

INSTRUCTIONS FOR BUILDING PLAN REVIEW SHEET

In an effort to serve architects engineers and contractors better by providing faster turn around time for drawings that are being reviewed for permits, the Construction Advisory Committee, working in conjunction with the Planning Engineering and Permits Department of the City of Birmingham is providing a Building Plan Review Sheet that must be submitted with drawings that are submitted to the department for review and permits.

The following instructions are to be used to complete the information requested on the Building Code Review Sheet. This Building Code Review Sheet shall be made part of the official set of documents submitted for a permit.

NEW CONSTRUCTION, ADDITIONS & CONSTRUCTION THAT INVOLVES A CHANGE IN USE OF THE BUILDING OR REMODELED SPACE.

All information requested on the Code Review Sheet shall be completed.

EXCEPTION

Single Family Dwellings
Single Family Garages

TENANT IN-FILL, OFFICE REMODELING WITH NO CHANGE IN USE

The following information shall be provided as requested on the Building Code Review Sheet.

1. Parcel ID Number.
2. Code Review Data. (Code which was used in the development of the project)
3. Occupancy Type. (The floor area of the job for which a permit is being requested)
4. Construction Type. (The kind of construction of the building)
5. Automatic Sprinkler System (Indicate if the building has an automatic sprinkler system)
6. Minimum Occupant Loads. (Indicate the square footage area that the occupancy loads are based on)
7. Maximum Travel to an Exit. (Indicate the distance from the most remote part of the space being constructed to the exit door from the space and from the exit door from the space to the exit stairway or door to the outside.
8. Height Limit. (This item is not required. Fill in NA)
9. Area Limit (This item is not required. Fill in NA)
10. Required Fire Ratings for Walls and Openings. (This table is required as part of the plan submission.)
11. Building Components. (Area tabulations and Height of building information is not required)
12. Egress Capacity Tabulation. (Egress Capacity Tabulation is required as part of the plan Submission).

OTHER INFORMATION

Under Other Information, there are twenty three items to be identified. The following items need to be represented by a location in the set of drawings that is turned in for a building permit.

-If going into a new shell building as tenant infill, location needs to be represented for item 4, 5, 7, 8, 9, 10 and 11.

-If major plumbing is being installed, provide the information requested in item 14, 15, and.

-If gas piping is being installed, provide the information requested in item 19, 20, and 21.

-If fire rated doors are being installed or required, provide the information requested in item 22.

-If penetrations are being made through fire rated assemblies, provide the information requested in item 23.



**CITY OF BIRMINGHAM
Planning, Engineering & Permits**

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Phone: 205-254-2211 **Fax:** 205-254-2111 **Web Site:** www.birminghamal.gov

Building Plans Review Sheet

Parcel ID No. _____ City of Birmingham, Case No. _____

Project _____ City of Birmingham, Master No. _____

Contract Drawings should include required details and other information to describe construction. This includes plans, elevations, finish schedules, and other details needed to communicate design and construction assemblies.

Applicable Codes

International Building Code	(IBC) 2009
International Plumbing Code	(IPC) 2009
International Gas Code	(IGC) 2009
International Mechanical Code	(IMC) 2009
International Fire Code	(IFC) 2009
National Electrical Code	(NEC) 2008
NFPA 101 Life Safety Code for Educational and Daycare Occupancies	(2009)

ICC/ANSI A117.1 2003

Technical Codes	
City of Birmingham, Alabama	2010

Safety Code for Elevators and Escalators, ASME A17.1

List any other codes used in the development of the project. _____

Code Review Data

Occupancy Type (IBC CHAP 3)

Type _____ Group _____ Area _____ s.f.

Construction Type

(IBC 602) Type _____

Automatic Sprinkler System

Sprinklered _____ Unsprinklered _____

Maximum Occupant Load (IBC 1004.1.1)

Occupancy Type _____

Area (net / gross) (sq ft) _____ / Area per Occupant (sq ft) _____ = Occupant Load _____

Occupancy Type _____

Area (net / gross) (sq ft) _____ / Area per Occupant (sq ft) _____ = Occupant Load _____

Occupancy Type _____

Area (net / gross) (sq ft) _____ / Area per Occupant (sq ft) _____ = Occupant Load _____

Occupancy Type _____

Area (net / gross) (sq ft) _____ / Area per Occupant (sq ft) _____ = Occupant Load _____

Maximum Travel to an Exit

(IBC Table 1016.1)

