



## Marion County Building Department

2710 East Silver Springs Boulevard  
Ocala, Florida 34470

Phone: (352) 438-2400

Fax: (352) 438-2401

On the Web: [www.marioncountyfl.org/building.htm](http://www.marioncountyfl.org/building.htm)

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# PLANS REVIEW GUIDELINES - COMMERCIAL BUILDINGS

NOTE: Building Code compliance is the obligation of design professionals and/or contractors. Plan review and inspection guidelines are to be used to ensure that construction plans and construction projects, at a minimum, address the same code priorities that the Marion County Building Department will be looking at during plan review and inspection. These guidelines are not all inclusive. Additional requirements in the Florida Building Code 2004, not included in the guidelines, may also apply to your project. If you need assistance with a code question please consult the Florida Building Code 2004 or contact the Building Department at (352) 438-2400.

## ABBREVIATION CODES KEY

FBC	FLORIDA BUILDING CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NEC	NATIONAL ELECTRICAL CODE
FPC	FLORIDA PLUMBING CODE
FMC	FLORIDA MECHANICAL CODE
FFGC	FLORIDA FUEL GAS CODE

## I. Building

A.	Site Requirements	FBC 106.3.5
1.	Parking	
a.	Fire access	
b.	Vehicle loading	
c.	Driving/turning radius	
2.	Fire hydrant/water supply/Post Indicator Valve(PIV)	
3.	Set back/separation (assumed property lines)	
a.	Location of specific tanks, water lines and sewer lines	
B.	Occupancy group and special occupancy requirements shall be determined	FBC CH 3
C.	Minimum type of construction shall be determined	Table 503
D.	Fire resistant construction requirements shall include:	FBC CH 7
1.	Fire resistant separations	Table 302.3.2
2.	Fire resistant protection for type of construction	Table 601,602
3.	Protection of openings and penetrations of rate walls	Table 704.2.8
4.	Fire blocking and draftstopping	Sect. 708,709
5.	Calculated fire resistance	Sect. 721
E.	Fire Suppression Systems shall include:	FBC CH 9 and NFPA
1.	Early warning	Sect. 907
2.	Smoke evacuation systems schematic	
3.	Fire sprinklers	Sect. 903
4.	Standpipes	Sect. 905
a.	Pre-engineered systems	
b.	Riser diagram	

F.	Life Safety Systems shall be determined and shall include:	FBC CH 10 and NFPA
	1. Occupant load and egress capacities	Table 1005.1
	2. Early warning	
	3. Smoke control	Sect. 909
	4. Stair pressurization	
	5. Systems schematic	
	G. Occupancy Load/Egress Requirements shall include:	FBC CH 10
	1. Occupancy load	Table 1004.1.2
	a. Gross	
	b. Net	
	2. Means of egress	Sect. 1002
	a. Exit access	
	b. Exit	
	c. Exit discharge	
	3. Stairs construction/geometry and protection doors	Sect. 1009
	a. Doors	Sect. 1008
	4. Emergency lighting and exit signs	Sect. 1006
	5. Specific occupancy requirements	
	a. Construction requirements	
	b. Horizontal exits/exit passageways	Sect.1021
	6. Travel Distance	Table 1015.1
	7. Corridors Fire Resistance Rating	Table 1016.1
	H. Structural Requirements shall include:	FBC 2004 CH 15,16,18,22,23
	1. Soil conditions/analysis	Sect. 1802
	2. Termite protection	Sect. 1816
	3. Design loads	Sect. 1605
	a. Live load	Table 1607.1
	4. Wind requirements	Sect. 1609
	a. Wind Speed	Fig. 1609
	b. Importance Factor	Table 1604.5
	c. Exposure Category	Sect. 1609.4
	d. Wind Pressure	Sect. 1609.6.2
	e. Component and Cladding	Sect. 1609.6.5
	5. Building envelope	
	6. Structural calculations (if required)	
	7. Foundation	Sect.1805
	8. Wall systems	Sect. 2308.9
	9. Floor systems	Sect.2308.9
	10. Roof assemblies	Ch. 15
	11. Threshold inspection plan	Sect. 109.3.6
	I. Materials shall be reviewed and shall at a minimum include:	FBC CH 19,20,21,22,23,24,25,26
	1. Wood	Ch. 23
	2. Steel	Ch. 22
	3. Aluminum	Ch. 20
	4. Concrete	Ch. 19
	5. Plastic	Ch. 26
	6. Glass	Ch. 24
	7. Masonry	Ch.21
	8. Gypsum board and plaster	Ch. 25
	9. Insulating (mechanical)	Ch. 13 , 410.1 ABC.2
	10. Roofing	Ch.15
	11. Insulation	Ch. 13- 402

