

COMMERCIAL PLAN REVIEW

Project Title _____ Date _____

Address _____

Applicant Information _____

BUILDING PLAN REVIEW. Reviewed by Matt Hart 810-655-4631 ext.235

	The building code currently in effect is the 2012 Michigan Building Code edition (MBC 2012).
	The signing and sealing of the construction documents shall be in accordance with all the codes, PA 230 and PA 299. The preceding code and PA references defines the person responsible for signing and sealing the construction documents as having the knowledge and educational background to design those structures, elements and systems that they are signing and sealing. It is uncommon in the industry that one person would sign an entire set of plans that include civil, architectural, structural, mechanical, electrical and plumbing. Please have each design professional sign and seal the sheets that they are responsible for.
	Submit signed and sealed plans for review and approval. Sec. 107.1.
	Submit 4 copies of the plans for review and approval. Only _____ sets submitted. 5 sets of the civil plans are required when the project requires site plan approval.
	Submit one set of signed and sealed structural calculations. Design loads shall be clearly indicated on the plans in accordance with Chapter 16.
	Identify all proposed deferred submittals. Sec. 107.3.4.2
	Submit ASHRAE 90.1-07 compliance forms for building, mechanical, electrical and plumbing. Michigan Energy Code. Chapter 5 and Sec. 4.1.2.2.
	Provide the required soil investigation report. Sec. 1802.1
	Provide statement of Special Inspections. Including special inspector to be used and qualifications. Sec. 1704.1
	<input type="checkbox"/> Provide a title block that includes: <input type="checkbox"/> Type of construction. Sec. 602.1 <input type="checkbox"/> Building Use Group and Occupancy Classification of all areas. Sec. 302.1 <input type="checkbox"/> List of proposed (installed) fire protection systems. Sec. 901.1 <input type="checkbox"/> List of mixed occupancies separated/non-separated. Sec. 508.2.4 <input type="checkbox"/> Any accessory uses. Sec. 508.2 <input type="checkbox"/> Occupant loads of all areas (actual & calculated). Sec. 1004.1
	Provide an emergency egress plan. Sec. 107.2.3
	Provide wall and floor section details. Sec. 107
	Provide dimensions on plans in all areas. Sec. 107
	Provide additional foundation details. Sec. 107
	Provide door hardware schedule. Sec. 107
	Provide door, window and glazing schedule. Sec. 107
	The aggregate area of a mezzanine or mezzanines within a room shall not be greater than one-third of the floor area of that room or space in which they are located. Sec. 505.2.1
	Provide room finish schedule including floors and walls. Sec. 803.1 - Decorations and trim if applicable - Plastics utilized in the design shall be in accordance with Sec. 2601.1
	Doors _____ shall swing in the direction of egress. Sec. 1008.1.2.
	Egress shall not pass through kitchens, storage rooms, closets or spaces of similar purposes. Sec. 1014.2 (4)
	Door arrangement (series). Space between 2 doors in a series shall be 48-inchs minimum plus the width of the door that swings into the space. Sec. 1008.1.8.

	<p>Provide additional information on general means of egress requirements. Sec. 1003.1</p> <ul style="list-style-type: none"> <input type="checkbox"/> Emergency lighting. Sec. 1006.1 <input type="checkbox"/> Exit signs. Sec. 1011.1 <input type="checkbox"/> Location of all exits. Sec. 1020.1 <input type="checkbox"/> Other _____
	<p>Indicate door sizes. All doors including all of the dressing room doors shall have a minimum net clear opening of 32-inches measured when the door is in a 90-degree position. (36-inch door). Sec. 1008.1.1.</p>
	<p>Doors cannot obstruct more than 1/2 of the required width of the corridor when the door is in a 90- degree position. Door(s)_____ shall comply. Sec. 1005.2.</p>
	<p>A 12-inch by 48-inch clear maneuvering space is required on the pull-side, latch-side of all doors. Door(s)_____ shall comply. Chapter 11 and ICC/ANSI A117.1-03 (404.2.3)</p>
	<p>Access to 2 means of egress (including stairways) is required at all times. Sec. 1021.</p>
	<p>Handrails shall comply with graspability requirements. Verify compliance. Sec. 1012.</p>
	<p>Provide a wall assembly description and/or detail for _____ . Sec. 703.2.</p>
	<p>Rated wall/ceiling assemblies. Provide the design number along with the complete assembly description for all of the rated assemblies. Sec. 703.2.</p>
	<p>Provide additional information/details on suspended ceiling system.</p>
	<p>Exposed insulation shall comply with flame-spread requirements for buildings of Type IIB construction (25 or less). Sec. 719.</p>
	<p>Provide details showing all barrier-free requirements per P.A. 1 of 1966 as amended, 2012 Michigan Building Code, and ICC/ANSI A117.1 -09:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Maneuvering clearances for doors. Sec. 404.2.4 <input type="checkbox"/> Service counters. Sec. 904.1 <input type="checkbox"/> Work surfaces. Sec. 902.1 <input type="checkbox"/> Kitchens. Sec. 804.1 <input type="checkbox"/> Toilet and bathing rooms. Sec. 603.1 <input type="checkbox"/> Reach limitations. Sec. 308.1 <input type="checkbox"/> Changing rooms. Sec. 803.1 & 903.1 <input type="checkbox"/> Bench locations and details. Sec. 903 <input type="checkbox"/> Clear floor spaces. Sec. 304.1 <input type="checkbox"/> Knee to toe clearances. Sec. 305.3, 306 & 606.2 <input type="checkbox"/> Accessible routes (ramps). Sec. 405.1 <input type="checkbox"/> BFD Parking spaces. Sec. 501.1 & 1106.1 <input type="checkbox"/> Other _____
	<p>Existing Buildings – additional barrier free verifications in accordance with P.A. 1 of 1966 as amended:</p> <ul style="list-style-type: none"> <input type="checkbox"/> If the change in use group or occupancy load or alteration involves less than 50% of the floor area – apply rule 125.1352, Sec. 2, subsec. 2(A) <input type="checkbox"/> If the change in use group or occupancy load or alteration involves more than 50% of the floor area – apply rule 125.1352, Sec. 2, subsec. 2(B)