Occupancy Classification _____

Maximum
(allowed by code)

Travel dist to exit (ft)

Unsprk. _____

Sprk _____

Proposed

Travel dist to exit (ft)

Unsprk. _____

Sprk _____

Height Limit (IBC Table 503)

Maximum Height allowed (in feet) _____

Proposed Height (in feet) _____

Maximum Height allowed (in stories) _____

Proposed Height (in stories) _____

Area Limit (IBC Table 503)

Occupancy Type _____

Maximum area allowed _____

Proposed area _____

Occupancy Type _____

Maximum area allowed _____

Proposed area _____

Area Between Fire Walls (if applicable) _____

Occupancy Separation (IBC Table 508.4)

Occupancy Type _____ Separation Requirements _____

Occupancy Type _____ Separation Requirements _____

Required Fire Ratings for Walls, Openings and Building Elements: Include only applicable elements and ratings. (IBC Table 601, 602, Table 705.8 & Section 705)

Element	Wall Rating	IBC Opening Rating
Party & Fire Walls	_____ Hour	_____ Hour
Interior Bearing Walls	_____ Hour	_____ Hour
Columns	_____ Hour	_____ Hour
Beams, Girders, Trusses & Arches	_____ Hour	_____ Hour
Floor & Floor Ceiling	_____ Hour	_____ Hour
Roof & Roof Ceiling	_____ Hour	_____ Hour
Exterior Bearing	_____ Hour	_____ Hour
Exterior Nonbearing	_____ Hour	_____ Hour
Interior Nonbearing	_____ Hour	_____ Hour
Shaft Enclosures	_____ Hour	_____ Hour
Smoke Barrier	_____ Hour	_____ Hour
Mechanical/Storage	_____ Hour	_____ Hour
Maintenance Storage/Janitor	_____ Hour	_____ Hour
Bathrooms & Restrooms	_____ Hour	_____ Hour
Exterior Walls	_____ Hour	_____ Hour
Building Separation	_____ Hour	_____ Hour

Egress Capacity Tabulation (Section 1005)

Occupancy Insert Building Occupancy Type	Size In Square Feet	Occupancy Load	Egress Width Required Number of Occupants X width per person, level & stairs.	Egress Width Provided

Other Information

1. Indicate area between firewalls. See Drawing _____
2. Provide site plan showing layout of building from all property lines. See Drawing _____
3. Provide site utility plan indicating location and sizes for all utilities including water, storm sewer, sanitary sewer, and electrical. See Drawing _____
4. Provide life safety plan showing exits and fire ratings for all exit access corridors and shaft. See Drawing _____
5. Indicate travel distance from each tenant space (in Feet) See Drawing _____
6. Provide interior partitions for all rated and non-rated partition types See Drawing _____
7. Indicate all ductwork that crosses fire rated walls and indicate fire dampers See Drawing _____
8. Provide HVAC plans with all duct sizes and CFM per outlet with air balance table. See Drawing _____
9. Indicate on HVAC drawings all exhaust and relief fans with CFM requirements. See Drawing _____
10. Indicate Building Exhaust separate from toilet exhaust. See Drawing _____
11. Submit outside air calculations showing compliance with T-403.3 IMC or 2009 ANSI/ASHRAE 62.9-2004 See Drawing _____
12. Submit material data safety sheets if the building stores chemicals or gasses. See Drawing _____
13. Provide plumbing drawings showing non-pressure piping. See Drawing _____
14. Provide isometric of drainage waste and vent system. See Drawing _____
15. Provide plumbing fixture schedule. See Drawing _____
16. Indicate on plans existing fixtures and/or fixtures to be removed. See Drawing _____
17. Indicate existing wet columns and/or existing connections to the existing sewer system. See Drawing _____
18. Provide site plan when applicable for new construction and additions indicating connections of water and gas lines to respective mains. See Drawing _____
19. Provide gas isometric for all gas piping. See Drawing _____
20. Indicate longest run of piping from gas meter to farthest outlet. See Drawing _____
21. Provide total BTU'S of the new and existing gas piping system. See Drawing _____
22. Provide door schedule with fire rating and hardware. See Drawing _____
23. Provide methods of protection for penetrations through fire rated partitions and floors. See Drawing _____



FIRE AND RESCUE SERVICE DEPARTMENT

317 ½ - 15th Street North

Birmingham, AL 35203

Phone: 205-254-2138; Fax: 205-254-2925

Attn: Vlad Tchouenko-Fire Protection Engineer

INTERNATIONAL FIRE CODE AND NFPA 101 LIFE SAFETY CODE, 2009 EDITION REQUIREMENTS FOR PLAN REVIEW

The following information shall be provided as requested on the IFC / Life Safety Code Review.

