



**Marion County
Board of County Commissioners**

Building Safety ♦ Plans Review

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2400
Fax: 352-438-2464

PLANS REVIEW CRITERIA - COMMERCIAL BUILDINGS

NOTE: Building Code compliance is the obligation of design professionals and/or contractors. Plan review and inspection guidelines are to be used to ensure that construction plans and construction projects, at a minimum, address the same code priorities that the Marion County Building Department will be looking at during plan review and inspections. These guidelines may not be all inclusive. Additional requirements in the Florida Building Code 5th edition, not included in these guidelines, may also apply to your project. If you need assistance with a code question please consult the Florida Building Code 5th edition or contact the Building Department at (352) 438-2400.

ABBREVIATION CODES KEY

FBC	FLORIDA BUILDING CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NEC	NATIONAL ELECTRICAL CODE
FPC	FLORIDA PLUMBING CODE
FMC	FLORIDA MECHANICAL CODE
FBC-EN	FLORIDA ENERGY CONSERVATION
FFGC	FLORIDA FUEL GAS CODE
FBC-EX	EXISTING BUILDING CODE

I. Building

- | | | |
|-----------|--|----------------------|
| A. | Site Requirements | FBC 107.3.5 |
| | Parking | |
| | Fire access | |
| | Vehicle loading | |
| | Driving/turning radius | |
| | Fire hydrant/water supply/Post Indicator Valve (PIV) | |
| | Set back/separation (assumed property lines) | |
| | Location of specific tanks, water lines and sewer lines | |
| | Flood hazard areas, flood zones, and design flood elevations | |
| B. | Occupancy group and special occupancy requirements shall be determined | FBC 302.1 |
| C. | Building heights and area based on type construction to be verified | FBC 503.1 |
| D. | Minimum type of construction shall be determined | FBC 602.1 |
| E. | Fire resistant construction requirements shall include: | FBC Chapter 7 |
| | Fire resistant separations | Table 602 |
| | Fire resistant protection for type of construction | Table 601 |
| | Protection of openings and penetrations of rate walls | Table 705.8 |
| | Fire blocking and draft stopping | Section 718 |
| | Calculated fire resistance | Section 721 |



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- F. Fire Suppression Systems shall include:**
- Early warning smoke evacuation systems
 - Schematic Fire Sprinklers
 - Standpipes
 - Pre-engineered systems
 - Riser Diagram
- G. Life Safety Systems shall be determined and shall include:**
- Occupant load and egress capacities
 - Early warning
 - Smoke control
 - Stair pressurization
 - Systems schematic
- H. Occupancy Load/Egress Requirements shall include:**
- Occupancy load
 - Gross
 - Net
 - Means of egress
 - Exit access
 - Exit
 - Exit discharge
 - Stairs (construction /geometry & protection)
 - Doors
 - Emergency lighting and exit signs
 - Specific occupancy requirements
 - Construction requirements
 - Horizontal exits /exit passageways
 - Travel Distance
 - Corridors Fire Resistance Rating
- I. Structural Requirements shall include:**
- Soil conditions/analysis
 - Termite protection
 - Design loads
 - Live load
 - Wind Loads
 - a. Wind Speed
 - b. Risk Category / Importance Factor
 - c. Exposure Category
 - d. Wind Pressure
 - e. Component and Cladding
 - Building envelope
 - Structural calculations (if required)
 - Foundation
 - Wall systems
 - Floor systems
 - Roof assemblies
 - Threshold inspection plan

NFPA 72 & Chapter 9
Section 907
FBC 107.2.2
NFPA 14 Section 905
Section 909.2
NFPA 13

NFPA 101 & Chapter 9
FBC Table 1004.1.2

Sect. 909
Sect. 909.6
FBC 107.2.2

FBC, Chapter 10
Sect. 1004
Table 1004.1.2
Table 1004.1.2
Sect. 1003
Sections 1014 - 1019
Sect. 1020
Sect. 1027
Sect. 1009
Sect. 1008
Sect. 1006

Sect. 1025
Table 1016.2
Table 1018.1

FBC, Chapters 15 thru 18 & 22, 23
Sect. 1803, 1806
Sect. 1816
Sect. 1605
Table 1607.1
Sect. 1609
Figures 1609 ABC
Table 1604.5
Sect. 1609.4.3
Table 1609.6.2
Sect. 1609.6.4.4.1

