



## Gwinnett County - Building Plan Review Building Code Compliance Checklist

<b>Project Name</b>	
<b>Project Address</b>	
<b>Type of Permit</b>	
<b>Project Description</b>	

<b>Permit No.</b>	
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<b>Parcel No.</b>		<b>Type of Occupancy</b>	
<b>Construction Area</b>		<b>Type of Construction</b>	
<b>C.O./C.C. Area</b>		<b>SPR or UNSPR</b>	

Review Date	Project Review History	BPR Staff
	Initial Submittal Review - Comments Issued	
	Re-submittal (1)	
	Re-submittal (2)	
	Re-submittal (3)	

### Re-submittal and Review Procedure

The Building Code Compliance Checklist is attached. All Building Code Compliance items must be addressed before issuance of a building permit. All re-submittals must be a complete set of construction documents. If all comments are not addressed after the third re-submittal review, a meeting will be required with County Staff, Project Owner, Engineers, Architect, Designer, and Developer. After the third re-submittal review an additional permit review fee of 25% of the total permit review fee is due if unresolved Building Plan Review Code Compliance Checklist items remain. Payment of the fee is required prior to further the review by the Department of Planning and Development.

### Online Submittal

Online submittal is recommended for project review.  
 Submit all drawings in a single PDF upload. Submit drawings and documents to following website:  
<https://eddspemits.gwinnettcountry.com/citizenaccess/>

**Gwinnett County - Building Plan Review**  
 Department of Planning and Development  
 One Justice Square, 446 West Crogan Street, Lawrenceville, Georgia 30046  
 678-518-6000  
[www.gwinnettcountry.com](http://www.gwinnettcountry.com)

**The Name of the BPR Staff Who Performed the Initial Review**

<b>Architectural Review</b>	
<b>Mechanical Review</b>	
<b>Plumbing Review</b>	
<b>Electrical Review</b>	
<b>Structural Review</b>	

**Building Plan Review Staff Contact Information**

<p><b>Shelley Heslep, P.E.</b> Structural Review 678-518-6049, michelle.heslep@gwinnettcountry.com</p>	<p><b>Gail Bass, IIDA</b> Architectural Review 678-518-6094, gail.bass@gwinnettcountry.com</p>
<p><b>Claudia Reit</b> Structural Review 678-518-6048, claudia.reit@gwinnettcountry.com</p>	<p><b>Jomo charles, R.A.</b> Architectural Review 678-518-6047, jomo.charles@gwinnettcountry.com</p>
<p><b>Marcus Canada, R.A.</b> Building Plan Review Manager 678-518-6043, marcus.canada@gwinnettcountry.com</p>	

**Related County Departments**

<p><b>Fire Plan Review</b> 678-518-6000</p>	<p><b>Storm Water Sewer Review</b> 678-518-6000</p>
<p><b>Development Review</b> 678-518-6000</p>	<p><b>Current Planning</b> 678-518-6000</p>
<p><b>Licensing and Revenue</b> 678-377-4100</p>	<p><b>Permits Office</b> 678-518-6020</p>

**Related State Agencies**

<p><b>Environmental Health</b> 770-963-5132</p>	<p><b>Georgia State Fire Marshal's Office</b> 404-656-2064</p>
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# Building Code Compliance Review Checklist

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
BCOO PROJECT CRITERIA AND DRAWING FORMAT		
NOT MET	<b>BC01</b>	<p>Provide the following information and criteria for all new building projects on the cover sheet:</p> <ul style="list-style-type: none"> <li>- Project Name</li> <li>- Project Address</li>   <li>- Occupancy Group</li> <li>- Calculated Occupant Load (verified by the Fire Marshal)</li>   <li>- Type of Construction</li> <li>- Sprinklered (or) Unsprinklered</li> <li>- Number of Stories</li> <li>- Building Height</li>   <li>- New Building Area Per Floor</li> <li>- New Basement Area</li> <li>- New Mezzanine Area</li> <li>- New Canopy-Porch-Balcony Area</li> <li>- Total New Building Area</li> <li>- Existing Building Area</li> <li>- Total Building Area (new + existing)</li> </ul> <p>(GCCC 107.1.1)</p>
NOT MET	<b>BC02</b>	<p>Provide the following information and criteria for all interior finish projects on the cover sheet:</p> <ul style="list-style-type: none"> <li>- Project Name</li> <li>- Project Address</li>   <li>- Occupancy Group</li> <li>- Calculated Occupant Load (verified by the Fire Marshal)</li> <li>- Type of Construction</li> <li>- Sprinklered (or) Unsprinklered</li> <li>- Floor Level of Tenant Suite</li>   <li>- Modified Interior Area (The Construction Area)</li> <li>- Total Tenant Area</li> </ul> <p>(GCCC 107.1.1)</p>