1. Indicate location of all fire hydrants. Hydrants must meet remoteness requirements of International Fire Code 2009 Edition per section 507.5.1. Indicate distance from existing fire hydrant to the most remote point of the building.
2. When the construction of a new subdivision, industrial or commercial complex, or other new construction makes the installation of public fire hydrants necessary to meet adequate fire protection requirements, as determined by the Fire Official, the city may assess the actual cost of such installations, including the first three years rental fees, to the individual or entity responsible for the new construction. The said installation fee shall be paid directly to the Water Authority governing the area of construction. The rental fees shall be paid directly to the City of Birmingham per section F507.5.7 of Birmingham Technical Code 2010.
3. Provide Fire Department access per International Fire Code 2009 section 503.1.1 and Appendix D Fire Apparatus Access Roads. Show how fire apparatus can park on premises and reach all portions of the building without exceeding a 150-foot hose lay.
4. Indicate location of Fire Department connections and back flow preventer (double check valve) for the sprinkler system.
5. For those projects that fall under the International Fire Code and the International Building Code, the Fire and Domestic Services shall be separated after the tap to the City Main, and be under totally separate Back-Flow protection from that point on, per the International Plumbing Code, 2009 edition, section 608.1. At no point beyond the back-flow protection shall the Domestic connect to the Fire Service OR vice versa. Verify and comply with Birmingham Water Works Board (BWVB) tap, magnetic meter, Back Flow Preventer, and/or Reduced Pressure Zone Dump Valve (RPZ) requirements for each individual project.
6. The fire department connections (FDC) shall be located within 100 (one hundred) feet of a fire hydrant per 6.4.5.4, a.6.4.5.4, and 6.4.5.4.1 NFPA 14 2007.
7. Required private hydrants are to be placed a minimum of 40 (forty) feet from building walls per 7.2.3 of NFPA 24 2007.
8. Upon completion of successful testing and inspection, piping may be backfilled per 10.9 of NFPA 24 2007.
9. Where Valve Pits are installed for water supplies to fire suppression systems, the Fire Department Connection is to be located at this pit on the fire system side of the backflow preventer control valve. Where a fire pump is installed, the FDC shall not connect to the water main, but run back into the building as a separate line and tie into the pump on the system side of ALL pump control valves.
10. Per Fire Departmental policies, ALL underground control valves, including fire hydrants, are to include Post Indicators, **NO ROADWAY BOXES ARE TO BE USED**. Fire hydrants are to be installed with piping arranged so that Post Indicator Valve (PIV) does not impede access to ALL hydrant connections. IF job conditions are such that PIV's are impractical, contact Birmingham Fire Prevention at 205-250-7540 to see if a variance can be worked out for specific condition(s).
11. Where applicable, Fire Department Vehicle access is to meet the requirements of the International Fire Code, 2009 edition, Appendix D Fire Apparatus Access Roads, which state in part; minimum roadway width of 20 (twenty) feet, minimum inside turning radius of 28 (twenty eight) feet, 13 feet and 6 inches minimum clear height, minimum gate width 20 (twenty) feet, maximum grade of 10%, all weather, hard surface (asphalt, concrete) capable of an imposed load of 80,000 lbs. Engineer/Contractor to check with the Fire Prevention Bureau at 205-250-7540 for additional information concerning gate locks, turn-around, cul-de-sacs, etc.
12. For the locked entries or gates provide Knox boxes for key access. Electric gates should be capable of

being opened during a power failure or fail safe in the open position. Knox boxes shall be ordered with the assistance of Mr. Chambers at the Fire Administration Office 205-254-2766. Fire Department shall determine location of all Knox boxes.

