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.
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
- ICC/ANSI A117.1 2009

Technical Codes

- 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.
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

Travel dist to exit (ft)

(allowed by code)

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)__________

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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)

<table>
<thead>
<tr>
<th>Element</th>
<th>Wall Rating</th>
<th>IBC Opening Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Party &amp; Fire Walls</td>
<td>______ Hour</td>
<td>______ Hour</td>
</tr>
<tr>
<td>Interior Bearing Walls</td>
<td>______ Hour</td>
<td>______ Hour</td>
</tr>
<tr>
<td>Columns</td>
<td>______ Hour</td>
<td>______ Hour</td>
</tr>
<tr>
<td>Beams, Girders, Trusses &amp; Arches</td>
<td>______ Hour</td>
<td>______ Hour</td>
</tr>
<tr>
<td>Floor &amp; Floor Ceiling</td>
<td>______ Hour</td>
<td>______ Hour</td>
</tr>
<tr>
<td>Roof &amp; Roof Ceiling</td>
<td>______ Hour</td>
<td>______ Hour</td>
</tr>
<tr>
<td>Exterior Bearing</td>
<td>______ Hour</td>
<td>______ Hour</td>
</tr>
<tr>
<td>Exterior Nonbearing</td>
<td>______ Hour</td>
<td>______ Hour</td>
</tr>
<tr>
<td>Interior Nonbearing</td>
<td>______ Hour</td>
<td>______ Hour</td>
</tr>
<tr>
<td>Shaft Enclosures</td>
<td>______ Hour</td>
<td>______ Hour</td>
</tr>
<tr>
<td>Smoke Barrier</td>
<td>______ Hour</td>
<td>______ Hour</td>
</tr>
<tr>
<td>Mechanical/Storage</td>
<td>______ Hour</td>
<td>______ Hour</td>
</tr>
<tr>
<td>Maintenance Storage/Janitor</td>
<td>______ Hour</td>
<td>______ Hour</td>
</tr>
<tr>
<td>Bathrooms &amp; Restrooms</td>
<td>______ Hour</td>
<td>______ Hour</td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>______ Hour</td>
<td>______ Hour</td>
</tr>
<tr>
<td>Building Separation</td>
<td>______ Hour</td>
<td>______ Hour</td>
</tr>
</tbody>
</table>

Egress Capacity Tabulation

(Section 1005)

<table>
<thead>
<tr>
<th>Occupancy Insert Building Occupancy Type</th>
<th>Size In Square Feet</th>
<th>Occupancy Load</th>
<th>Egress Width Required Number of Occupants X width per person, level &amp; stairs.</th>
<th>Egress Width Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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 form 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 ______
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).


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.


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.
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.
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.
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.