**107.3.4.3.3 Construction Inspection.** The Professional Engineer of Record or the Architect of Record in responsible charge of the structural design shall include in the construction documents the following:

1. Special inspections required by Sub-section 110.10.2.
2. Other structural inspections required by the Professional Engineer of Record or the Architect of Record in responsible charge of the structural design.

**107.3.4.3.4** Application for permit for new construction and additions shall be accompanied by a registered land surveyor's certificate and plan in duplicate on which shall be clearly indicated the property-corner stakes, property-line dimensions, existing structures and their location, existing right-of-way, sidewalks, easements, street zoning and property zoning of record, critical elevations and building setbacks required by law, general block plan and other plan and other pertinent survey data which may be required. The Building Official may waive the requirements for such survey when property-line stakes are existing and known to be in place, and the work involved is minor and/or is clearly within building lines.

**Exceptions:**

1. The Building Official may authorize the issuance of a permit without plans and/or specifications for small or unimportant work, but in no instance where the work is of a structural nature except as set forth below.
2. The Building Official will authorize the issuance of a permit for a single-family fall-out shelter without a professional seal on the plans where the cost of such work does not exceed $5,000.

**107.3.5 Minimum plan review criteria for buildings.** The examination of the documents by the Building Official, or his or her duly authorized representative and/or Fire Marshal/Fire Code Official, or his or her duly authorized representative for that discipline qualified under section 104 of this Code shall include the following minimum criteria and documents: a floor plan; site plan; foundation plan; floor/roof framing plan or truss layout; all fenestration penetrations; flashing; and rough opening dimensions; and all exterior elevations:

**A. Building**

**1.** Site Requirements:
- **a.** parking
- **b.** fire access
- **c.** vehicle loading
- **d.** driving/turning radius
- **e.** fire hydrant/water supply/Post Indicator Valve (PIV)
- **f.** setback/separation (assumed property lines)
- **g.** location of specific tanks, water lines and sewer lines
- **h.** flood hazard areas, flood zones, design flood elevations, lowest floor elevations, enclosures, equipment, and flood damage-resistant materials

**2.** Occupancy group and special occupancy requirements shall be determined.

**3.** Minimum type of construction shall be determined (see Table 503) (Table 500).

**4.** 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 penetrations of all rated components
- **d.** fire blocking and draftstopping
- **e.** calculated fire resistance

**5.** Fire suppression systems shall include:
- **a.** early warning
- **b.** smoke evacuation systems schematic
- **c.** fire sprinklers
- **d.** standpipes
- **e.** pre-engineered systems
- **f.** riser diagram

**6.** 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.** systems schematic
- **f.** BDA submittal, if applicable

**7.** Occupancy Load/Egress Requirements shall include:
- **a.** occupancy load
- **b.** gross occupancy
- **c.** net occupancy
- **d.** means of egress
- **e.** exit access
- **f.** exit
- **g.** exit discharge
- **h.** stairs construction/geometry and protection
- **i.** doors
- **j.** emergency lighting and exit signs
- **k.** specific occupancy requirements
- **l.** construction requirements
- **m.** horizontal exits/exit passageways

**8.** Structural requirements shall include:
- **a.** soil conditions/analysis

**b.** termite protection
**c.** design loads
**d.** wind requirements
**e.** building envelope
**f.** structural calculations (if required)
**g.** foundation
**h.** impact resistant coverings or systems
**i.** wall systems
**j.** floor systems
**k.** roof systems
**l.** threshold inspection plan
**m.** stair systems
**n.** Flood requirements in accordance with Section 1612, including lowest floor elevations, enclosures, flood damage-resistant materials

**9.** 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

**10.** 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 requirements
**h.** fair housing requirements

**11.** Interior requirements shall include the following:
**a.** interior finishes (flame spread/smoke develop)
**b.** light and ventilation
**c.** sanitation

**12.** Special systems:
**a.** elevators
**b.** escalators
**c.** lifts

**13.** Swimming Pools:
**a.** barrier requirements
**b.** spas
**c.** wading pools

**14.** Photovoltaic
**a.** Site Plan
**b.** Roof Penetration approval
**c.** Roof sealing detail
**d.** Wind resistance ratings of modules
**e.** Roof live load approval
**f.** Fire classification of building and modules
**g.** Roof top shingle module ratings if installed
**h.** Design Load path

**B. Electrical**

**1.** Wiring Methods and materials.
**2.** Services, including riser diagram electrical and/or fire
**3.** Feeders and Branch Circuits, include circuit and location, AFCI's and GFCI's
**4.** Overcurrent Protection
**5.** Grounding and Bonding
**6.** Equipment Location, sizes all equipment
**7.** Special Occupancies
**8.** Emergency Systems
**9.** Communication Systems
**10.** Low Voltage
**11.** Load calculations and panel schedules
**12.** Design flood elevations
**13.** Short circuit analysis
**14.** Electrical legend
**15.** Lighting specifications
**16.** Accessibility requirements
**17.** Selective coordination study if required by NFPA 70-2011
**18.** Emergency generator, if applicable
**19.** Photovoltaic
a. Lay out plan including combiner box and accessible junction boxes
b. Size of system number of modules
c. Wire size at coldest temperature
d. Listing and model numbers of all equipment and racking
e. Inverter rating and location
f. Three-line diagram
g. Connection to utility . Line side or load side. Buss bar ratings
h. Grounding
i. Labeling

**C. Gas:**

**1.** Gas piping
**2.** Venting
**3.** Combustion air
**4.** Chimneys and vents
**5.** Appliances
**6.** Type of gas
**7.** Fireplaces
**8.** LP tank location
**9.** Riser diagram/shutoffs
**10.** Design flood elevation

**D. Mechanical**

Energy Calculations as required by FBC Energy Conservation

A complete duct layout with:

**1.** Specified materials