



**On-line Ohio Building Code Academy
Plans Examiner Break-Out Session
Instructor: Debbie Ohler**

EXAMPLE COMMERCIAL PLAN REVIEW CHECKLIST

(Based upon the 2017 OBC)

Typical location of information (may be found elsewhere in construction documents)	Code Section	In compliance	Not in Compliance (add these to correction list)	N/A	Insufficient information on documents (add these to correction list)	Notes
Title Sheet/Index						
Applicability of Code	OBC 101.2 exemptions					
Scope of Work	OBC 101.2					
New						
Existing	OBC Ch 34					
Change of Occupancy	OBC 3408					
Alteration	OBC 3404					
Addition	OBC 3403					
Occupancy	OBC 302.1					
Single Occupancy						
Mixed Occupancy	OBC 508					
Accessory Occupancy	OBC 508.2					
Non-separated	OBC 508.3					
Separated	OBC 508.4					
Incidental Uses	OBC 509					
Special Use and Occupancy	OBC Ch 4					
High Rise	OBC 403					
Atrium	OBC 404					
Combustible storage	OBC 413					
Hazardous Materials storage	OBC 307.1, 414					
I-2	OBC 407					
I-3	OBC 408					
Garage	OBC 406					
Covered Mall	OBC 402					
Storm Shelter	OBC 423					
Height and Area	OBC Ch 5					
Unlimited Area	OBC 507					
Type of Construction	OBC Ch 6					
Sprinkler system	OBC T506.2, 507.4, or 903					
List of Special Inspections	OBC Ch 17, 1705, 106.1.1.2					
Swimming pool	OBC 3109 & 106.1.2(2)					
Method of demonstrating energy conservation reqts	OBC Ch 13					
Site Plan						
Building Separation Distance/Location on Lot	OBC Ch 7, 106.1.1					
Flood hazard area	OBC 1612, 106.1.1					
Exterior wall fire resistance rating	OBC 705.5, T601, 602					
Allowable Area	OBC 506.2					
Increase for street frontage	OBC 506.3					
Finish grade	OBC 1804.4					
Site Accessibility	OBC 1104, 1106					
Signage	OBC 1111					
Site Utilities	OBC 106.1.1					

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<u>Footing and Foundation Plan</u>						
Fire Walls	OBC 706					
Fire Barriers	OBC 707					
Depth of Footing	OBC 1809.4					
Soil Type	OBC 1803.5.1					
Assumed Design Soil Bearing Pressure	OBC 1806					
Soil Test Reports	OBC 1803.6					
Design Loads	OBC 1603					
Live Loads/Dead Loads	OBC 1607/1606					
Snow Load	OBC 1608					
Wind Load	OBC 1609					
Seismic Design Category	OBC 1603.1.5, 1613					
Foundation Construction Details	OBC Ch 18					
Materials	OBC 1809					
Strength of Concrete	OBC 1807.1.6.2					
Reinforcement	OBC T1807.1.6.2					
Sill anchorage	OBC 2308.3.1					
Perimeter Insulation	OBC Ch 13					
Underground utilities/foundation penetrations	OBC 1805.3.3, OMC 302, OPC 305.3, IFGC 404.6, NFPA 70 & NFPA 24					
Flood plain/Flood loads	OBC 1804.5, 1603.1.7 and 1612					
Excavation, Fill and Drainage	OBC 1804					
<u>Structural Plan</u>						
Wood Frame	OBC Ch 23					
Wall bracing	OBC 2308.6					
Wall sheathing	OBC 2308.5.11					
Anchor bolts	OBC 2308.3.1					
Steel Frame	OBC Ch 22					
Masonry	OBC Ch 21					
Reinforcement	OBC 2103.4					
Mortar	OBC 2103.2					
Concrete	OBC Ch 19					
Weight of HVAC equipment	OBC 1606.2					
<u>Roof Framing Plan</u>						
Truss drawings	OBC 2211.3.1, 2303.4					
Nail plan or detail	OBC 2304.9					

