



CITY OF STUART, FLORIDA
BUILDING DIVISION
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 code priorities that the City of Stuart Building Division will be looking at during plan review and inspection. These guidelines are not all inclusive. Additional requirements in the 6th Edition Florida Building Code 2017, not included in the guidelines, may also apply to your project. If you need assistance with a code question please consult the 6th Edition Florida Building Code 2017 or contact the Building Department at (772) 288-5326.

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

Building

A. Site Requirements	FBC 107
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 506.2
D. Fire resistant construction requirements shall include:	FBC CH 7
1. Fire resistant separations	705.2
2. Fire resistant protection for type of construction	705
3. Protection of openings and penetrations of rate walls	706
4. Fire blocking and draft-stopping	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 1005
a. Gross	
b. Net	

2. Means of egress	Sect. 1003
a. Exit access	
b. Exit	
c. Exit discharge	
3. Stairs construction/geometry and protection doors	Sect. 1011
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 1017.2
7. Corridors Fire Resistance Rating	Sect. 1020
H. Structural Requirements shall include:	FBC 2017 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
10. Roofing	Ch.15
11. Insulation	Ch. 13- 402
J. Accessibility Requirements shall include:	FBC CH 11
1. Site requirements	11- 4.1
2. Accessible route	11- 4.1.2
3. Vertical accessibility	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	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.	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
Electrical	NEC 2014
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
Plumbing	FPC 2017
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
IV. Mechanical	FMC 2017
A. Energy Calculations	FBC 2007, 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

Gas FFGC 2017
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

Existing Buildings FEB 2007
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