



City of South Pasadena

COMMUNITY IMPROVEMENT

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COMMERCIAL PLAN REVIEW CHECKLIST

PROJECT IDENTIFICATION:		PERMIT NO:	
CONTRACTOR:			
ARCHITECT:			
STRUCTURAL ENGINEER OF RECORD:			
CIVIL ENGINEER OF RECORD:			
PLUMBING ENGINEER OF RECORD:			
MECHANICAL ENGINEER OF RECORD:			
ELECTRICAL ENGINEER OF RECORD:			
FIRE PROTECTION ENGINEER OF RECORD:			
LEED PROFESSIONAL:			
PROJECT SCOPE:			
CONSTRUCTION TYPE			
USE & OCCUPANCY CLASSIFICATION(S)			
		CODE REQUIREMENTS	
		PROJECT PARAMETERS	
ALLOWABLE BLDG HEIGHTS AND AREAS		FBC Table 503	
BLDG HEIGHT MODIFICATION		FBC Sec. 504	
MEZZANINES		FBC 505	
BLDG AREA MODIFICATIONS		FBC Sec.506	
OCCUPANT LOAD		Table 1004.1.1	
HORIZONTAL SEPARATION		FBC Table 601	
NUMBER OF EXITS REQUIRED		FBC Sec. 1015	
FIRE PROTECTION – AUTOMATIC FIRE SPRINKLERS		FBC 903.2	
ALLOWABLE OPENINGS UNPROTECTED		FBC Table 705.8.3	
ALLOWABLE OPENINGS PROTECTED		FBC Table 705.8.2	
DESIGN WIND SPEED		ASCE 7-10	
RISK CATEGORY		ASCE 7-10	
EXPOSURE CATEGORY		ASCE 7-10	

FIRE RESISTANCE RATINGS			
	STRUCTURAL FRAME	FBC Table 601	
	BEARING WALLS - INTERIOR	FBC Table 601	
	BEARING WALLS - EXTERIOR	FBC Table 601	
	NON-BEARING WALLS & PARTITIONS – INTERIOR	FBC Table 601	
	NON-BEARING WALLS & PARTITIONS - EXTERIOR	FBC Table 602	
	FLOOR CONSTRUCTION	FBC Table 601	
	ROOF CONSTRUCTION	FBC Table 601	
Existing Building Classification of Work		EBC Chapter 4	

BUILDING INFORMATION CROSS REFERENCE

SITE REQUIREMENTS

ITEM	REFERENCE	SHEET NUMBER	REVIEWED BY:
Parking	FAC 403.5.1		
Fire access	FBC 402.17 FFPC 18.2.3		
Vehicle loading	FBC Sec. 406		
Driving/turning radius	FBC Sec. 406		
Fire hydrant/water supply/post indicator valve (PIV)	FFPC 18.3		
Set back/separation (assumed property lines)	FBC Chap. 5		
Location of specific tanks, water lines and sewer lines	FPC Chap.6, & 7		

FIRE-RESISTANT CONSTRUCTION – Chapter 7

ITEM	REFERENCE	SHEET NUMBER	REVIEWED BY:
Fire-resistant separations (Wall type designations)	FBC 705/706		
Protection of openings details	FBC 715		
Fire blocking and draft-stopping details	FBC 717		
Penetrations of rated walls (Fire-stopping details)	FBC 713		
Calculated fire resistance	FBC 721		

FIRE SUPPRESSION SYSTEMS – Chapter 9

ITEM	REFERENCE	SHEET NUMBER	REVIEWED BY:
Early warning smoke evacuation systems	FBC 909		
Schematic fire sprinklers	FBC 903		
Standpipes	FBC 905		
Pre-engineered systems	FBC 903		
Riser diagram	FBC 903		

LIFE SAFETY SYSTEMS SHEET NUMBER

ITEM	REFERENCE	SHEET NUMBER	REVIEWED BY:
Occupant load and egress capacities	FBC 1004		
Early warning	FBC 909		
Smoke control	FBC 909		
Stair pressurization	FBC 909.20.5		
Systems schematic	FBC 911.1(12)		

OCCUPANCY LOAD/EGRESS – Chapter 10

ITEM	REFERENCE	SHEET NUMBER	REVIEWED BY:
Occupancy load	FBC 1004		
Gross	FBC 1002.1		
Net	FBC 1002.1		
Means of egress	FBC 1002.1		
Exit access	FBC 1014		
Exit	FBC 1015		
Exit discharge	FBC 1027		
Stairs construction/geometry and protection	FBC 1009		
Doors	FBC 1008		
Emergency lighting and exit signs	FBC 1006		
Specific occupancy requirements	FBC Table 508.4		
Construction requirements	FBC Table 601		
Horizontal exits/exit passageway	FBC 1023/1025		

STRUCTURAL REQUIREMENTS

ITEM	REFERENCE	SHEET NUMBER	REVIEWED BY:
Soil conditions/analysis	FBC 1803		
Termite protection	FBC 1816		
Design loads	FBC 1606/1607		

