



Mechanical Plan Review Tenant Improvement Critique List

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

SEE 2017 FBC (6th EDITION) SECTION 107

Application for a mechanical permit shall be accompanied by sufficient description to clearly define the proposed work. All mechanical construction work shall be detailed on two sets of plans to no less than one-quarter inch (1/4") scale. The information to be illustrated on mechanical plans shall include, but not be limited to, the following:

1. Florida Energy Code:
 - a. Energy calculations as required by FBC-Energy Conservation Code
 - b. Heat load ("J") calculations

2. A complete duct layout with specified materials:
 - a. CFM air volumes at each duct inlet and outlet
 - b. Duct sizes – Diffuser sizes
 - c. Balanced Air Returns
 - d. Outside air intakes / make up air
 - e. Routing and location of ducts, including risers
 - f. Thermal resistance ratings for ducts and duct insulation

3. Heating, ventilation, air conditioning, refrigeration equipment, boilers, and appliances must show:
 - a. Equipment manufacturer
 - b. Equipment model numbers
 - c. Equipment locations
 - d. Equipment efficiency ratings
 - e. Equipment capacity in tonnage and/or horsepower
 - f. Equipment accessibility
 - g. Equipment mounting/support details. (mechanical equipment exposed to the wind must comply with Section 301.15 of the Florida Mechanical Code)
 - h. Roof mounted equipment. Detail of equipment attachment to roof stand/curb to supporting structure. (Must comply with requirements of the High Velocity Zone)



4. Fire protection assemblies and devices must show make, model, type, location, and installation details for:
 - a. Ceiling dampers
 - b. Fire dampers
 - c. Heat detectors
 - d. Smoke dampers
 - e. Smoke detectors (duct) and remote test stations

5. Exhaust systems must show:
 - a. Bathroom ventilation
 - b. Clothes dryer exhaust
 - c. Kitchen equipment exhaust
 - d. Laboratory exhaust
 - e. Specialty exhaust systems

6. Piping must show:
 - a. All piping materials and sizes
 - b. Piping insulation materials and thickness
 - c. Piping locations and terminations

7. Chimneys, fireplaces, and vents must show:
 - a. Combustion air
 - b. Location
 - c. Venting requirements

8. Other
 - a. Any available product specifications and products listings
 - b. Details for exterior ventilation devices