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NOT MET	<b>BC03</b>	<p>Provide the following list of applicable codes that apply to the project on the cover sheet of the construction drawings:</p> <ul style="list-style-type: none"> <li>- The Gwinnett County Construction Code (2015 Version)</li> </ul> <p>The Georgia State Minimum Standard Codes:</p> <ul style="list-style-type: none"> <li>- International Building Code, 2012 Edition with 2014, 2015, 2017, &amp; 2018 Georgia State Amendments</li> <li>- International Mechanical Code, 2012 Edition with 2014 &amp; 2015 Georgia State Amendments</li> <li>- International Plumbing code, 2012 Edition with 2014 &amp; 2015 Georgia State Amendments, and IPC Appendix F</li> <li>- International Fuel Gas Code, 2012 Edition with 2014 &amp; 2015 Georgia State Amendments</li> <li>- NFPA National Electrical Code, 2017 Edition</li> <li>- International Energy Conservation Code, 2009 Edition with 2011 &amp; 2012 Georgia State Amendments</li> <li>- International Swimming Pool and Spa Code, 2012 Edition with 2014 Georgia State Amendments</li> <li>- International Existing Building Code, 2012 Edition with 2015 Georgia State Amendments</li> <li>- International Residential Code for One &amp; Two Family Dwellings, 2012 Edition with 2014, 2015, &amp; 2018 Georgia State Amendments, and IRC Appendix F</li> </ul> <p>The State Amendments are available on the Georgia Department of Community Affairs webpage: <a href="https://dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/construction-codes">https://dca.ga.gov/local-government-assistance/construction-codes-industrialized-buildings/construction-codes</a></p>
NOT MET	<b>BC04</b>	<p>Provide a key plan of the entire building which indicates the area of construction and/or the tenant suite location for each applicable floor level.</p> <p>(GCCC 103.2)</p>
NOT MET	<b>BC05</b>	<p>Indicate the street address for each building, tenant suite, and/or structure of the project in the title block of each drawing including the cover sheet.</p> <p>(GCCC 107.1.1)</p>
NOT MET	<b>BC06</b>	<p>Provide on the cover sheet a complete index of all submitted drawings.</p> <p>(GCCC 107.1.1)</p>
NOT MET	<b>BC07</b>	<p>Indicate on the cover sheet the name, address, and phone number of the designer-of- record for each discipline. (Engineer, Architect, Draftsman, etc.)</p> <p>(GCCC 103.2)(Georgia State Board of Registration for professional Engineers and land Surveyors Rule 180-12-02)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>BC08</b>	<p>Each sheet of submitted construction drawings which indicates a status other than "For Construction" shall be considered incomplete and cannot be authorized for issuance of a building permit.</p> <p>(Georgia State Board of Registration for Professional Engineers and Land Surveyors Rule 180-12-02)</p>
NOT MET	<b>BC09</b>	<p>Submit construction documents for all premanufactured buildings with the approved Georgia Department of Community Affairs (DCA or DCA Approved Third Party) approval stamp. Approval stamp shall indicate the minimum code compliance information.</p> <p>(Georgia Rules of the Commissioner of Community Affairs for Industrialized Buildings) (Industrialized Building Rule 110-2-6.07)</p>
NOT MET	<b>BC10</b>	<p>The review comments are based on the details and information on the current submitted drawings. Submittal of revised drawings, revised details, added details, and/or additional documentation can be cause to issue additional review comments.</p> <p>(GCCC 107.3)</p>
NOT MET	<b>BC11</b>	<p>The submitted drawings are incomplete to the extent that a review for building code compliance cannot be performed. Submit complete construction documents which accurately describe and details the architectural, structural, mechanical, electrical, and plumbing components and systems associated with the proposed work. Review will continue upon receipt of complete drawings.</p> <p>(GCCC 107.3)</p>
NOT MET	<b>BC12</b>	XXXX
NOT MET	<b>BC13</b>	XXXX
<b>DP00 DESIGN PROFESSIONAL REQUIREMENTS</b>		
INFORMATION ONLY	<b>DP01</b>	<p>A professional engineer registered in the state of Georgia shall prepare the construction drawings for any of the following construction projects:</p> <ul style="list-style-type: none"> <li>- Each building and structure with a value of construction of \$100,000 or greater.</li> <li>- Each residential building consisting of three (3) or more stories.</li> </ul> <p>(O.C.G.A. Section 43-15-24) (Georgia Board of Professional Engineers and Land Surveyors, Rule 180-12-.02)</p>

STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
INFORMATION ONLY	<b>DP02</b>	<p>An architect registered in the state of Georgia shall prepare the construction drawings for any of the following construction projects:</p> <ul style="list-style-type: none"> <li>- Each building and structure with Assembly, Educational, Institutional, and Residential (R-1 and R-2) occupancy.</li> <li>- Each multi-story building and structure.</li> <li>- Each single story building and structure with floor area greater than 5,000 square feet.</li> </ul> <p>(O.C.G.A. Section 43-4-14) (Georgia Board of Architects and Interior Designers, Rule 50-2A-.01)</p>
INFORMATION ONLY	<b>DP03</b>	<p>An interior designer registered in the state of Georgia can prepare the construction drawings for any of the following construction projects:</p> <ul style="list-style-type: none"> <li>- Nonstructural interior construction within a building which may include space planning, finishes, furnishings, fixtures, equipment, and no-loadbearing interior walls and partitions.</li> </ul> <p>(O.C.G.A. Section 43-4-30) (Georgia Board of Architects and Interior Designers, Rule 50-9 -.07)</p>
<b>BI00 BUILDING SPECIAL INSPECTIONS REQUIREMENTS</b>		
NOT MET	<b>BI01</b>	<p>Specify on the plans the special (periodic and continuous) inspections required for this project which includes the Schedule of Special Inspection Services in accordance with IBC sections 1704.2, 1704.3.1, and 1705.1.</p> <p>Special Inspections may include but not limited to the following:</p> <ul style="list-style-type: none"> <li>- Steel Construction (IBC Table 1705.2.2)</li> <li>- Concrete Construction (IBC Table 1705.3)</li> <li>- Masonry Construction (IBC Section 1705.4)</li> <li>- Soils (IBC Table 1705.6)</li> <li>- Driven Deep Foundations (IBC Table 1705.7)</li> <li>- Cast-In-Place Deep Foundations (IBC Table 1705.8)</li> <li>- Helical Pile Foundations (IBC Section 1705.9)</li> <li>- Sprayed Fire-Resistant Materials (IBC Section 1705.13)</li> <li>- Mastic and Intumescent Fire-Resistant Coating (IBC Section 1705.14)</li> <li>- EIFS (IBC Section 1705.15)</li> <li>- Special Cases (IBC Section 1705.1.1)</li> <li>- Fire-Resistant Penetrations and Joints (IBC Section 1705.16)</li> <li>- Smoke Control (IBC Section 1705.17)</li> <li>- Seismic Resistance (IBC Section 1705.11)</li> </ul> <p>(Refer to Appendix B of the Gwinnett County Special Inspections Program for an example of the applicable form)</p>
NOT MET	<b>BI02</b>	<p>Provide the following note on the Cover Sheet:</p> <p>"Special Inspection reports and final report in accordance with Section 1704.2.4 shall be submitted to the building official prior to the time that phase of work is approved for occupancy". (IBC Section-Amendment 1701.4)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>BI03</b>	<p>Specify on the drawings the "Schedule of Special Inspection Services" which indicates the special inspections required by the DPIRC.</p> <p>(Gwinnett County Special Inspections Program &amp; IBC Section-Amendment 1701.4 and 1704.3)</p>
NOT MET	<b>BI04</b>	<p>Submit 2 copies of the Gwinnett County Special Inspections Program documents which include the following:</p> <ul style="list-style-type: none"> <li>- Statement of Special Inspections, signed and sealed by the Design Professional in Responsible Charge (DPIRC).</li> <li>- Statement of Special Inspections Requirements for Seismic Resistance.</li> <li>- Schedule of Special Inspection Services with all line items indicated as "yes" or "no" and the Special Inspection Agent(s) shall be identified.</li> </ul> <p>Note: One of the copies will be returned to the applicant after acceptance by the Building Official.</p> <p>The Special Inspections forms are available at:  <a href="http://www.gwinnettcounty.com/portal/gwinnett/Departments/PlanningandDevelopment/PlanReviewSections/BuildingPlanReview">www.gwinnettcounty.com/portal/gwinnett/Departments/PlanningandDevelopment/PlanReviewSections/BuildingPlanReview</a></p> <p>(IBC Section-Amendment 1701.4 and 1704.3)</p>
NOT MET	<b>BI05</b>	<p>Submit 2 copies of the metal building systems manufacturer fabricator's certificate of accreditation for IAS AC472 (International Accreditation Service).</p> <p>Accreditation requirements are available at <a href="http://www.iasonline.org/AC472">www.iasonline.org/AC472</a></p> <p>(IBC Sections 1704.2.5.1 and 1704.2.5.2)</p>
NOT MET	<b>BI06</b>	XXXX
NOT MET	<b>BI07</b>	XXXX
<b>ZC00 ZONING COORDINATION</b>		