13. Any device that has the physical appearance of life safety or fire protection equipment but that does not perform that life safety or fire protection function shall be prohibited. Exception: A property owner and/or occupant may request that a system be removed or vacated. This request could be based on a change in the use of a building that the installed system is no longer a requirement according to the City Adopted Codes such as: (1) a complete change of occupancy; (2) the fire hazard has been reduced; or (3) the life safety hazard has changed. This could also apply to older buildings where the system is dilapidated and never maintained in an operable condition. The Fire Official has the authority to approve or disapprove such vacations per section F901.4.4 Appearance of equipment of Birmingham Technical Code 2010.
14. For fully sprinklered building provide fire alarm control panel; at least one pull station to test the panel; one smoke detector to protect the panel.
15. Provide audible notification devices throughout the building and visual notification devices for public and common areas for occupant notification.
16. Provide Fire Sprinkler system per section 903 and Chapter 46 Construction Requirements for Existing Buildings IFC 2009. Indicate location of the sprinkler heads after any alterations.
17. Provide Fire Alarm System per 907 and Chapter 46 Construction Requirements for Existing Buildings IFC 2009. Indicate new location of devices after any alterations.
18. Group A. A manual fire alarm system shall be installed in accordance with NFPA 72 in all *existing* Group A occupancies with an occupant load of 300 or more. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy. Exception 1: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system and the alarm notification appliances will activate upon sprinkler water flow. Exception 2: Group A occupancies used primarily for worship with an occupant load of 999 or less shall not be required to comply with this section per section F907.3.1 of Birmingham Technical Code 2010.
19. System initiation in Group A occupancies with an occupant load of 1,000 or more. Activation of the fire alarm in existing Group A occupancies with an occupant load of 1,000 or more shall initiate a signal using an emergency voice/alarm communications system in accordance with NFPA 72. Exception: Where approved, the prerecorded announcement is allowed to be manually deactivated for a period of time, not to exceed 3 minutes, for the sole purpose of allowing a live voice announcement from an approved, constantly attended location per section F907.3.2 (a) Birmingham Technical Code 2010.
20. Emergency voice/alarm communications systems shall be provided with an approved emergency power source section F907.3.2 (b) Emergency power Birmingham Technical Code 2010.
21. A fire alarm system in accordance with NFPA 72 that complies with section F907.3.2 (a) and (b) shall be installed in existing Group A occupancies used primarily for worship with an occupant load of 1000 or more per section F907.3.3 of Birmingham Technical Code 2010.
22. Verify that fire sprinkler system is monitored per 903.4 IFC 2009 and fire alarm system is monitored per 907.15 IFC 2009. Fire alarm and fire sprinkler systems require separate permit and plan review.
23. Provide shop drawings for the kitchen hood extinguishing system, vent & stove and indicate location of manual pull station and fire extinguisher in the kitchen per International Mechanical Code 2009 and NFPA 96. This system will also have to initiate fire alarm system. Provide a class "K" fire extinguisher in the kitchen spaced between 10 and 30 feet of the hazard (stove / grill).
24. Provide smoke detectors per section 907 IFC 2009.
25. Smoke detectors shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup per 907.3.11.4 IFC 2009.
26. Verify information that building is High-rise (A building with an occupied floor more than 75 feet above the lowest level of fire department vehicle access).
27. Provide High-rise package (Fire Sprinkler System, Fire Alarm System, Emergency Voice / Alarm Communication System, Smoke Detection, Fire Command Center, Elevator recall, Elevator Lobby Separation, Shaft Enclosure, Standby Power and Emergency Generator, Air Handlers Shutdown, Fire Department Communications systems, Smoke proof exit enclosure, Pressurized stairways, Mechanical Smoke Removal System) per 403 IBC 2009 and 508 IFC 2009.
28. For new and *existing* High-rise buildings provide detailed information about compliance with section 1024

Luminous egress path markings of the international fire code 2009 edition.

