\_\_\_ [ ] E- \_\_\_\_\_ [ ] F- \_\_\_\_\_  
 [ ] H- \_\_\_\_\_ [ ] I- \_\_\_\_\_ [ ] M- \_\_\_\_\_ [ ] R- \_\_\_\_\_  
 [ ] S- \_\_\_\_\_ [ ] U- \_\_\_\_\_

**INCIDENTAL USES:** IBC Chapter 5 IBC Table 508.2

- |                                 |                                   |
|---------------------------------|-----------------------------------|
| • Furnace > 400,000 BTU         | • Laboratories – Vocational Shops |
| • Broilers > 15psi > 10hp _____ | • Laundry – Storage - Batteries   |
| • Refrigeration or Hydrogen     | • Parking Garage                  |
| • Paint Shops                   |                                   |

**MIXED OCCUPANCY GROUP:** IBC Section 508.3

[ ] Separation required    [ ] Non-Separated    [ ] Accessory    [ ] Combination

**SEPARATION RATING:** IBC Table 508.3.3

1-hour     2-hour     3-hour     4-hour

**TYPE OF CONSTRUCTION:** IBC Chapter 6

I A/B     II A/B     III A/B     IV HT     V A/B

**STRUCTURAL COMPONENTS:** IBC Section 602

1-hour     2-hour     3-hour

**COMBUSTIBLE MATERIAL:** IBC Section 603

Type I & II Construction     Use of Fire Treated Wood

**FIRE RESISTIVE CONSTRUCTION:** IBC Chapter 7

- Rated Assemblies - Testing
- Openings - Penetrations
- Concealed Spaces
- Draft / Firestops
- Fire – Walls, barriers, partitions
- Smoke – Walls, barriers, partitions
- Shaft enclosures rating

**FIRE SEPARATION DISTANCE:** IBC Section 702

Property Line     Center of street/alley/public way     Imaginary Line between buildings     Wall/Roof projections

**EXTERIOR WALLS:** IBC Table 602

Rating -  1-hour     2-hour     3-hour

**ALLOWABLE FLOOR AREA:** IBC Chapter 5, IBC Sections 503-508

Per Floor allowable     Total building allowable     Increases, Sprinklers

**HEIGHT & NUMBER OF STORIES:** IBC Chapter 5, IBC Sections 502-509 {review definitions: basement, grade plane, building height, story height, mezzanine}

Allowable height     Allowable Stories     Height modifications     Special Provisions

**SPECIAL OCCUPANCY REQUIREMENTS:** IBC Chapter 3 & 4

Malls     Parking Structures     Hazardous Uses     Motor Vehicles     Assembly

**DESIGN OCCUPANT LOAD** IBC Chapter 10

Occupant Load Factor    Total Occupant Load = \_\_\_\_\_    Egress width & hardware type

**MEANS OF EGRESS:** IBC Chapter 10

- Elements, continuity, rated corridors
- Required Illumination - Separation
- Number of Exits – direction of travel
- Travel distance – sprinkler increase
- Ramps
- Slope / Rise / Run
- Emergency Escape / Rescue

**INTERIOR FINISHES:** IBC Chapter 8

Interior surface coverings     Flame spread rating/ smoke development     Material Class I, II or III

**FIRE PROTECTION:** IBC Chapter 9 (required or not? Firewalls?)

Fire suppression system type     Fire Alarm     Smoke Control     Smoke/Heat vents

**ACCESSABILITY:** IBC Chapter 11, ANSI A117.1, IBC Appendix E, TAS-TDLR#=-

- Parking, 1:48, Symbol
- Accessible Unit or A/B type
- Accessible route of travel
- Separate rooms or unisex
- Special Requirements
- Signage and symbols

**DETAILED CODE REGULATIONS:**

Chapter / Code	Check
IBC Chapter 12, 2012 IECC	Interior Environment Ventilation
IBC Chapter 14	Exterior Wall Coverings
IBC Chapter 15	Roof Assemblies and Structures
IBC Chapter 16, WCC	Structural Design, Local Design
IBC Chapter 17	Special Inspections / Agreement
IBC Chapter 18	Soils & Foundations
IBC Chapter 19	Concrete
IBC Chapter 21	Masonry
IBC Chapter 22	Steel
IBC Chapter 23	Wood
IBC Chapter 24	Glass and Glazing; type, location, safety
IBC Chapter 25	Gypsum Wall/Plaster/Lath
IBC Chapter 29, IPC	Plumbing fixture counts, sizing and materials, Backflow required?
IBC Chapter 30	Elevators – State Inspections?
IBC Chapter 31	Pools and spas – Yav Co requirements, perimeter protection Membrane structures – Flame spread
IBC Chapter 32 & 33	Right of way, Encroachments
IBC Chapter 34 IEBC	Existing Buildings
IMC	Mechanical; sizing, dampers, detectors
2012 IECC	Vapor Barrier Insulation – Slab edge / roof/wall/floor/plumbing/vents Economizer Lighting Summary Glazing U-Factors & Percentage Prescriptive or Component