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
Information Only	<b>ZC01</b>	<p>The Building Plan staff has researched the available Gwinnett County zoning case records in an attempt to identify all applicable zoning districts, overlay districts, special use permits (SUP), rezoning cases (REZ, RZC, RZM, RZR), zoning waivers (WVR), zoning variances (ZVR), buffer reductions (BRD), change in conditions (CIC), and administrative zoning variances (AVR) which impact this project.</p> <p>The following Zoning District has been identified for this project: XXXXXX</p> <p>The following Zoning Cases have been identified for this project: XXXXXX (Specify on the drawings all building applicable case conditions)</p> <p>This project shall comply with The Architectural Design Standards for "Category XXX" of the Gwinnett County Unified Development Ordinance, Appendix - Architectural Design Standards.</p> <p>(Please be aware that unsuccessful efforts by the Building Plan Review Staff to locate all corresponding county records in determining the zoning conditions pertaining to the proposed project does not relieve the project owner and building designer-of-record from full compliance.)</p>
NOT MET	<b>ZC02</b>	<p>Submit the following documents for building elevation design approval of new buildings, additions, and existing exterior remodels:</p> <ul style="list-style-type: none"> <li>- Elevations of all sides of the building. Identify on the elevations the specific material types and finishes, the specific manufacturer color names and color identification numbers. Indicate the profiles of mechanical and utility equipment on the facades and roof.</li> <li>- Roof plan indicating the location of roof mounted equipment.</li> <li>- Floor plan indicating the gross area of each floor and the location of ground mounted equipment on the outside of the building.</li> <li>- Site plan indicating building location on the property.</li> </ul> <p>Note: Verify with Building Plan Review if material samples are required to be submitted.</p> <p>(The Gwinnett County Unified Development Ordinance, Appendix - Architectural Design Standards Sections 3.0.0)</p>



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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>ZC03</b>	<p>Submit the following documents for Director's Review Approval of building elevation design for new buildings, additions, and existing exterior remodels:</p> <ul style="list-style-type: none"> <li>- Elevations of all sides of the building. Identify on the elevations the specific material types and finishes, the specific manufacturer color names and color identification numbers. Indicate the profiles of mechanical and utility equipment on the facades and roof.</li> <li>- Roof plan indicating the location of roof mounted equipment.</li> <li>- Floor plan indicating the gross area of each floor and the location of ground mounted equipment on the outside of the building.</li> <li>- Site plan indicating the plant material and planting areas immediately adjacent to the building for all sides facing roadways.</li> </ul> <p>Note: Verify with Building Plan Review if material samples are required to be submitted.</p> <p>(The Gwinnett County Unified Development Ordinance, Appendix - Architectural Design Standards Sections 3.0.0)</p>
NOT MET	<b>ZC04</b>	<p>Submit the following documents for building elevation design approval of a partial remodel of existing facades with no building addition:</p> <ul style="list-style-type: none"> <li>- Color elevations of all sides of the building. Identify on the elevations the specific material types and finishes, the specific manufacturer color names and color identification numbers. Indicate the profiles of mechanical and utility equipment on the facades and roof.</li> </ul> <p>Note: Verify with Building Plan Review if material samples are required to be submitted.</p> <p>(The Gwinnett County Unified Development Ordinance, Appendix - Architectural Design Standards Sections 3.0.0)</p>
NOT MET	<b>ZC05</b>	<p>Submit a digital copy of the color elevations of all of the sides of the building to:</p> <p>"marcus.canada@gwinnettcounty.com".</p> <p>Identify on the elevations the specific material types and finishes, the specific manufacturer color names and color identification numbers. Indicate the profiles of mechanical and utility equipment on the facades and roof.</p> <p>Note: Projects which require color elevation approval - attach a color paper copy of the approved color elevation to the "County Copy" and "Keep on Jobsite" set of construction drawings.</p> <p>(The Gwinnett County Unified Development Ordinance, Appendix - Architectural Design Standards Section 3.0.0)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>ZC06</b>	<p>Provide the screen design and details for all ground mounted, wall mounted, and roof mounted mechanical, electrical, utility meters, and like equipment. Screen height shall be equal to the height of the equipment.</p> <p>(Gwinnett County Unified Development Ordinance, Appendix - Architectural Design Standards, Sections 4.1.1 H., 4.1.1.I., 4.1.2.C., 5.1.1.G., 5.1.1. H., 6.1.1.H., 6.1.1.I., 6.1.2.E., 7.1.1.N., 7.1.1.O., 7.1.2. e.)</p>
NOT MET	<b>ZC07</b>	<p>Provide a note on the cover sheet stating (verbatim):</p> <p>"The Designer of Record shall submit an affidavit letter to the Gwinnett County Building Inspector that the constructed building elevation, design, materials, and colors comply with the County approved elevations."</p> <p>(The affidavit must be submitted prior to the issuance of the Certificate of Completion or Certificate of Occupancy.)</p>
NOT MET	<b>ZC08</b>	<p>Submit a copy of the landscape plans which indicate the plant material and planting areas immediately in front of the building.</p> <p>(The Gwinnett County Unified Development Ordinance, Appendix - Architectural Design Standards)</p>
NOT MET	<b>ZC09</b>	<p>Obtain approval from the Development Review Section for each business with either a drive-up window or exterior sliding door to verify adequate traffic flow of off street parking areas.</p> <p>(The Gwinnett County Unified Development Ordinance, Section 240-80)</p>
NOT MET	<b>ZC10</b>	<p>State the following (verbatim) on the drawings:</p> <p>"A sign clearly stating that smoking is prohibited shall be conspicuously posted by the building owner, operator, manager, or other person in control in every public place and place of employment. 'No Smoking' signs or the international 'No Smoking' symbol consisting of a pictorial representation of a burning cigarette enclosed in a red circle with a red bar across it shall be posted."</p> <p>(The Gwinnett County Clean Indoor Air Ordinance, Section 42-129)</p>
NOT MET	<b>ZC11</b>	<p>State (verbatim) on the drawings:</p> <p>"Signs are not approved within the scope of this building permit. A separate sign location permit is required for each sign."</p> <p>(Contact Development Review At 678-518-6000 for additional information)</p>
NOT MET	<b>ZC12</b>	<p>A tall structure permit is required for structures which exceed fifty (50) feet or greater above grade.</p> <p>(Gwinnett County Zoning Board of Appeals - ZBA)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>ZC13</b>	The proposed building height exceeds the maximum allowable height for the zoning district and/or case applicable to this project.  (The Gwinnett County Unified Development Ordinance, Section 230-10)
NOT MET	<b>ZC14</b>	XXXX
NOT MET	<b>ZC15</b>	XXXX

