



Structural 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.

1. Plans are required to have each sheet sealed and dated along with the signature of the designer of record. (FBC 107.3.4.0.1)
2. Product Approvals are required to be reviewed and approved by the designer of record prior to submitting them along with a product approval review form to the building division for review. (FBC 107.3.5.4)
3. Indicate the type of construction for the existing structure. (FBC 107.3.5.A.3)
4. Indicate fire-resistive hourly rating and the fire-resistive design number for each rated: wall, ceiling/floor assembly, ceiling/roof assembly rated columns and beams. (FBC TABLE 601 & FBC 107.3.5.4)
5. Provide a door schedule for all new and existing doors (FBC 107.3.5.A.7.i) (2'10" minimum). Hardware must also comply with accessibility requirements. (FAC-404.2.7)
6. Indicate the location of the attic and floor draft stop and detail the means of construction. (FBC 718.3 & FBC 718.4)
7. Completely dimension the new and existing toilet rooms and toilet stalls to meet the requirements of the "2017 Florida Accessibility Code 6th Edition, Chapter 6." Enlarged 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.).
8. 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 that amount to 20% if the overall cost of the alteration. (FAC 202.4.1)



9. Provide detailed sections of all counters, tables, etc., indicating compliance with the “2017 Florida Accessibility Code 6th Edition, 904.3.2” (accessible heights).
10. 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. (FAC CHAPTER 4)
11. Indicate on the plans the use and occupancy of all parts of the building, to include the use and occupancy of all adjoining tenants. (FBC 107.3.5.A.2)
12. Provide an Occupant Load Calculation for all areas of use. (FBC 1004.1)
13. Provide a seating diagram. (FBC 1004.4)
14. Provide a second means of egress where required by section 1004 based on the number of occupants. (FBC 1006)
15. 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 1007.1.1)
16. 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 107.3.5.2)
17. Dimension all corridor widths and heights. (FBC 107.2.1)
18. Provide a section of each wall type showing the construction, attachment, and bracing of all components. (FBC 107.3.5.A.8.i)
19. Provide a framing detail for all drywall/framed ceilings. (FBC 107.2.1)
20. 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 2122.2.4)
21. Indicate the toilet room interior wall and floor finishes. (FBC 1210.2.1 & FBC 1210.2.2)



22. Submit **DERD ASBESTOS** notification form. (FBC 105.3.6)
23. Submit **DERD ENVIRONMENTAL** review form. (FBC 105.2.3)
24. Provide a detail for the repair of all slab area opened for plumbing pipes, electrical conduit, or mechanical lines include a note for re-treatment of soil for termites.
25. Provide copy of the contract signed by both the contractor and the owner. (FBC 109.3.1)