MANATEE COUNTY
FLORIDA

COMMERICAL PLAN REVIEW CHECK LIST

Note: Drawings are required to be drawn to scale with sufficient clarity and detail to indicate the nature and character of the work to be performed. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "Legal" or its equivalent be used as a substitute for specific information- (FBC 106.1)

Plans Examiner: _____ Date: _____

Owner: _____ Permit Number: _____

Contractor: _____ Phone Number: _____

Design Professional Architect /Engineer _____

Building:

	YES	NO	N/A
1. Site Requirements			
a. parking	☐	☐	☐
b. fire access	☐	☐	☐
c. vehicle loading	☐	☐	☐
d. driving/turning/radius	☐	☐	☐
e. fire hydrant/water supply/Post Indicator Value (PIV)	☐	☐	☐
f. set back/separation (assumed property lines) location of specific tanks, water lines an sewer lines and other structures on site.			
g. FSP number required	☐	☐	☐
h. FSP approval required before issuance	☐	☐	☐
i. show dumpster pad	☐	☐	☐
2. Building Code Analysis			
a. occupancy group and special occupancy requirements shall be determined.	☐	☐	☐
b. minimum type of construction shall be determined table 500)	☐	☐	☐
c. allowable area/building area/height/area modification with calculations	☐	☐	☐
d. Table 600 requirements	☐	☐	☐
3. Fire resistant construction requirements shall include the following components:			
a. fire resistant separations	☐	☐	☐
b. fire resistant protection for type of construction	☐	☐	☐
c. protection of openings and penetration of rated wall	☐	☐	☐
d. fire blocking and draft stopping	☐	☐	☐
e. calculated fire resistance	☐	☐	☐

commercial checklist (continued)

	Yes	No	N/A
4. Fire suppression system shall include:			
a. early warning	☐	☐	☐
b. smoke evacuation system schematic	☐	☐	☐
d. standpipes	☐	☐	☐
e. pre-engineered systems	☐	☐	☐
f. riser diagram	☐	☐	☐
5. Life Safety systems shall be determined and shall include the following requirements:			
a. occupant load and egress capacities	☐	☐	☐
b. early warning	☐	☐	☐
c. smoke control	☐	☐	☐
d. stair pressurization	☐	☐	☐
e. system schematic	☐	☐	☐
f. smoke, heat detectors and pull stations	☐	☐	☐
6. Occupancy Load/Egress Requirements shall include:			
a. occupancy load	☐	☐	☐
b. gross	☐	☐	☐
c. net	☐	☐	☐
d. means of egress	☐	☐	☐
e. exit access	☐	☐	☐
f. exit	☐	☐	☐
g. exit discharge	☐	☐	☐
h. stair construction/geometry and protection doors	☐	☐	☐
i. emergency lighting and exit signs	☐	☐	☐
j. specific occupancy requirements	☐	☐	☐
k. construction requirements	☐	☐	☐
l. horizontal exits/exit passageways	☐	☐	☐
7. Structural requirements shall include:			
a. soil conditions/analysis	☐	☐	☐
b. termite protection	☐	☐	☐
c. design loads	☐	☐	☐
d. wind requirements	☐	☐	☐
*exposure category/importance factor/enclosed or partially enclosed/internal pressure/components & cladding.			
e building envelope	☐	☐	☐
f. structural calculations (if required)	☐	☐	☐
g. foundation	☐	☐	☐
h. wall systems	☐	☐	☐
i. floor systems	☐	☐	☐
j. roof systems	☐	☐	☐
k. threshold inspections plan	☐	☐	☐
l. stair systems	☐	☐	☐
m. wind borne debris protection: impact glass or shutters	☐	☐	☐

commercial plan review check list (continued)