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
<b>BS00 BUILDING AND SITE PLAN COORDINATION</b>		
NOT MET	<b>BS01</b>	<p>Prior to issuance of a building permit for this project, a Commercial Development Permit (CDP) or Multi-family Development Permit (MDP) must be issued for the associated site development.</p> <p>Site Permit No.: XXXXXXX-XXXXX Status: XXXXX</p> <p>(Contact the Development Review Section at 678-518-6000 for information regarding requirements for site development permit.)</p>
NOT MET	<b>BS02</b>	<p>The project name on the building construction documents shall correspond with the project name indicated on the authorized for permit site plan on file with the Development Review Section.</p>
NOT MET	<b>BS03</b>	<p>Building type identification (office, warehouse, shopping center, etc.) on the building construction documents shall correspond with the building type identification indicated on the authorized for permit site plan on file with the Development Review Section.</p>
NOT MET	<b>BS04</b>	<p>Overall perimeter building dimensions and square footage (under roof) on the building construction documents shall correspond with the building dimensions and square footage indicated on the approved site plan on file with the Development Review Section.</p>
NOT MET	<b>BS05</b>	<p>Submit a site plan indicating that existing and proposed number of parking spaces complies with the number of off street parking spaces for the proposed occupancy.</p> <p>(The 1985 Gwinnett County Zoning Resolution, Section 1002)</p>
NOT MET	<b>BS06</b>	XXXX
NOT MET	<b>BS07</b>	XXXX
<b>BD00 BUILDING SITE DEVELOPMENT REVIEW</b>		
NOT MET	<b>BD01</b>	<p>The site plans as submitted have been reviewed for code compliance and appear to be in accordance with the 2012 International Building Code with Georgia State Amendments. Future revisions to the site plans shall require further review.</p>
NOT MET	<b>BD02</b>	<p>State the following on the site plan: "Each building and its relative location to property lines and other structures shall comply with the 2012 International Building Code (IBC) with Georgia State Amendments with regards to the height and area requirements of IBC Table 503 and the fire resistance and horizontal separation requirements of IBC Tables 601 and 602."</p>
NOT MET	<b>BD03</b>	<p>State the following on the site utility plan: "This site plan indicates potable water service lines and sanitary sewer laterals. Georgia state law requires this work to be installed by a Georgia licensed master plumber. This plumbing installation requires a separate site plumbing permit which can be obtained from the Gwinnett County Building Permits. All work shall be inspected by the Gwinnett County Plumbing Inspections."</p>

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NOT MET	<b>BD04</b>	<p>Indicate on the site utility plan the size and location for each potable service water line (with separate backflow preventer located at the primary meter) and for each sanitary sewer line. For each site with multiple buildings, provide an additional backflow preventer at the shut-off valve on the water service line for each building.</p> <p>(2012 International Plumbing Code, Section 608)</p>
NOT MET	<b>BD05</b>	<p>Dimension on the site plan the shortest distance from each side of each building/structure to adjacent property lines and to other buildings/structures.</p> <p>(GCCC 103.2)</p>
NOT MET	<b>BD06</b>	<p>Provide the following information for each existing and proposed building/structure:</p> <ul style="list-style-type: none"> <li>- Gross area in square feet under roof (total building - all floors and levels)</li> <li>- Number of stories and basement levels.</li> <li>- Height of building/structure.</li> <li>- Sprinklered or non-sprinklered building.</li> <li>- Occupancy type or use.</li> <li>- Label each building/structure with a unique alpha/numeric identifier</li> </ul> <p>(2012 IBC, Table 503, Table 601, and Table 602)</p>
NOT MET	<b>BD07</b>	<p>Dimension on the site plan a clear open space of sixty (60) feet around the entire perimeter of the building to other buildings/structures and to adjacent property lines for compliance with the requirements of an unlimited area building.</p> <p>(IBC Section 507)</p>
NOT MET	<b>BD08</b>	<p>Indicate on the site plan the required fire-resistance rating of all exterior walls due to location and distance from adjacent property lines and other buildings.</p> <p>(IBC Table 602 and Section 705.5)</p>
NOT MET	<b>BD09</b>	<p>Indicate on the site grading plans the following information for each retaining wall and each detention pond wall:</p> <ul style="list-style-type: none"> <li>- Indicate the applicable location of each wall.</li> <li>- Specify the elevation at top and bottom of each wall.</li> <li>- For sites with multiple walls, label each wall with a unique alpha/numeric identifier.</li> </ul> <p>(GCCC 103.2)</p>

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NOT MET	<b>BD10</b>	<p>State the following on the site grading plan:</p> <p>"A separate building permit shall be obtained prior to construction for each site retaining wall which either exceeds four (4) feet in height or which has a backfill slope greater than one (1) foot rise in three (3) feet horizontal and for each detention pond wall (dam). A Certificate of Completion shall be issued by Gwinnett County Building Inspections Section for site walls prior to issuance of a Certificate of Occupancy for any usable structure on the site and prior to authorization of the Final Subdivision Plat."</p> <p>(GCCC 103.1.1)</p>
NOT MET	<b>BD11</b>	<p>Indicate on the landscape plans the types of plants and locations of plants immediately in front of the building.</p> <ul style="list-style-type: none"> <li>- All plants shall be permanent in-ground planting.</li> <li>- Landscape areas shall be located not more than 10 feet from the building.</li> <li>- Landscape areas shall be provided at intervals not to exceed 50 linear feet.</li> </ul> <p>(The Gwinnett County Unified Development Ordinance, Architectural Design Standards)</p>
NOT MET	<b>BD12</b>	<p>State the following (verbatim) on the drawings:</p> <p>"A separate building permit is required for site lighting."</p>
NOT MET	<b>BD13</b>	XXXX
NOT MET	<b>BD14</b>	XXXX
NOT MET	<b>BD15</b>	xXXX
NOT MET	<b>BD16</b>	XXXX
NOT MET	<b>BD17</b>	XXXX

