Commercial Plan Review- Exempt Work Number:

Project Name: Project Address:

Applicant Company: Phone Number:

Contact Person: Email:

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| Exempt Classes of Buildings: |
|[ ]  A-2 | < 1,000 GSF, One Story, NO Bsmt, Seating for < 20 persons |
|[ ]  B | < 2,250 GSF, Two Story, Bsmt OK |
|[ ]  F-2 | < 3,000 GSF, One Story, NO Bsmt |
|[ ]  M | < 1,500 GSF, Two Story, Bsmt OK |
|[ ]  R | < 3 Dwelling Units< 10 Residents in Congregate Hsg |
|[ ]  S-1 | Aircraft Hangars & Helistops< 3,000 GSF, One Story, NO Bsmt!!! See IBC 412!!! |
|[ ]  S-2 | < 5,000 GSF, One Story, NO Bsmt |
|[ ]  U\* | < 1,000 GSF, One Story, NO Bsmt |
|[ ]   | Remodeling/Renovations that don’t:* Change the Occupancy
* Change the structural loading in a way that may cause a code violation
* Change the mechanical system in a way that may cause a code violation
* Change the electrical system in a way that my cause a code violation
* Change the exiting system in a way that may cause a code violation
 |

\* Fences over 8 feet; tanks and towers & retaining walls with over 4 feet of vertical exposed face NOT exempt | Type of Construction:\_\_\_\_\_\_\_\_[IBC 601]

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| Occupancies & Mixed Use Table |
| Occupancy Group(s) |  |  |  |  |  |
| Accessory Use |[ ] [ ] [ ] [ ] [ ]
| Non- Separated |[ ] [ ] [ ] [ ] [ ]
| Separated Use |[ ] [ ] [ ] [ ] [ ]
| Actual Area  |  |  |  |  |  |

Total Building Area:\_\_\_\_\_\_\_\_\_\_\_\_Sprinkler System? [ ] Yes [ ] No Type\_\_\_\_\_\_\_

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| Fire Separation Table (hours) [IBC Table 602] |
| Direction | Dist.(feet) | Wall Req’t (hrs)[IBC Table 602] | Opening Req’t (hrs)[IBC Table 705.8] |
| North |  |  |  |
| East |  |  |  |
| South |  |  |  |
| West |  |  |  |

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| Applicable Special Provisions [IBC Chapter 4] |
|  | Occupancy/ Use | Req’t |
|[ ]  S-2/ Parking Garage | IBC 406 |
|[ ]  S-1/ Aircraft Hangar | IBC 412 |
|[ ]  Combustible Storage | IBC 413 |
|[ ]  B/ Ambulatory Care Facilities | IBC 422 |
|[ ]  R/ Residential | IBC 420 |

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| Incidental Use Separations [IBC Table 509] |
|  | Use  | Req’t |
|[ ]  Paint Shops  | 2 hr or 1 hr with sprinkler |
|[ ]  Waste & Linen Collection Rooms > 100 sf | 1 hr |
|[ ]  Waste & Linen Collection Rooms in Ambulatory Care | 1 hr |
|[ ]  Laundry Rooms > 100 sf | 1 hr or sprinkler |

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| Means of Egress: IBC Chapter 10 |
|[ ]  Minimum egressway size: [IBC 1005, 1020.2]* Not less than 7’-6” clear vertical
* Not less than 36” clear width for occupant loads < 50 persons
* Not less than 44”clear width for occupant loads > 50 persons
* No overhead protrusions below 80”
* No side protrusions >4”

\* May be reduced to 32” clear width for not more than 24” travel distance. |
|[ ]  Door Encroachment [IBC 1005.7.1]* May not reduce the required width by more than 7” when fully open.
* May not reduce the required width by less than ½ in any position.
 |
|[ ]  Occupant Load: [Table 1004.5]* Each Space
* Cumulative Occupant Loads
 |
|[ ]  Exit Access Analysis:* Common Path Limits [IBC 1006.2.1] \_\_\_\_\_\_\_
* Travel Distance Limits [IBC 1017.2] \_\_\_\_\_\_
* Multiple Exits [IBC 1006.2]
* Multiple Exit Separation [IBC 1007.1.1]
* Intervening Spaces [1016.2]
* Corridors
* Fire Ratings [IBC 1020.1]
* Min. Width [IBC Table 1020.1]
* Dead Ends [IBC 1020.4]
* Continuity [IBC 1020.4]
* Exit Access Stairways [IBC 1019]
* Travel Distance & Common Path
* Two Stories open Okay [IBC 1019.3, 1006.3, and 713]
* Protectives > 2 stories
 |
|[ ]  Exit Analysis: * Number and Configuration [IBC 1007]
* Exits on Different Levels [IBC 1006.3.1]
* Travel distance [IBC Table 1006.2.1]
* Accessible Exit (Elevator, Ramp, or Area of Refuge)
 |
|[ ]  Exit Discharge Analysis: * Direct & Unobstructed
* Exterior Door Landings
* Egress Courts
* Includes Accessible means of egress to the public way. [IBC 1009.2]
* Exterior areas for rescue assistance
* Fire Protection
* 48” wide stairs
* Communications System
* Signage/ Instructions
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|[ ]  Means of Egress Illumination [IBC 1008] |
|[ ]  Doors:* Not less than 32” clear width and 80” height (36” x 80” for egress)
* Not more than 48” wide
* Door Swings [IBC 1010.1.2]
* Swing in the direction of travel > 50
* Door Landings [IBC 1010.1.5, 1010.1.6]
* A-2 Occupancy > 50 = Panic Hdwe
* No manual flush bolts on egress
* Power operated doors NOT required
* Special Locking A, B, F, M, S Occupancies: Double keyed deadbolt permissible if:
* Main Entry Door
* Readily distinguishable when locked.
* Sign: “THIS DOOR SHALL REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
* Permission of the Building Official
* Delayed Egress Locks
* Sprinkler system required
* 15 Second delay
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| Exterior Walls: IBC Chapter 14 |
|[ ]  Weather Resistive Barrier Complete |
|[ ]  Vapor Retarder- warm in winter side |
|[ ]  Flashings* Base of Wall
* Top of wall/ coping
* Window and Door Flashings
* Flashings at wall materials transitions
 |
|[ ]  Wall Claddings* Clearance Requirements
 |
|[ ]  EIFS* Clearance Requirements
* Top of wall/ coping
* Window and Door Flashings
* Flashings at wall materials transitions
 |
| Roofs: IBC Chapter 15 |
|[ ]  Specified material meets all code reqm’ts |
|[ ]  Minimum slope acceptable for drainage |
|[ ]  Primary Drainage Acceptable |
|[ ]  Secondary (emergency) drainage  |
|[ ]  Roofing Flashings |
| Interior Environment IBC Chapter 12 |
|[ ]  Attic Ventilation |
|[ ]  Interior Ventilation |
|[ ]  Sound Transmission (Residential ONLY) |
|[ ]  Minimum Space Sizes |
|[ ]  Toilet & Bathroom Finishes |
| Special Inspections IBC Chapter 17 |
|[ ]  Geotechnical Testing & Inspections |
|[ ]  Concrete Testing & Inspections |
|[ ]  Structural Welding Testing & Inspections |
|[ ]  Cold Formed Light Gauge Steel Framing Insp. |
|[ ]  Exterior Insulation Finish System (EIFS) |
| Foundations IBC Chapter 18 |
|[ ]  Geotechnical Report provided with foundation recommendations |
|[ ]  Footings & Foundations by prescription, IBC Tables 1807.1.6.2 (concrete) ; or Tables 1807.1.6.3(1), (2), (3) or (4) (masonry)* Concrete Mix Strength
* Walls correct size for unbalanced load
* Reinforcing Stl strength, size & spacing

