

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

710 20th Street North, Room 207

Birmingham, Alabama 35203-2212

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) 2015
International Plumbing Code	(IPC) 2015
International Gas Code	(IGC) 2015
International Mechanical Code	(IMC) 2015
International Fire Code	(IFC) 2015
National Electrical Code	(NEC) 2014
NFPA 101 Life Safety Code for Educational and Daycare Occupancies	2015
ICC/ANSI A117.1	2009
Technical Codes	
City of Birmingham, Alabama	2015
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 Chapter 3)

Type _____ Group _____ Area _____ s.f.

Type _____ Group _____ Area _____ s.f.

Type _____ Group _____ Area _____ s.f.

Type _____ Group _____ Area _____ s.f.

Type _____ Group _____ Area _____ s.f.

1/11/2017

Construction Type

(IBC 602) Type _____

Automatic Sprinkler System

Sprinklered _____ Unsprinklered _____

Maximum Occupant Load

(IBC Section 1004)

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 1017.2)

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 504)

Maximum Height allowed (in feet) _____

Proposed Height (in feet) _____

Maximum Height allowed (in stories) _____

Proposed Height (in stories) _____

Building Plans Review Sheet

Area Limit

(IBC Table 506)

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 & Section 705.8)

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

Building Plans Review Sheet

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 Table - 403.3 IMC 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 2015 Edition per section 507.5.1. Indicate distance from existing fire hydrant to the most remote point of the building.
2. Provide Fire Department access per International Fire Code 2015 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.
3. Indicate location of Fire Department connections and back flow preventer (double check valve) for the sprinkler system.
4. 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 2013.
5. Submit site utility plan with details of fire department access, new and existing fire hydrants and fire department connections (FDC) to the BFRS Water Officer, Will Johnson, at 205- 254-2218.
6. 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.
7. All fire protection systems required by the applicable occupancy chapter shall be installed in accordance with Chapter 9 IFC to include the referenced standards and codes.
8. 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).
9. 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 2015 and 508 IFC 2015.
10. For New or Existing High-rise buildings provide detailed information about compliance with section 1024 Luminous egress path markings of the international fire code 2015 edition.
11. 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.
12. A Life Safety Sheet shall be provided to included means of egress, common path of travel , length of dead ends , travel distance and ensure that required exits meet remoteness requirements. This sheet also include the locations of fire extinguishers, exit signs and emergency lighting.
13. 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.
14. Show how the existing high piled storage complies with Chapter 23 of the IFC 2015 (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).
15. 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.
16. Indicate change of occupancy.

17. For existing building provide information about level of alteration per International Existing Building Code 2015 edition.
18. For existing building provide percentage of the work area to the total floor area.
19. Provide documentation that the interior finish meets the provisions of International Fire Code 2015 Edition 803 and 806.
20. 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.
21. Verify compliance with Chapter 24 tents, canopies and other membrane structures, IFC 2015.
22. Indicate compliance with Chapter 14 LSC 2015 for New Educational Occupancies and with Chapter 15 LSC 2015 for Existing Educational Occupancies.
23. Indicate compliance with Chapter 16 LSC 2009 for New Day-Care Occupancies and with Chapter 17 LSC 2015 for Existing Day-Care Occupancies.
24. Note: fire alarm system, underground water supply, fire hydrants, fire sprinkler system, kitchen hood, aboveground/underground tank require separate permit and plans review.
25. Provide documentation that existing trailer approved and permitted by Alabama manufactured housing commission.
26. Provide information that medical gas system in compliance with section 3006 of the IFC 2015.
27. Submit fire safety and evacuation plan for the fire department approval per section 404.3 IFC to the Fire Inspector and copy to Fire Protection Engineer Vald Tchouenko at 205-254-2138.
28. Plan revisions are not absolute. Field inspections may reveal additional fire protection requirements.
29. Where differences occur between the provisions of the code and the referenced standards, the provisions of the code shall apply.