	YES	NO	N/A
8. Materials shall be reviewed and shall at a minimum include the following: a. wood, b. steel, c. aluminum, d. concrete, e. plastic, f. glass, g. masonry, h. gypsum board and plaster, i. insulating (mechanical), j. roofing, k. insulation, l. stucco, m. window/door specs (including overhead doors)	☐	☐	☐
9. Accessibility requirements shall include the following:			
a. site requirements	☐	☐	☐
b. accessible route	☐	☐	☐
c .vertical accessibility	☐	☐	☐
d .toilet and bathing facilities	☐	☐	☐
e. drinking fountains	☐	☐	☐
f. equipment	☐	☐	☐
g. special occupancy requirement	☐	☐	☐
h. fair housing requirement	☐	☐	☐
10. Interior requirements shall include the following			
a. interior finishes (flame spread/smoke develop)	☐	☐	☐
b. light and ventilation	☐	☐	☐
c. sanitation	☐	☐	☐
11. Special systems:			
a. elevators	☐	☐	☐
b. escalators	☐	☐	☐
c. lifts	☐	☐	☐
12. Swimming pools			
a. barrier requirements			
b. spas	☐	☐	☐
c. wading pools	☐	☐	☐
d. emergency telephone	☐	☐	☐
e. shower	☐	☐	☐

Electrical:

1. electrical	☐	☐	☐
wiring	☐	☐	☐
services	☐	☐	☐
feeders and branch circuits	☐	☐	☐
overcurrent protection	☐	☐	☐
grounding	☐	☐	☐
wiring methods and materials	☐	☐	☐
GFCI's	☐	☐	☐
2. Equipment	☐	☐	☐
3. Special Occupancies	☐	☐	☐

commerical checklist (continued)

	Yes	No	N/A
4. Emergency Systems	☐	☐	☐
5. Communication Systems	☐	☐	☐
6. Low-voltage	☐	☐	☐
7. Load calculations	☐	☐	☐

Plumbing:

1. Minimum plumbing facilities	☐	☐	☐
2. Fixture requirements	☐	☐	☐
3. Water supply piping	☐	☐	☐
4. Sanitary drainage	☐	☐	☐
5. Water heaters	☐	☐	☐
6. Vents	☐	☐	☐
7. Roof drainage	☐	☐	☐
8. Back flow prevention	☐	☐	☐
9. Irrigation	☐	☐	☐
10. Location of water supply line / also show on site plan	☐	☐	☐
11. Grease traps	☐	☐	☐
12. Environmental requirements	☐	☐	☐
13. Plumbing riser	☐	☐	☐
14. Protection of supply and sanitary piping	☐	☐	☐
15. Dumpster	☐	☐	☐

Mechanical:

1. Energy calculations showing address/zone/jurisdiction and correct permitting office	☐	☐	☐
2. Exhaust systems			
a. clothes dryer exhaust	☐	☐	☐
b. kitchen equipment exhaust	☐	☐	☐
c. specialty exhaust systems	☐	☐	☐
3. Equipment	☐	☐	☐

commerical plan review check list (continued)

	Yes	No	N/A
4. Equipment location	☐	☐	☐
5. Make-up air	☐	☐	☐
6. Roof-mounted equipment/show fastening detail	☐	☐	☐
7. Duct systems	☐	☐	☐
8. Ventilation	☐	☐	☐
9. Combustion air	☐	☐	☐
10. Chimneys, fireplaces and vents	☐	☐	☐
11. Appliances	☐	☐	☐
12. Boilers	☐	☐	☐
13 Refrigeration	☐	☐	☐
14. Bathroom ventilation	☐	☐	☐
15. Laboratory	☐	☐	☐

Gas:

1. Gas piping	☐	☐	☐
2. Venting	☐	☐	☐
3. Combustion air	☐	☐	☐
4. Chimneys and vents	☐	☐	☐
5. Appliances	☐	☐	☐
6. Types of gas	☐	☐	☐
7. Fireplaces	☐	☐	☐
8. LP tank location	☐	☐	☐
9. Riser diagram/shut offs	☐	☐	☐

Demolition:

1. Asbestos removal	☐	☐	☐