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Architectural Floor Plan						
Means of Egress	OBC Ch 10					
Occupant load verification	OBC 1004					
Travel distance	OBC 1017					
Dead end corridors	OBC 1020.4					
Number of exits & exit access doorways	OBC 1006					
Size of means of egress	OBC 1005					
Arrangement of exits & exit access doorways	OBC 1016					
Accessible means of egress	OBC 1009					
Stairways	OBC 1011, 1019, 1023, & 1027					
Risers and treads	OBC 1011.5					
Ramps	OBC 1012					
Door hardware	OBC 1010					
Exit lights	OBC 1008					
Exit signs	OBC 1013					
Guards	OBC 1015					
Handrails	OBC 1014					
Elevators	OBC 1009, 1104, & Ch 30 See additional elevator checklist					
Machine room	OBC 3005					
Nothing in hoistway, unless dedicated to elevator	OBC 3002.9					
Minimum room dimensions	OBC 1208					
Accessibility	OBC Ch11 and ANSI A117.1					
Plumbing fixtures	OBC T2902.1 and OPC T403.1					
Fire Resistance	OBC Ch 7					
Penetration fire stopping details	OBC 714 - 717					
Fire resistance of structural members	OBC T601 & 704					
Shaft enclosures	OBC 713					
Fire partitions	OBC 708					
Smoke barriers/partitions	OBC 709/710					
Elevations						
Insulation	OBC Ch 13					
Exterior weather protection	OBC 1405 & 1503					
Roof coverings	OBC Ch 15					
Ice barrier	OBC 1507.2.8.2					
Interior finishes and ratings	OBC Ch 8					
Walls and ceilings	OBC 803					
Floors	OBC 804					
Plastics	OBC Ch 26					
Doors, windows, and glazing						
Fire doors and windows	OBC 716					
Tempered glazing	OBC 2406					
Emergency escape windows	OBC 1030					
Energy efficiency	OBC Ch 13					

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<u>Fire protection systems</u> (also refer to shop drawing lists below)	OBC Ch 9					
Automatic sprinkler system	OBC 506.2, 507.4, T509, & 903					
Other type of suppression	OBC 904					
Standpipe	OBC 905					
Fire alarm	OBC 907					
Supervision of systems	OBC 901.6 & 903.4					
Fire extinguishers	OBC 906					
Smoke control	OBC 909					
Smoke and heat vents	OBC 910					
<u>Elevator fire fighters emergency operation</u>	OBC 3003.2 and NFPA 72					
Carbon Monoxide Detection	OBC 915					
Emergency responder radio	OBC 916 & OFC 510					

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Mechanical Plans	OBC Ch 28					
Listing and labeling of mechanical equipment	OMC 301.7					
Specific appliance requirements	OMC Ch 9					
Location of HVAC equipment	OMC 303					
Notching and boring	OMC 302.3					
Welding and brazing	OMC 313					
Proper sizing of HVAC equipment	OMC 312					
Minimum efficiency of HVAC equip	OBC Ch 13					
Minimum indoor temperature	OBC 1204 and OMC 309					
Non-gas appliance venting	OMC 802					
Clearance to combustibles	OMC 304.9, 308					
Access and service space	OMC 306					
Ducts	OMC 603					
Size	OMC 603.2					
Motors and fans	OMC 503					
Clothes dryer exhaust	OMC 504					
Maximum length	OMC 504.6.4.1					
Minimum ventilation levels	OBC 1203 and OMC 403 & 406					
Natural or mechanical ventilation required	OBC 1203 and OMC 401.2					
Mechanical ventilation rates	OMC 403					
Smoke and fire dampers	OBC 716 and OMC 607					
Plenums	OMC 602					
Duct detectors	OMC 606					
Domestic cooking appliances	OMC 505					
Type of kitchen hood	OMC 507.1					
Hood materials	OMC 507.2.3 & 507.3.1					
Hood interlocks	OMC 507.1.1					
Hood capacity	OMC 507.5					
Hood make-up air	OMC 508					
Hood suppression	OMC 509					
Special exhaust systems	OMC Ch 5					
Refrigeration quantities	OMC 1104					
Machinery room	OMC 1105 & 1106					
Refrigerant piping	OMC 1107					
Hydronic piping	OMC Ch 12					
Materials	OMC 1202					
Piping insulation	OMC 1204 and Ch 13					
Boilers	Boiler rules (OAC 4101:4) & OMC Ch 10					

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Gas piping and appliances	IFGC - 2015					
Listing and labeling of gas appliances	IFGC 301.3					
Combustion air for gas appliances	IFGC 304					
Elevation of source for gas appliances	IFGC 305.3					
Access and service space	IFGC 306					
Clearances	IFGC 308					
Gas piping	IFGC Ch 4					
Sizing	IFGC 402					
Materials	IFGC 403					
Electrical Bonding	IFGC 310.1, NEC: 250.104(B)					
CSST	IFGC 403.5.4					
Bonding	IFGC 310.1.1, NEC: 250.104(B), and Manufacturer's Instructions					
Location of gas piping	IFGC 404					
Shutoff valves	IFGC 409					
Regulators	IFGC 410					
Vents and chimneys for gas appliances	IFGC Ch 5					
Specific gas appliances	IFGC Ch 6					
Gaseous hydrogen	IFGC Ch 7					