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
<b>AG00 ARCHITECTURAL - GENERAL BUILDING REVIEW</b>		
MET	<b>AG01</b>	The architectural drawings as submitted have been reviewed for code compliance and appear to be in compliance with the 2012 International Building Code with Georgia State Amendments. Future revisions to these drawings shall require further review and authorization.
NOT MET	<b>AG02</b>	Each building shall comply with the allowable height and area requirements of IBC Table 503 pertaining to the specified type of construction, occupancy classification, allowable number of stories, and allowable building area.  (IBC Table 503)
NOT MET	<b>AG03</b>	Each building shall comply with the fire-resistance rating requirements for elements of IBC Table 601 pertaining to type of construction and fire-resistance rating (Hours) of building elements. Provide a tabular column form on the drawings which lists the following:  - (First column) the applicable structural element. - (Second column) the required fire-resistance rating in hours. - (Third column) the corresponding fire-resistance rated assembly design number. - (Fourth column) the associated building details illustrating the design assembly.  (IBC Table 601 and Section 704.10)
NOT MET	<b>AG04</b>	Each building shall comply with the fire-resistance rating requirements for exterior walls (and structural elements) of IBC Table 602 pertaining to type of construction, occupancy classification, fire separation distance, and fire-resistance rating (hours) of building elements.  (IBC Table 602 and Section 704.10)
NOT MET	<b>AG05</b>	Dimension the height(s) of the building from the grade plane to the roof elevation, parapets, towers, spires, cupolas, penthouses, rooftop equipment, mechanical equipment screens, and basements. Indicate on all elevations the finished grade line that matches the finished grade contours indicated on the approved site plan.  (IBC Section 202 - Basement, Height of Building, and Story Above Grade Plane, Section 1509.2.1, 1509.4, 1509.5, and 1509.6.1)
NOT MET	<b>AG06</b>	The allowable building area of IBC Table 503 appears to have been increased based on the area modifications allowed for public way frontage and/or automatic sprinkler system protection. Provide calculations on the plans to document the allowable area increase.  (IBC Section 506.1 - Equation 5-1)
NOT MET	<b>AG07</b>	A fire wall appears to be required between the new and existing construction to ensure compliance with the building height and area limitations set forth in IBC Table 503. Indicate on the architectural plans the location, hourly fire-resistance rating, and continuity extent of the fire wall.  (IBC Table 503 and Section 706.1)

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>AG08</b>	<p>The allowable building area for "separated occupancies" shall be such that the sum of the ratios of the actual building area of each separated occupancy divided by the allowable building area of each separated occupancy shall not exceed one (1). Occupancies shall be separated by fire barriers. Provide calculations on the plans to document the allowable area.</p> <p>(IBC Sections 508.4.2 and 508.4.4)</p>
NOT MET	<b>AG09</b>	XXXX
NOT MET	<b>AG10</b>	XXXX
NOT MET	<b>AG11</b>	XXXX
NOT MET	<b>AG12</b>	XXXX
<b>AS00 ARCHITECTURAL - EXTERIOR SHELL REVIEW</b>		
NOT MET	<b>AS01</b>	<p>Provide exterior wall details that specify the type of covering material (including but not limited to: veneers, siding, metal composite panels, high pressure laminates, exterior insulation finish system, masonry, concrete panels, glazing system), thickness of covering material, and type of water-resistive barrier that shall provide weather protection for the building.</p> <p>(IBC Sections 1404.2, 1405, 1407, 1408, 1409,2103, 2110, 2510.6 and Table 1405.2)</p>
NOT MET	<b>AS02</b>	<p>Exterior wall coverings, except masonry veneer, shall be installed a minimum of 6 inches above the finished earth grade, or a minimum of 2 inches above paved areas to provide a clear visible inspection gap.</p> <p>(IBC Section 1405.19 - Amendment)</p>
NOT MET	<b>AS03</b>	<p>Provide details that specify the type of dampproofing and waterproofing for walls that retain earth and enclose interior spaces and floors below grade.</p> <p>(IBC Section 1805.1)</p>
NOT MET	<b>AS04</b>	<p>Specify on the drawings the types and sizes of masonry units including the applicable method of bonding (such as running or stack).</p> <p>(IBC Sections 2103 and 2110)</p>
NOT MET	<b>AS05</b>	<p>Specify on the drawings a one (1) inch minimum airspace between the masonry veneer and the outside face of the sheathing on framing (wood and steel) and the outside face of concrete masonry walls.</p> <p>(IBC Section 1405.6, Sections 6.1 &amp; 6.2 of TMS 402/ACI 530/ ASCE 5)</p>



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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>AS06</b>	<p>Detail masonry veneer indicating continuous flashing in the first masonry course above finished ground level and along supports including but not limited to shelf angles and lintels with clear open weep holes spaced no more than 24 inches on center and wick material weeps spaced no more than 16 inches on center.</p> <p>(IBC Section 1405.4.2, Sections 6.1 &amp; 6.2 of TMS 402/ACI 530/ ASCE 5)</p>
NOT MET	<b>AS07</b>	<p>Provide the details and locations (on building elevations) for all control joints and expansion joints in masonry walls.</p> <p>(IBC Section 2101.3-4)</p>
NOT MET	<b>AS08</b>	<p>Specify on the drawings the required type of safety glazing in doors and windows for all hazardous locations.</p> <p>(IBC Section 2406.4)</p>
NOT MET	<b>AS09</b>	<p>Provide details that indicate the type(s), size(s), and location(s) of vents for the ventilation of wood frame roofs with enclosed attics and/or rafter spaces. Provide calculations on the roof plan that indicate both the required and specified net free ventilating areas.</p> <p>(IBC Section 1203.2 Amendment)</p>
NOT MET	<b>AS10</b>	<p>Provide details that indicate the type(s), size(s), and location(s) of vents for the ventilation of crawl spaces. Provide calculations on the floor plan that indicate both the required and specified net free ventilating areas.</p> <p>(IBC Section 1203.3 Amendment)</p>
NOT MET	<b>AS11</b>	<p>Provide permanent ladder access to mechanical equipment and appliances located on roofs that exceed 16 feet above finished floor elevation.</p> <p>(IMC Section 306.5)</p>
NOT MET	<b>AS12</b>	<p>Provide a guard(s) where appliances, equipment, fans, or other components that require service, and roof hatch openings that are located within 10 feet of a roof edge. The guard shall extend 30 inches beyond each appliance, equipment, fan, or other component and shall be a minimum of 42 inches above the elevated surface. The guard design shall prevent the passage of a 21 inch sphere.</p> <p>(IMC Section 304.11)</p>
NOT MET	<b>AS13</b>	<p>Provide a guard(s) where appliances, equipment, fans, or other components that require service that are located within 10 feet of a walking surface (and elevated roof edge) that is more than 30 inches above a floor or grade. The guard shall extend 30 inches beyond each appliance, equipment, fan, or other component and shall be a minimum of 42 inches above the elevated surface. The guard design shall prevent the passage of a 21 inch sphere.</p> <p>(IMC Section 304.11)</p>
NOT MET	<b>AS14</b>	XXXX