	<p>Service counters for sales or distribution of goods and services to the public shall have a minimum 36-inch long portion of the counter that is a maximum of 36-inches high above the floor. Chapter 11 and ICC/ANSI A117.1. Sec.904</p> <ul style="list-style-type: none"> <input type="checkbox"/> A reception desk used by people to sign-in or fill out paperwork shall also comply. Sec. 1109.12.3 <input type="checkbox"/> The cash/wrap service counter(s)/reception desk/checkout/check-in shall also comply. Sec. 1109.12.3
	<p>Kitchens and kitchenettes shall be accessible. The top of the counter shall have a maximum height of 34-inches at the sink and at a 30-inch wide workspace that has knee and toe clearances. The microwave shall be located within the required reach range limitations. Chapter 11 and ICC/ANSI A117.1-03. Sec. 804</p>
	<p>Toilet rooms shall comply with Michigan Barrier Free Design Rules. The water closet shall have a minimum clearance of 60-inches measured perpendicular from the sidewall, and 59-inches minimum, measured perpendicular from the rear wall. No other fixtures or obstructions shall be within the water closet clearance. ICC/ANSI A117.1-03 Sec. 304.3.1</p>
	<p>Roof top screening is required for new equipment. Provide screening details, structural details and calculations.</p>
	<p>Provide a list of all fire-resistance rated assemblies. Provide design numbers and detail cut sections. Sec. 703.2</p> <ul style="list-style-type: none"> <input type="checkbox"/> Firewall Sec. 706.1 <input type="checkbox"/> Fire barriers Sec. 707.1 <input type="checkbox"/> Fire partitions. Sec. 709.1 <input type="checkbox"/> Horizontal assemblies. Sec. 712.1 <input type="checkbox"/> Joint systems. Sec. 714.1 – Include installation and fire test criteria (cut sheets) <input type="checkbox"/> Through-penetration firestop systems. Sec. 713.1 <input type="checkbox"/> Locations of all fire dampers. Provide manufacture cut sheets. Show testing in accordance with U.L. 555. Table 716.3.2.1 <input type="checkbox"/> Other
	<p>Verify structural loading. Sec. 1603.1 & 1604.1</p> <ul style="list-style-type: none"> <input type="checkbox"/> Floor & roof live loads – dead loads and concentrated loads <input type="checkbox"/> Ground snow load <input type="checkbox"/> Basic wind speed (3 second gust), 90 mph <input type="checkbox"/> Seismic design category and site class <input type="checkbox"/> Wind exposure category <input type="checkbox"/> Flood resistant design <input type="checkbox"/> Building category importance factor <input type="checkbox"/> Other
	<p>The building permit application lacks required information</p> <ul style="list-style-type: none"> <input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Applicant <input type="checkbox"/> Telephone Number <input type="checkbox"/> Address <input type="checkbox"/> Email Address
	<p>Projects that utilize hazardous materials as defined by Section 307.1 shall provide the following information formatted in accordance with:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Table 307.1(1) <input type="checkbox"/> Table 307.1(2) <input type="checkbox"/> Table 414.2.2 <input type="checkbox"/> Table 414.2.5(1) <input type="checkbox"/> International Fire Code 2009 – Chapter 27 <input type="checkbox"/> Other

	Where any roof hatch opening providing the required access is located within 10 feet of the roof edge, such roof access or roof edge shall be protected by guards installed in accordance with Section 1013. – IFC 1009.13.2
	Building is classified as a Type IIB building. Door frame blocking and other uses of combustibles is limited as outlined. - MBC 603.1 (1)
	Combustible materials shall be permitted in buildings of Type I and II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3 <ol style="list-style-type: none">1. Fire retardant treated wood shall be permitted in:<ol style="list-style-type: none">1.1 Nonbearing partitions where the required fire-resistance rating is 2 hours or less1.2 Nonbearing exterior walls where fire-resistance rated construction is not required1.3 Roof construction, including girders, trusses, framing & decking