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Plumbing Plans	OBC Ch 29					
Connection to sanitary drainage system	OPC 301.3 & 701.2					
Connection to water supply	OPC 301.4					
Approved agency tested or certified pipe, fittings, and components	OPC 303.3 & 303.4					
Physical protection of piping	OPC 305					
Notching and boring	OPC 307.2					
Welding and brazing	OPC 317					
Minimum number of fixtures	OPC T403.1 & T2902.1					
Water distribution piping diagram	OPC Ch 6					
Materials	OPC 605					
Sizes	OPC 604					
Stop valves	OPC 606					
Backflow prevention devices	OPC 608					
Drainage, Waste, and Venting diagram	OPC Ch 7					
Materials	OPC 702					
Sizes	OPC 710					
Venting method identified	OPC Ch 9					
Air Admittance Valve (AAV)	OPC 918 & Manufacturer's Instructions					
Storm drainage	OPC Ch 11					
Cleanouts	OPC 708					
Indirects	OPC Ch 8					
Traps	OPC 1002					
Interceptors	OPC 1003					

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Electrical Plan	OBC Ch 27 & NEC - 2017 ed					
Listing of electrical equipment	OBC 2701.2 & NEC 110.3 (C)					
Power Riser diagram						
Number of services	NEC 230.2					
Service conductor sizing	NEC 230.23 or 230.31					
Service entrance conductor sizing	NEC 230.42, 310.15					
Service disconnects	NEC 230.70					
Overcurrent protection	NEC 240.4					
Conduit size	NEC Chapter 9					
Circuit panel schedule						
Branch circuit load calcs	NEC 220.10					
Overcurrent protection	NEC 240.4					
Wiring methods	NEC 300					
Arc Fault Circuit-Interrupter Protection	NEC 210.12					
Ground Fault Protection	NEC 230.95					
Grounding and Bonding details	NEC 250					
Working space/dedicated electrical space	NEC 110.26					
Receptacles	NEC 406					
Minimum lighting levels	OBC 1205 and 1008					
Emergency egress lights	OBC 1008					
Exit signs	OBC 1013					
Motorized equipment disconnect	NEC 430.101					
Emergency Systems	OBC 2702, NEC 700					
Standby System	OBC 2702, NEC 701					

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Sprinkler System Shop Drawing Plan	OBC 903 & NFPA 13-2016 ed					
Identify type of system(s)	NFPA 13: Ch 7					
Maximum size of system(s)	NFPA 13: 8.2					
Occupancy hazard classification (s)	NFPA 13: Ch 5					
Design density	NFPA 13: 11.2.3.1.1					
Design area	NFPA 13: 11.2.3.1.1					
30% added for dry system	NFPA 13: 11.2.3.2.5					
Water supply	OBC 903.3.5 & NFPA 13: Ch 23					
Flow test data current	NFPA 13: 23.2.1.1					
Fire Pump	OBC 913 & NFPA 22					
Inside/outside hose allowance	NFPA 13: 11.1.6, 11.2.3.1.2, & 23.4.6					
Hydraulic Design Info. Sign	NFPA 13: 25.5					
Backflow preventer listed for Fire Protection	NFPA 13: 24.1.8.2					
Backflow preventer pressure loss included in calcs	NFPA 13: 8.17.4.5.2					
Meter loss included in calcs	NFPA 13: 24.1.7					
Water supply > calculated demand	NFPA 13: 24.1.2					
Underground Fire Service Mains	NFPA 13: Ch 10					
Fire Department Connection (FDC)	OBC 912 & NFPA 13: 6.7					
Check valve in FDC line	NFPA 13: 8.17.2.4					
Check valve on riser	NFPA 13: 8.16.1.1.3.2					
Main drain	NFPA 13: 8.16.2.4.6					
Main drain to outside or acceptable drain	NFPA 13: 8.16.2.4.4					
Pressure gage	NFPA 13: 8.16.2.4, 8.17.3 & 7.1.1.1					
Inspector's Test Connection	NFPA 13: 8.17.4.1					
Alarms connected to fire alarm system	NFPA 13: 6.8					
Inspectors test connection discharge to drain or outside	NFPA 13: 8.17.4.1.3					
Auxiliary drains	NFPA 13: 8.16.2.5					
Hose Thread Compatibility	OBC 903.3.6					
Local Water Flow Alarm	OBC 903.4.2 & NFPA 13: 6.8					
Valves Supervised	OBC 903.4					
Seismic design applicable?	NFPA 13: 9.3					
Quick response/residential sprinklers	OBC 903.3.2					