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>AS15</b>	XXXX
NOT MET	<b>AS16</b>	XXXX
NOT MET	<b>AS17</b>	XXXX
<b>AI00 ARCHITECTURAL - INTERIOR FINISH REVIEW</b>		
NOT MET	<b>AI01</b>	<p>Specify on the drawings the required size, spacing, mil thickness (or gauge), and height of the steel studs for construction of interior walls and partitions to resist the applicable design loads and a minimum horizontal design load of 5 psf applied to the normal wall surface.</p> <p>(IBC Sections 1613.1, 1607.4, ASCE/SEI 7-10 Section 13.5.8.1)</p>
NOT MET	<b>AI02</b>	<p>Provide details and specify the materials of lateral bracing connected to the building structure for all interior partitions and walls for the following conditions:</p> <p>Walls and partitions which exceed six (6) feet in height shall have adequate ability to resist a horizontal load of 5 psf.</p> <p>Walls and partitions which exceed nine (9) feet in height shall have adequate ability to resist the applicable lateral seismic design forces.</p> <p>(IBC Sections 1613.1, 1607.4, ASCE/SEI 7-10 Section 13.5.8.1)</p>
NOT MET	<b>AI03</b>	<p>Provide details that indicate the required installation of suspended ceilings to adequately accommodate seismic design forces. Provide details that shall comply with the applicable Seismic Design Category.</p> <p>Note: Seismic Design Category C is typical for most occupancies in Gwinnett County.</p> <p>Note: Interior partitions can not connect to the ceiling grid.</p> <p>(IBC Section 1613.1, ASCE/SEI Section 13.5.6)</p>
NOT MET	<b>AI04</b>	<p>Specify on the drawings the required type of safety glazing in doors and windows for all hazardous locations.</p> <p>(IBC Section 2406.4)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>AI05</b>	<p>Provide details that indicate the glass thickness, edge framing and deflection differential limitation of interior glass panels with butt joints. The deflection differential limitations shall be where interior glazing installed adjacent to a walking surface, the differential deflection of two adjacent unsupported edges shall not be greater than the thickness of the panels when a force of 50 pounds per linear foot is applied horizontally to one panel at any point up to 42 inches above the walking surface.</p> <p>Note: Mechanically fastened mall clips or structural glazing sealant may be installed to reduce the butt joint deflection differential. Provide details that indicate the type of mall clip and the vertical spacing and/or specify the manufacturer and type of structural glazing sealant.</p> <p>(IBC Sections 1607.14, 2403.2, 2403.3, 2403.)</p>
NOT MET	<b>AI06</b>	<p>Indicate on architectural plans the locations for concealed air plenum systems. State on the drawings that materials exposed within the plenums are required to be noncombustible or shall have a flame spread index of not more than 25 and smoke developed index of not more than 50.</p> <p>(IBC Section 1018.5.1, IMC Section 602.2.1, ASTM E 84, UL 723)</p>
NOT MET	<b>AI07</b>	<p>Corridors shall not serve as supply, return, exhaust, relief, or ventilation air ducts unless in compliance with the exceptions stated per IBC section 1018.5.</p> <p>(IBC Section 1018.5, IMC section 601.2)</p>
NOT MET	<b>AI08</b>	<p>Specify on the drawings the location and size (minimum of 20 inches by 30 inches) of opening for attic access.</p> <p>(IBC Section 1209.2)</p>
NOT MET	<b>AI09</b>	<p>Attics containing appliances (mechanical equipment) shall be provided with an opening and unobstructed passageway large enough to allow the removal of the largest appliance. Specify on the drawings the location and size (minimum of 20 inches by 30 inches) of opening for attic appliance access.</p> <p>(IBC Section 1209.2, IMC Section 306.3)</p>
NOT MET	<b>AI10</b>	<p>Indicate on architectural plans the locations and dimensions for appliance (mechanical equipment) service platforms and access in attics.</p> <p>(IMC Section 306.3)</p>
NOT MET	<b>AI11</b>	<p>Buildings four or more stories above or below grade shall provide at least one elevator than can accommodate a 24 inch by 84 inch ambulance stretcher in the horizontal open position.</p> <p>(IBC Section 3002.4)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>AI12</b>	<p>Required toilet room facilities shall be directly accessible to the public through direct passage from the public areas that is utilized by customers. The direct passage shall not pass through kitchens, storage rooms, or closets.</p> <p>(IPC Sections 403.3 and 403.3.1)</p>
NOT MET	<b>AI13</b>	<p>Submit the SDS (Safety Data Sheets) for hazardous materials being stored, processed, or manufactured in the facility. As per SDS recommendations provide permanent emergency eyewash and/or shower station(s).</p> <p>(IBC Section 414.1.2, IPC Section 411)</p>
NOT MET	<b>AI14</b>	<p>Specify on the drawings that walls, partitions, and floor/ceiling assemblies that separate dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50 and the floor/ceiling assemblies shall have an impact insulation class (IIC) rating of not less than 50.</p> <p>(IBC Section 1207.2, 1207.3, ASTM E 90, ASTM E 492)</p>
NOT MET	<b>AI15</b>	XXXX
NOT MET	<b>AI16</b>	XXXX
NOT MET	<b>AI17</b>	XXXX
<b>AF00 ARCHITECTURAL - FIRE PROTECTION REVIEW</b>		
NOT MET	<b>AF01</b>	<p>Indicate on the floor plan(s) the location and corresponding fire-resistance rating for each existing and proposed exterior wall, fire wall, fire barrier, fire partition, and shaft enclosure.</p> <p>(IBC Section 705, 706, 707, 708, 713.4)</p>
NOT MET	<b>AF02</b>	<p>Indicate the fire resistance rating and design data reference on all architectural sections and details for the fire-resistance protected walls, floors, ceilings, roofs, columns, and beams.</p> <p>(IBC Table 508, Table 601, Table 602, Sections 704, 704.10, 705.5, 706.4, 707.3, 708.3, 711.3, 713.4)</p>

STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>AF03</b>	<p>Specify on the drawings the applicable fire-resistance design data/details based on any of the following methods:</p> <p>Fire-resistance established by tests: Reproduce onto the drawings the fire design details from a fire-resistance directory or design manual published by a fire testing agency accredited by the International Accreditation Service (IAS) for each detail/condition. (Refer to the ICC Evaluation Service listing of test labs at <a href="http://www.icc-es.org/Labs/">www.icc-es.org/Labs/</a>). Specify the publisher and edition year for each detail.</p> <p>Fire-resistance established by prescriptive design: reproduce onto the drawings the fire-resistance data description from IBC Tables 721.1(1), 721.1(2), and 721.1(3) for each detail/condition.</p> <p>Fire-resistance established by calculations: Reproduce onto the drawings the calculated fire-resistance data from the corresponding table(s) in IBC Section 722 for each detail/condition. Indicate on the drawings the summary calculations to obtain the fire-resistance hourly rating. (IBC Section 703.2, 721, and 722)</p>
NOT MET	<b>AF04</b>	<p>Fire Walls: Specify and detail on the drawings the wall construction compliance for materials, structural stability, fire-resistance rating, horizontal continuity, and vertical continuity. (IBC Section 706)</p>
NOT MET	<b>AF05</b>	<p>Fire Barriers: Specify and detail on the drawings the wall construction compliance for materials, fire-resistance rating, continuity (fire barriers shall be continuous through concealed spaces) , and protection of the supporting construction.</p> <p>Note: The supporting construction for a fire barrier shall be protected to afford the required fire-resistance rating of the fire barrier supported. (Refer to IBC Section 707.5.1 for exceptions) (IBC Section 707)</p>
NOT MET	<b>AF06</b>	<p>Fire Partitions: Specify and detail on the drawings the wall construction compliance for materials, fire-resistance rating, continuity, and protection of the supporting construction.</p> <p>Note: The supporting construction for a fire partition shall be protected to afford the required fire-resistance rating of the fire partition supported. (Refer to IBC Section 708.4 for exceptions) (IBC Section 708)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>AF07</b>	<p>Horizontal (Floor and Roof) Assemblies: Specify and detail on the drawings the floor and/or roof construction compliance for materials, fire-resistance rating, continuity, and protection of the supporting construction.</p> <p>Note: The supporting construction for a horizontal assembly shall be protected to afford the required fire-resistance rating of the floor and/or roof supported. (Refer to IBC Section 714 for exceptions).</p> <p>(IBC Section 711)</p>
NOT MET	<b>AF08</b>	<p>Shaft Enclosures: Specify and detail on the drawings the enclosure construction compliance for materials, fire-resistance rating, continuity (shaft enclosures shall be continuous through concealed spaces) , and protection of the supporting construction.</p> <p>Note: Shaft Enclosures shall be constructed as fire barriers and horizontal assemblies. (refer to IBC Section 713.5)</p> <p>(IBC Section 713)</p>
NOT MET	<b>AF09</b>	<p>The supporting construction (such as columns, beams, trusses, joists, and/or floors) for protected building separation elements (such as fire barriers, fire partitions, horizontal assemblies, and shaft enclosures) shall be protected to provide a fire-resistance rating equal to or greater than the fire-resistance rating of the protected building separation elements. Provide the fire-resistance design data/details for supporting construction.</p> <p>Exception: Fire-resistance protection of supporting construction is not required in buildings of type II-B, III-B, and V-B construction supporting one hour protected incidental use rooms or areas, walls separating mall tenant spaces, dwelling units, sleeping units, and corridors.</p> <p>(IBC Sections 509.4.1, 707.5.1, 708.4, 711.4)</p>
NOT MET	<b>AF10</b>	<p>The allowable unprotected and protected openings in exterior walls shall comply with the fire-resistance rating requirements of IBC Table 602 and Table 705.8.</p> <p>Where both unprotected and protected openings occur in the same exterior wall in any story, provide calculations which document compliance for total area of openings per Equation 7-2.</p> <p>(IBC Tables 602 and 705.8, IBC Section 705.8)</p>
NOT MET	<b>AF11</b>	<p>Load bearing exterior walls and/or structural columns located within the exterior wall of buildings of type III-B construction shall be protected with a minimum fire-resistance rating of 2 hours.</p> <p>(IBC Tables 601 and 602, IBC Section 704.10)</p>
NOT MET	<b>AF12</b>	<p>The building exterior walls within 10 feet horizontally of a stair with nonrated exterior walls and/or unprotected openings at an angle of less than 180 degrees shall constructed to provide a minimum one (1) hour fire-resistance rating with 3/4 hour opening protective.</p> <p>(IBC Section 1022.7)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>AF13</b>	<p>Provide details that indicate the required fire-resistant separation of incidental use rooms or areas from the remainder of the building by a fire barrier and/or a horizontal assembly.</p> <p>Note: Fire-resistance protection of supporting construction is not required in buildings of type II-B, III-B, and V-B construction supporting one hour protected incidental use rooms or areas.</p> <p>Note: Where IBC Table 509 permits an automatic sprinkler system without a fire barrier, the incidental use room or area shall be separated from the remainder of the building by construction capable of resisting the passage of smoke.</p> <p>(IBC Sections 509.4.1 and 509.4.2, IBC Table 509)</p>
NOT MET	<b>AF14</b>	<p>The aggregate accessory occupancies which do not require fire-resistant separation shall not exceed 10 percent of the building area of the story in which they are located and shall not exceed the tabular values in IBC Table 503 and Section 506.</p> <p>(IBC Sections 508.2.1 and 508.2.4)</p>
NOT MET	<b>AF15</b>	<p>Provide details that indicate the required fire-resistant separation for individual occupancies that require rated separation from adjacent occupancies. Rated separations shall be constructed as fire barriers and horizontal assemblies.</p> <p>(IBC Section 508.4.4)</p>
NOT MET	<b>AF16</b>	<p>Provide an automatic sprinkler system as required for the area (location) of each applicable occupancy.</p> <p>(IBC Section 903.2)</p>
NOT MET	<b>AF17</b>	<p>Tenant separations within multi-tenant commercial and industrial buildings shall have a minimum fire-resistance rating of one (1) hour for compliance with the Gwinnett County Fire Protection and Life Safety Ordinance.</p> <p>Provide the details for the fire-resistance protected walls (Refer to requirements for fire barriers and/or fire partitions).</p> <p>(Gwinnett County Fire Protection and Life Safety Ordinance Section 46-41)</p>
NOT MET	<b>AF18</b>	<p>Specify and detail on the drawings the joint seal system for the void at the intersection of the exterior curtain wall assemblies and fire-resistance-rated floor assemblies.</p> <p>(IBC Sections 711.6 and 715.4)</p>
NOT MET	<b>AF19</b>	<p>Provide a cross-section detail illustrating the fire-resistant construction for the wall above the tenant storefront, separating the tenant space from the concealed space of a canopy that is continuous between two or more tenant spaces. The fire-resistant construction shall match the rating (hours) of the tenant separation walls.</p> <p>(IBC Sections 707.3 and 708.3, Gwinnett County Fire Protection and Life Safety Ordinance Section 46-41)</p>

STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>AF20</b>	<p>Provide a fire resistant detail assembly for the intersection of a fire barrier and a non-fire-resistance-rated roof that can accommodate expected building movements (roof deflections) and to retard the passage of fire and hot gases.</p> <p>(IBC Section 707.9)</p>
NOT MET	<b>AF21</b>	<p>Provide details for the protection of through penetrations and membrane penetrations of fire-resistance-rated wall assemblies. Reproduce onto the drawings complete details for mechanical, electrical, and plumbing penetrations from a Fire Resistance Directory or Design Manual published by fire testing agency accredited by the International Accreditation Service (IAS) for each detail/condition. (Refer to the ICC Evaluation Service listing of test labs at <a href="http://www.icc-es.org/Labs/">www.icc-es.org/Labs/</a>). Specify the publisher and edition year for each detail.</p> <p>Note: Through penetrations of fire-resistance-rated walls shall have a fire stop system with an "F" rating not less than the required fire-resistance-rating of the wall.</p> <p>(IBC Sections 706.9, 707.7, 708.7, 709.6, 714, ASTM E 814, UL 1479)</p>
NOT MET	<b>AF22</b>	<p>Provide details for the protection of through penetrations and membrane penetrations of fire-resistance-rated horizontal (floors, ceilings, floor/ceilings, and roof/ceilings) assemblies. Reproduce onto the drawings complete details for mechanical, electrical, and plumbing penetrations from a Fire Resistance Directory or Design Manual published by fire testing agency accredited by the International Accreditation Service (IAS) for each detail/condition. (Refer to the ICC Evaluation Service listing of test labs at <a href="http://www.icc-es.org/Labs/">www.icc-es.org/Labs/</a>). Specify the publisher and edition year for each detail.</p> <p>Note: Through penetrations of fire-resistance-rated horizontal assemblies shall have a fire stop system with an "F" and "T" rating not less than the required fire-resistance-rating of the floor.</p> <p>(IBC Sections 706.9, 707.7, 708.7, 709.6, 714, ASTM E 814, UL 1479)</p>
NOT MET	<b>AF23</b>	<p>Provide details for the protection of joints in or between fire-resistance-rated walls, floors, floor/ceiling assemblies, or roofs. Reproduce onto the drawings complete details for from a Fire Resistance Directory or Design Manual published by fire testing agency accredited by the International Accreditation Service (IAS) for each detail/condition. (Refer to the ICC Evaluation Service procedure). Specify the publisher and edition year for each detail.</p> <p>(IBC Section 715, ASTM E 1966, ASTM E 2307, UL 2079)</p>