29. High Rise buildings shall have a one hour fire rated elevator lobby located at each elevator and at every floor, except at the grade level; no exception for pressurized hoist ways per section 708.14.1 City of Birmingham Technical Code 2010.
30. Provide Elevator recall and indicate compliance with ASME A17.1 Safety Code for Elevators and Escalators and ASME A17.3 Safety Code for Existing Elevators and Escalators.
31. Indicate placement of required fire extinguishers.
32. Indicate common path of travel in feet.
33. Indicate dead-ends in feet.
34. Indicate travel distance to exits in feet.
35. Indicate illuminated exit signs.
36. Indicate emergency lighting.
37. Indicate corridor separation.
38. Provide remoteness of the exits per 1015.2.1 and 1015.2.2 IFC 2009.
39. Provide separation for high hazard areas per section 508.2.5 International Building Code 2009.
40. Provide Class I Wet standpipe per sections 905.3.1 and 905.11 IFC2009 and temporary standpipe during construction.
41. Provide floor plan to indicate aisle spacing in storage area. How will freight be stored? What type of display shelves or racks will be used? How high will product be stacked on racks (high piled)? What will be stored? (provide material safety data sheets). Provide quantity of the stored materials.
42. Show how the existing high piled storage complies with Chapter 23 of the IFC 2009 (for the high hazard commodity fire detection system; smoke and heat vents or mechanical smoke removal system; draft curtains; automatic fire extinguishing system shall be provided).
43. Any hazardous materials that will be stored, used, dispensed or handled at your site must be classed to their respective hazard categories as defined and classified by the International Fire Code, 2009 Edition. The site plan should indicate the class and amounts of the hazardous materials on site. The site plan will also show the location of the hazardous materials either inside or outside of the facility.
44. If the hazardous materials are being dispensed or being used, a brief explanation of the operation should accompany the site plan on a separate sheet.
45. The following tables can be found in Chapter 27 of the International Fire Code, 2009 Edition. Table 2703.1.1(1) lists the maximum amount per control area for indoor storage of hazardous materials posing a physical hazard. Table 2703.1.1(2) lists the maximum amount per control area for hazardous materials posing a health hazard. Table 2703.1.1(3) lists the maximum amount per control area for hazardous materials posing a physical hazard in an outdoor control area.
46. All properties in the City of Birmingham with Ethanol Bulk Storage, processing, loading and / or transfer operations shall be in compliance with BFRS Official Policy Notification / Code Compliance from October 21, 2008.
47. Indicate change of occupancy.
48. For existing building provide information about level of alteration per International Existing Building Code 2009 edition.
49. For existing building provide percentage of the work area to the total floor area.
50. Indicate compliance of the Access-controlled egress doors with 1008.1.4.4 IFC 2009.
51. Provide documentation that the interior finish meets the provisions of International Fire Code 2009 Edition 803 and 806.
52. Request a certification from the manufacturer that given material for the canvas awning is FM / UL listed as fire retardant material and have been tested in accordance with NFPA 701 standard methods of fire tests for flame-resistant textiles and films.
53. Verify compliance with Chapter 24 tents, canopies and other membrane structures, IFC 2009.
54. Bulk storage and transfer facilities that have processing, blending, loading and transferring racks beneath a canopy shall be provided with a automatic fire protection system and/or systems compatible with the hazard per section F3406.5.1.6 (a) City of Birmingham Technical Code 2010.
55. Indicate compliance with Chapter 14 LSC 2009 for New Educational Occupancies and with Chapter 15 LSC 2009 for Existing Educational Occupancies.
56. Indicate compliance with Chapter 16 LSC 2009 for New Day-Care Occupancies and with Chapter 17 LSC

2009 for Existing Day-Care Occupancies.

57. Note: fire alarm system, underground water supply, fire hydrants, fire sprinkler system, kitchen hood, aboveground/underground tank require separate permit and plans review.
58. Provide documentation that existing trailer approved and permitted by Alabama manufactured housing commission.
59. Provide information that medical gas system in compliance with section 3006 of the IFC 2009.
60. Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, or any other feature is required for compliance with the provisions of this code, or otherwise installed, such device, equipment, system, condition, arrangement, level of protection, or other feature shall thereafter be continuously maintained in accordance with this code and applicable referenced standards per section F102.1 Maintenance of safeguards of Birmingham Technical Code 2010.
61. Portable or fixed fire-extinguishing systems or devices and fire-warning systems shall not be rendered inoperative or inaccessible except as necessary during emergencies, maintenance, repairs, alterations, drills or prescribed testing per section F102.4 Rendering equipment inoperable of Birmingham Technical Code 2010.
62. Correction and abatement of violations of this code shall be the responsibility of the owner. If an occupant creates, or allows to be created, hazardous conditions in violation of this code, the occupant shall be held responsible for the abatement of such hazardous conditions per section F102.5 Owner/occupant responsibility of Birmingham Technical Code 2010.
63. Overcrowding or admittance of any person beyond the approved capacity of a building or a portion thereof shall not be allowed. The fire code official, upon finding any overcrowding conditions or obstructions in aisles, passageways or other means of egress, or upon finding any condition which constitutes a life safety hazard, shall be authorized to cause the event to be stopped until such condition or obstruction is corrected per section F102.6 Overcrowding of Birmingham Technical Code 2010.
64. Plan revisions are not absolute. Field inspections may reveal additional fire protection requirements.
65. Where differences occur between the provisions of the code and the referenced standards, the provisions of the code shall apply.