Sect. 1701
Sect. 1808
Sect. 2308.8
Sect. 2308.6
Ch. 15
Sect. 110.8.1



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- J.** Materials shall be reviewed and shall at a minimum include:
- Wood
 - Steel
 - Aluminum
 - Concrete
 - Plastic
 - Glass / Glazing
 - Masonry
 - Gypsum board and plaster
 - Insulating (mechanical)
 - Roofing
 - Insulation
- K.** Accessibility Requirements shall include:
- Site requirements
 - Accessible route
 - Vertical accessibility
 - Toilet and bathing facilities
 - Drinking fountains
 - Equipment (Controls & operable parts)
 - Special occupancy requirements
 - Fair housing requirements
- L.** Interior Requirements shall include:
- Interior finishes (flame spread /smoke development)
 - Ventilation
 - Light
- M.** Special Systems
- Elevators / Conveying Systems
 - Escalators
 - Lifts
- N.** Swimming Pools
- Barrier requirements / Private Pools
 - Spas
 - Wading pools
- FBC, Chapters 19 thru 26
Ch. 23
Ch. 22
Ch. 20
Ch. 19
Ch. 26
Ch. 24
Ch. 21
Ch. 25
FBC Energy, CE 403.2
Ch.15
FBC Energy, CE 303/402
- FBC Accessibility Ch. 5
Sect. 402
F.S. 553.509 Sect. 407
Sect. 603
Sect. 602
Sect. 309
Accessibility Ch. 8
Fair Housing Act Design Manual
- FBC. Chapter 12
Sect. 803
Sect. 1203
Sect. 1205
- FBC. Chapter 30
Sect. 3005
- Sect. 454
Sect. 454.2.17.1
Sect. 454. 1.8
Sect. 454. 1.7



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II. Electrical

- A.** Electric
 - Wiring
 - Services
 - Feeders and branch circuits
 - Overcurrent protection
 - Grounding
 - Wiring methods and materials
 - GFCI's
- B.** Equipment
- C.** Special Occupancies
- D.** Emergency Systems
- E.** Communication Systems
- F.** Low-Voltage
- G.** Load Calculation

2011 NEC

- Sect. 300
- Sect. 230
- Sect. 210
- Sect. 240
- Sect. 250
- Sect. 300
- Sect. 210.8
- Ch. 6
- Ch. 5
- Sect. 700
- Sect. 800
- Art. 720
- Annex D

III. Plumbing

- A.** Minimum Plumbing Facilities
- B.** Fixture Requirements
- C.** Water Supply Piping
- D.** Sanitary Drainage
- E.** Water Heaters
- F.** Vents
- G.** Roof drainage
- H.** Back Flow Prevention
- I.** Irrigation
- J.** Location of Water Supply Line
- K.** Grease Traps
- L.** Environments Requirements
- M.** Plumbing Riser

FPC

- Table 403.1
- Sect. 406 thru 421
- Sect. 605
- Ch. 7
- Ch. 5
- Ch. 9
- Ch. 11
- Sect. 608
- Sect. 608.16.5
- Sect. 603
- Sect. 1003
- DOH
- FBC 107.3.5

IV. Mechanical

- A.** Energy Calculations
- B.** Exhaust Systems:
 - Clothes dryer exhaust
 - Kitchen equipment
 - Specialty exhaust systems
- C.** Equipment
- D.** Equipment Location
- E.** Make-up Air
- F.** Roof-mounted Equipment
- G.** Duct Systems
- H.** Ventilation
- I.** Combustion Air

FMC

- FBC-EN
- Ch. 5
- Sect. 504
- Sect. 506, 507
- Sect. 510
- Ch. 9
- Sect. 303
- Sect. 508
- Sect. 304.11
- Ch. 6
- Ch. 4
- Ch. 7, FBCG 304



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- J. Chimney, and Vents
- K. Specific Appliances, Fireplaces, Solid Fuel-Burning Equipment
- L. Boilers, Water Heaters, & Pressure Vessels
- M. Refrigeration
- N. Bathroom Ventilation
- O. Laboratory

Ch. 8, FBCG, CH 5
Ch. 9
Ch. 10
Ch. 11
Table 403.3

V. Fuel Gas

- A. Gas Piping
- B. Venting

- C. Combustion Air
- D. Chimneys and Vents
- E. Specific Appliances
- F. Type of Gas
- G. Fireplaces
- H. LP Tank Location
- I. Riser Diagram/Shut-offs

FFGC

Ch. 4
Section 503 &
Appendix B
Sect. 304
Ch. 5
Ch. 6
Ch. 4
Ch. 602-605
NFPA 58

FBC 107.3.5 / FFGC Sect. 409

VI. Existing Buildings

- A. Classification of work
- B. Repairs
- C. Alterations
 - Level I** Chapter 7
 - Level II** Chapters 7& 8
 - Level III** Chapters 7 thru 9
- D. Change of Occupancy Chapter 10
- E. Addition Chapter 11
- F. Historic Buildings Chapter 12
- G. Relocated Buildings Chapter 13
- H. Retrofitting Chapter 17

FBC-EX

Ch. 5
Sect. 404
Sect. 403-405

Sect. 407
Sect. 402
Sect. 408
Sect. 409