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Sprinklers	NFPA 13: Ch 8					
All areas protected	NFPA 13: 8.1.1					
Concealed spaces	NFPA 13: 8.15.1.1					
Shafts	NFPA 13: 8.15.2					
Elevators	NFPA 13: 8.15.5					
Cloud ceilings	NFPA 13:8.15.24					
Temperature rating	NFPA 13: 8.3.2					
Listed for application	NFPA 13: 8.3					
K factor on plans match calcs	NFPA 13: 6.2.3					
Minimum pressure	NFPA 13: 23.4.4.11.1					
Spacing	NFPA 13: Ch 8					
Clearances	NFPA 13: Ch 8					
Piping	NFPA 13: Ch 6					
Materials	NFPA 13: 6.3					
C value match calcs	NFPA 13: 23.4.3.2					
Hangers	NFPA 13: 9.1					
Sizes match those shown in calcs	NFPA 13: 23.4.3.2					
Storage occupancy provisions	NFPA 13: Ch 12-21					
Sprinkler criteria for special occupancies	NFPA 13: Ch 22					
Contractor's Material & Test Certificate submitted after installation	NFPA 13: Fig. 10.10.1 and Fig. 25.1					

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Fire Alarm System Shop Drawing Plan	OBC 907 & NFPA 72-2016 ed					
Single and multiple station smoke alarms	OBC 907.2.11 & NFPA 72: Ch 29					
Identify type of system monitoring	OBC 907.6.6					
Protected Premises (Local)	NFPA 72: Ch 23					
Remote Station	NFPA 72: 26.5					
Proprietary	NFPA 72: 26.4					
Central Station	NFPA 72: 26.3					
Manual Pull Boxes	OBC 907.4.2 & NFPA 72: 17.14					
Emergency Voice Alarm Communication Systems	OBC 907.2.1.1 & 907.2.3 NFPA 72: Ch 24					
Power Supply	OBC 907.6.2					
Wiring	OBC 907.6.1, NFPA 72, NFPA 70					
Initiating Device Identification	OBC 907.6.3					
Zones	OBC 907.6.4					
Alarm notification appliances	OBC 907.5.2, NFPA 72: Ch 18, & OBC Ch 11					
Low frequency alarm	NFPA 72: 18.4.5.3 & 29.3.8.1					
Detectors	NFPA 72: 17.5					
Elevators	OBC Ch 30 NFPA 72: 21.2, 21.3, 21.4					
Record of Completion	OBC 907.7.2 & NFPA 72: 7.5.6 & Figs. 7.8.2					

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Wet Chemical Hood Suppression Shop Drawing Plan	OBC 904 & NFPA 17A-2017 ed					
Manufacturer's installation manual (MIM) provided	See notes below table					
Quantity of Agent	MIM					
Piping	MIM					
Materials	MIM					
Diameter	MIM					
Length	MIM					
Nozzle	MIM					
Type	MIM					
Location	MIM					
Number	MIM					
Flow Point value	MIM					
Appliance shut off	OBC 904.3.3, 904.12.2 OMC 507.1.1 NFPA 17A: 4.4.4.1					
Manual actuator	OBC 904.12.1					
Indicators and alarm system connections	OBC 904.3.4					
Ventilation system status	OMC 507.1.1					
Interlocks	OBC 904.3.3 & OMC 507.1.1					
Hood exhaust fan to continue running upon actuation of suppression system	NFPA 17A: 4.4.4.7					
Minimum water pressure (if hybrid system such as PIRANHA)	MIM					

If the submitter does not provide Wet Chemical Suppression System Manufacturer's Installation Manual, you can obtain your own copy as follows:

- Contact Tyco for copies of Ansul R-102 and PIRANHA Manufacturer's Installation Manuals
 - 1-800-862-6785 or ansul.us.techsupport.preengineer@tycointl.com
- Contact Badger for copies of Range Guard Manufacturer's Installation Manual
 - 1-800-446-3857