



**CITY OF CORAL SPRINGS
DEVELOPMENT SERVICES DEPARTMENT
BUILDING DIVISION**

The following plan review critique issues are the most frequent causes for tenant improvement permits to be rejected. If you or your design professional has any questions concerning these critique issues, please contact the appropriate discipline's contact person.

**TENANT IMPROVEMENT CRITIQUE LIST
FOR STRUCTURAL PLAN REVIEW**

Robert M. Hannon, Chief Structural Inspector

Phone: 954-344-1194

Fax: 954-344-5948

E-mail: bdrmh@coralsprings.org

1. Plans are required to have each sheet bear the impress seal, date, and signature of the designer of record. (FBC 104.6.3.1)
2. Plans shall be adequately identified (site specific). (FBC 104.6.4.4)
3. Product Approvals are required to be reviewed and approved by the designer of record prior to submitting them to the building division for review. (FBC 104.6.4.5)
4. Indicate on the building plans the use and occupancy of all parts of the building. Indicate the use and occupancy of all adjoining tenants. (FBC 104.6.4.1 & 704.3)
5. Indicate the type of construction for the existing structure. (FBC 104.6.4 (#3))
6. Indicate fire-resistive hourly rating and the fire-resistive design number for each rated: wall, ceiling/floor assembly, ceiling/roof assembly and rated columns. (FBC TABLE 600)
7. Provide a door schedule for all new and existing doors 104.6.4 (#7) (2'10" minimum). Hardware must also comply with accessibility requirements. (FBC Ch. 11-4.13.9)
8. Indicate the location of the attic draft stop and what the draft stop is made out of. (FBC 2305.2)
9. Completely dimension the new and existing toilet rooms and toilet stalls to meet the requirements of the "Florida Accessibility Code for Building Construction," October 1997 Edition (11-4.22, 11-4.1.6(2) and 11-4.17). Enlarge plans and wall sections are needed for these areas (example: clear floor space required for fixtures, unobstructed turning space in toilet rooms, door widths, doors cannot swing into the required clear floor space for fixtures, all accessory heights, dimensions and location, heights and profiles of all fixtures, etc.).
10. Where it is claimed that the cost to provide all the accessible features is disproportionate to the cost of the overall alteration the designer of record needs to provide a signed and sealed cost estimate indicating the accessible elements which will be provided which amount to 20% if the overall cost of the alteration. (FBC 11-4.1.6)
11. Where exterior walls are altered, provide a detail of the required wall reconstruction (masonry repair), and indicate who will provide the Engineered Unit Masonry Inspection. (FBC 2122.1)
12. Indicate the elevation of the exterior grade with respect to the first floor finish floor elevation, an accessible path from the parking lot into the tenant space is needed. (FBC 11-4.3.8)

13. Provide an Occupant Load Calculation for all areas of use. (FBC 1003.1.2)
14. Provide a seating diagram. (FBC 1003.1.2)
15. Provide a second means of egress where required by section 1004 based on the number of occupants.
(FBC 1004.2.2)
16. Where two or more exits or exit access doors are required, at least two of the exits or exit access doors shall be placed a distance apart equal to not less than $\frac{1}{2}$ of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between the nearest edge of the exit doors or exit access doors.
The two exits or exit access doors shall be located and constructed to minimize the possibility that both may be blocked by any one fire or other emergency condition.
In buildings protected throughout by an approved automatic sprinkler system, the minimum separation distance between two exits or exit access doors shall be at least $\frac{1}{3}$ the length of the maximum overall diagonal dimension of the building or area to be served. FBC 1004.1.4.
17. All engineered shop drawings are to be reviewed and approved by the designer of record prior to submitting them to the building division for review. (FBC 104.6.4)
18. Dimension all corridor widths and heights. (FBC 104.6.4 (#7))
19. Provide a section of each wall type showing the construction, attachment, and bracing of all components. (FBC 104.6.4.1 & 2510.6.4.5)
20. Provide a framing detail for all drywall/framed ceilings. (FBC 104.4.6)
21. Provide sections of all counters, tables, etc., indicating compliance with FBC 11-5.1 and FBC 11-7.1 (accessible heights).
22. Indicate the toilet room interior wall finishes. (FBC 1204.2)
23. Fire rated partitions to have rating stenciled/painted on firewall. (FBC 704.2.1.4)
24. Submit **DPEP ASBESTOS** notification form