J.	Accessibility Requirements shall include:	FBC CH 11
1.	Site requirements	Ch. 11- 4.1
2.	Accessible route	Ch. 11- 4.1.2
3.	Vertical accessibility	Ch. 11- 4.1.3
4.	Toilet and bathing facilities	11- 4.16
5.	Drinking fountains	11- 4
6.	Equipment	11- 4. 27
7.	Special occupancy requirements	
8.	Fair housing requirements	Ch. 11. 91
K.	Interior Requirements shall include:	FBC CH 12
1.	Interior finishes (flame spread/smoke develop)	Sect. 803
2.	Ventilation	Sect. 1203
3.	Light	Sect. 120
L.	Special Systems	
1.	Elevators	FBC Ch. 30
2.	Escalators	SECT. 3005
3.	Lifts	
M.	Swimming Pools	FBC SECT. 424
1.	Barrier requirements	Sect.424.2.17.1
a.	Spas	Sect. 424. 1.8
b.	Wading pools	Sect. 424. 1.7
<b>II.</b>	<b><u>Electrical</u></b>	NEC 2002
A.	Electric	
1.	Wiring	Sect. 300
2.	Services	Sect. 230
3.	Feeders and branch circuits	Sect. 210
4.	Overcurrent protection	Sect. 240
5.	Grounding	Sect. 250
6.	Wiring methods and materials	Sect. 300
a.	GFCI	Sect. 10.8
B.	Equipment	Ch. 6
C.	Special Occupancies	Ch. 5
D.	Emergency Systems	Sect. 700
E.	Communication Systems	Sect. 800
F.	Low-Voltage	Art.720
G.	Load Calculations	Annex D
<b>III.</b>	<b><u>Plumbing</u></b>	FPC 2004
A.	Minimum Plumbing Facilities	Table 403.1
B.	Fixture Requirements	Ch. 4
C.	Water Supply Piping	Sect. 603
D.	Sanitary Drainage	Ch. 7
E.	Water Heaters	Ch. 5
F.	Vents	Ch. 9
G.	Roof drainage	Ch. 11
H.	Back Flow Prevention	Sect. 608
I.	Irrigation	Sect. 608.16.5
J.	Location of Water Supply Line	Sect. 603
K.	Grease Traps	Sect. 1003
L.	Environments Requirements	
M.	Plumbing Rise	Table 704.1

<b>IV.</b>	<b><u>Mechanical</u></b>	FMC 2004
A.	Energy Calculations	FBC 2004, Ch. 13
B.	Exhaust Systems	Ch. 5
	1. Clothes dryer exhaust	Sect. 504
	2. Kitchen equipment	Sect. 506
	3. Specialty exhaust systems	Sect. 510
C.	Equipment	Ch. 9
D.	Equipment Location	Sect. 303
E.	Make-up Air	
F.	Roof-mounted Equipment	Sect. 304.10
G.	Duct Systems	Ch. 6
H.	Ventilation	Ch. 4
I.	Combustion Air	Ch. 7
J.	Chimney, Fireplaces and Vents	Ch. 8
K.	Appliances	Ch. 9
L.	Boilers	Ch. 10
M.	Refrigeration	Ch. 11
N.	Bathroom Ventilation	Sect. 402.3.1
O.	Laboratory	
<b>V.</b>	<b><u>Gas</u></b>	FFGC 2004
A.	Gas Piping	Ch. 4
B.	Venting	Appendix B
C.	Combustion Air	Sect. 304
D.	Chimneys and Vents	Ch. 5
E.	Appliances	Ch. 6
F.	Type of Gas	Ch. 4
G.	Fireplaces	Sect. 902
H.	LP Tank Location	NFPA 58
I.	Riser Diagram/Shut-offs	Sect. 409
<b>VI.</b>	<b><u>Existing Buildings 2004</u></b>	
A.	Repairs	Ch. 4
B.	Alterations	Ch. 5, 6, 7
C.	Change of Occupancy	Ch. 8
D.	Addition	Ch. 9
E.	Historic Buildings	Ch.10
F.	Moved Buildings	Ch. 11

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