Wind requirements	FBC 1609		
Building envelope	FBC 1403		
Structural calculations (if required)	FBC 1603		
Foundation	FBC 1808		
Wall systems	FBC Table 601		
Floor systems	FBC Table 601		
Roof systems	FBC Table 601		
Threshold inspection plan	FBC 110.3.7.1 F.S. 553.71		
Stair systems	FBC Sec. 1009		

MATERIALS

ITEM	REFERENCE	SHEET NUMBER	REVIEWED BY:
Wood	FBC Chap. 23		
Steel	FBC Chap. 22		
Aluminum	FBC Chap. 20		
Concrete	FBC Chap. 19		
Plastic	FBC Chap. 26		
Glass	FBC Chap. 24		
Masonry	FBC Chap. 21		
Gypsum board and plaster	FBC Chap. 25		
Insulating (mechanical)	FMC 604 Duct FMC 1204 Pipe		
Roofing	FBC 1507		
Insulation	FBC Chap. 13		

2012 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION

ITEM	REFERENCE	SHEET NUMBER	REVIEWED BY:
Site requirements	FAC Chap. 5		
Accessible route	FAC Sec. 402		
Vertical accessibility	FAC Sec. 201.1.1		
Toilet facilities	FAC Sec. 213		
Bathing facilities	FAC Sec. 213		
Drinking fountains	FAC Sec. 602		
Equipment	FAC Sec. 810		

	Special occupancy requirements	FAC Ch. 2		
	Disproportionate Cost	FAC Sec. 202.4.1		
	Fair housing requirements	FAC Part 3,Sec 3		
INTERIOR				
	ITEM	REFERENCE	SHEET NUMBER	REVIEWED BY:
	Interior finishes (flame spread/smoke development)	FBC Chap. 8		
	Light	FBC 1205		
	Ventilation	FBC 1203		
	Sanitation	FPC Chap. 7		
SPECIAL SYSTEMS				
	ITEM	REFERENCE	SHEET NUMBER	REVIEWED BY:
	Elevators	FBC Chap. 30,FAC Sec. 407		
	Escalators	FBC Sec. 3005		
	Lifts	FAC Sec. 410		
SWIMMING POOLS				
	ITEM	REFERENCE	SHEET NUMBER	REVIEWED BY:
	Barrier requirements	FBC 424.1.3.1.9		
	Spas	FBC 424.1.8		
	Wading pools	FBC 424.1.7		

ELECTRICAL INFORMATION CROSS REFERENCE

	ITEM	REFERENCE	SHEET NUMBER	REVIEWED BY:
	Wiring	NEC 300		
	Services	NEC 230		
	Feeders and branch circuits	NEC 225		
	Overcurrent protection	NEC 240		
	Grounding	NEC 250		
	Wiring methods and materials	NEC 300 &400		
	GFCIs	NEC 210.8		
	Equipment/Panels	NEC 110		
	Special occupancies	NEC Chap. 5		

Special Conditions	NEC Chap.7		
Communication systems	NEC 800		
Low voltage, Remote-Control, Signaling	NEC 725		
Load calculations	NEC 220		

PLUMBING INFORMATION CROSS REFERENCE

ITEM	REFERENCE	SHEET NUMBER	REVIEWED BY:
Minimum plumbing facilities	FPC 403		
Fixture requirements	FPC Table 403.1		
Water supply piping	FPC 601		
Sanitary drainage	FPC 701		
Water heaters	FPC 501		
Vents	FPC 901		
Roof drainage	FPC 1101		
Back flow prevention	FPC 608.13		
Irrigation	Appendix-F		
Location of water supply line	FPC 603.2		
Grease traps	FPC 1003		
Environmental requirements			
Plumbing riser	FPC 605		

MECHANICAL INFORMATION CROSS REFERENCE

ITEM	REFERENCE	SHEET NUMBER	REVIEWED BY:
Energy calculations	FBC Energy Conservation Ch. 5		
Exhaust systems	FMC Chapt.5		
Clothes dryer exhaust	FMC 504		
Kitchen equipment exhaust/Fire Suppression	FMC		

		505,507,509		
	Specialty exhaust systems	FMC 510		
	Equipment	FMC Chap. 3		
	Equipment location/Guards/Condensate Disposal	FMC 303, 304.11, 307		
	Make-up air	FMC 403.3 FMC 504.5		
	Roof-mounted equipment/ Roof Access	FMC 301.12 FBC 1509.7 FMC 306.5		
	Duct systems	FMC Chap. 6 SMACNA		
	Ventilation	FMC Chap 4		
	Combustion air	FMC Chap 7 Appendix A		
	Chimneys, fireplaces and vents	FMC Chap 8 FGC Chap 5		
	Appliances	FMC Chap 9		
	Boilers	FMC Chap 10		
	Refrigeration	FMC Chap 11		
	Bathroom ventilation	FMC 403.3		
	Laboratory	FMC 510.1		

GAS INFORMATION CROSS REFERENCE

ITEM	REFERENCE	SHEET NUMBER	REVIEWED BY:
Gas piping	FGC 402		
Venting	FGC 502.1		
Combustion air	FGC 304		
Chimneys and vents	FGC 501		
Appliances	FGC 601		
Type of gas	FGC 401		
Fireplaces	FGC 605		
LP tank location	NFPA 58-2008 Edition		
Riser diagram/shutoffs	FGC 401		