OR |
|[ ]  Engineered Footings & Foundations  |
|[ ]  Lowest Floor elevation relative to ground water level:* If > 6” Damp proof foundation.
* If < 6” Provide a subsoil drainage system per IBC 1805 with damp proofing OR provide waterproofing.
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| Concrete: IBC Chapter 19 |
|[ ]  Compressive Strength [ACI 318, see IRC R402.2 section and table for similar] |
|[ ]  Wall Reinforcement per ACI 318* Spacing < 3x wall thickness
* Spacing < 18” o.c.
* Walls > 10” thick- (2) layers reinf.
* IRC Tables as reference
 |
|[ ]  Minimum slab thickness 3 ½” [IBC 1907] |
|[ ]  Vapor Retarder under slab [IBC 1907] |
| Steel: |
|[ ]  Pre-engineered buildings- document deferred submittal & require engineering signature for structural design |
|[ ]  Cold Formed Light Gauge Steel Framing- document deferred submittal & require engineering signature for structural design |
| Wood: |
|[ ]  Foundation Plates: [IBC 2308.5.3]* ½” diameter anchor bolts with min. 7” embedment @ < 6’ o.c.
* ½” diameter anchor bolts with min. 7” embedment located not less than 4” nor more than 12” from the end.
* Not less than (2) anchor bolts per piece.
 |
|[ ]  Wood in contact with concrete, masonry, or ground: preservative treated. [IBC 2304.12] |
|[ ]  Floor Framing either trusses or per 2308.4. |
|[ ]  Wall Framing per Table 2308.5.1 |
|[ ]  Provide full end bearing on wood columns and posts [IBC 2304.10.7] |
|[ ]  Ensure a continuous Load Path [IBC 2304.10.6] |
|[ ]  Verify header sizes |
|[ ]  Verify Joist spans wrt Tables |
|[ ]  Ensure Truss Drawings are SIGNED. |
| Glass & Glazing: |
|[ ]  Hazardous Locations [IBC 2406.4] |
| Foam Plastics: |
|[ ]  Thermal Barriers [IBC 2603.4] |
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| Plumbing Systems: |
|[ ]  Separate Facilities Required |
|[ ]  Number of toilets per gender |
|[ ]  Number of lavatories per gender |
|[ ]  Service Sink |
|[ ]  Drinking Fountains |
| Mechanical Review: |
|[ ]  Mechanical Ventilation [IMC Table 403.3] |
|[ ]  Enclosed parking garages [IMC 404.1]- also see Energy Code. |
|[ ]  Occupied spaces adjacent to parking garages [IMC 404.2] |
|[ ]  Exhaust Systems:* Discharge separation
* Opening protection
* Pressure equalization
 |
|[ ]  Commercial Kitchen Hoods:* Exhaust recovery
* Type I Hoods
* Type II Hoods
* Grease Ducts
 |
|[ ]  Contamination Prevention/ Exhaust separation |
| Energy Code: |
|[ ]  Prohibition of heated commercial parking garages [MN Statute 216C.20] |
|[ ]  Compliance Paths:* ASHRAE 90.1-2010
* IECC 2012 (C402, C403, C404 and C405 plus either C406.2, C406.3, or C406.4)
 |
|[ ]  Building Envelope:* Roof
* Above Grade Walls
* Below Grade Walls
* Slab on Grade
* Opaque Doors
* Windows
* Allowable % of Exterior Wall
* U-value
* Air Barrier Continuity
 |
|[ ]  Mechanical Efficiency |
|[ ]  Lighting |

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