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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>AF24</b>	<p>Penetrations into and openings through interior exit stairways and ramps are prohibited except for required exit doors, equipment and ductwork necessary for "independent" ventilation or pressurization, sprinkler piping, standpipes, electrical raceway for fire department communication systems, and electrical raceway serving the interior exit stairway and ramp.</p> <p>Note: Ventilation equipment and ductwork shall be separated from the remainder of the building with construction as required for shafts.</p> <p>(IBC Sections 1022.5 and 1022.6)</p>
NOT MET	<b>AF25</b>	<p>Specify on the drawings the fire damper rating and manufacturer and model number for HVAC fire dampers, combination fire/smoke dampers, and ceiling radiation dampers installed in fire-resistance-rated walls and/or floor/ceilings.</p> <p>(IBC Section 717.3)</p>
NOT MET	<b>AF26</b>	<p>Specify on the drawings the type and size limits of fire-protection-rated glazing used in fire window assemblies located in fire barriers and fire partitions.</p> <p>Note: The total area of the glazing in fire-protected-rated windows assemblies shall not exceed 25% of the area of a common wall with any room.</p> <p>(IBC Section 716.6.7, IBC Table 716.6)</p>
NOT MET	<b>AF27</b>	<p>Specify on the drawings the type, and fire-protection-rating of fire door and fire shutter assemblies located in fire walls, fire barriers and fire partitions.</p> <p>(IBC Section 716.5, IBC Table 716.5)</p>
NOT MET	<b>AF28</b>	<p>Specify on the drawings that wood framing for interior nonbearing partitions with a fire-resistance-rating no greater than two (2) hours shall be fire-retardant-treated for buildings of Type I and II construction.</p> <p>Note: Refer to IBC Section 603.1 for exceptions.</p> <p>(IBC Section 603.1)</p>
NOT MET	<b>AF29</b>	<p>Specify on the drawings that wood framing for exterior nonbearing walls without a fire-resistance rating shall be fire-retardant-treated for buildings of Type I and II construction.</p> <p>Note: Refer to IBC Section 603.1 for exceptions.</p> <p>(IBC Section 603.1)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>AF30</b>	<p>Specify on the drawings that wood elements for roof construction, including girders, trusses, framing, and decking shall be fire-retardant-treated for buildings of Type I and II construction.</p> <p>Exception: In buildings of Type I-A construction exceeding two stories above grade plane, fire-retardant-treated wood is not permitted in roof construction where the vertical distance from the upper floor to the roof is less than 20 feet.</p> <p>(IBC Section 603.1)</p>
NOT MET	<b>AF31</b>	<p>Specify the materials and detail on the drawings fire blocking in combustible construction for the following:</p> <p>Fire blocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or a attic space.</p> <p>Fire blocking shall be installed in concealed spaces of stud wall and partitions including furred spaces vertically at the ceiling and floor levels and horizontally at intervals not exceeding 10 feet.</p> <p>Fire blocking shall be installed within concealed spaces of exterior wall coverings of combustible construction at maximum intervals of 20 feet in either dimension so that there will be no concealed space exceeding 100 square feet.</p> <p>IBC Section 718.2)</p>
NOT MET	<b>AF32</b>	<p>Specify the materials and indicate on the plans the locations of draft stopping in combustible construction to subdivide floor/ceiling assemblies for the following:</p> <p>Occupancy groups R-2, R-3, and R-4 shall have draft stopping located above and in line with the dwelling unit and sleeping unit separation of buildings not equipped with an automatic sprinkler system.</p> <p>Other Occupancy groups shall have draft stopping installed so that horizontal floor areas do not exceed 1,000 square feet in buildings not equipped with an automatic sprinkler system.</p> <p>(IBC sections 718.3)</p>

STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>AF33</b>	<p>Specify and indicate on the plans the locations of draft stopping in combustibile construction to subdivide attics for the following:</p> <p>Occupancy group R-1 shall have drafstopping located above and in line with the dwelling unit and sleeping unit separation walls that do not extend to the underside of the roof sheathing above of buildings not equipped with an automatic sprinkler system.</p> <p>Occupancy group R-2 shall have draftstopping located above and in line with the dwelling unit and sleeping unit separation walls that do not extend to the underside of the roof sheathing above of buildings not equipped with an automatic sprinkler system. Exception: an R-2 occupancy that does not exceed 4 stories above grade plane, the attic space shall be subdivided into areas not exceeding 3,000 square feet or above every two dwelling units, whichever is smaller.</p> <p>Other occupancies shall have draftstopping installed in attics and concealed roof spaces such that any horizontal area does not exceed 3,000 square feet of buildings not equipped with an automatic sprinkler system.</p> <p>(IBC Section 718.4)</p>
NOT MET	<b>AF34</b>	<p>Specify on the drawings that insulating materials, including facings such as vapor retarders, vapor-permeable membranes, similar coverings, and all layers of single and multilayer reflective foil insulations shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 450.</p> <p>Exception: in buildings of Type III, IV, or V construction, the flame spread and smoke-developed limitations do not apply to facings, coverings, and layers of reflective foil insulation that are installed in substantial contact with the unexposed surface of the ceiling, wall, or floor finish.</p> <p>(IBC Sections 720.1, 720.2, 720.3, ASTM E 84, UL 723)</p>
NOT MET	<b>AF35</b>	<p>Specify and detail on the drawings the fire blocking at the intersection of tenant separation walls located in combustibile construction where four (4) adjacent units adjoin one another.</p> <p>(IBC Section 718.2.2-2)</p>
NOT MET	<b>AF36</b>	<p>Specify on the drawings that materials within plenums shall be noncombustible or shall a flame spread index of not more than 25 and a smoke-developed index of not more than 50 and that wires and cables shall be plenum-rated.</p> <p>(IMC Sections 602.2.1 and 602.2.1.1)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>AF37</b>	<p>Specify and detail on the drawings that foam plastic and foam plastic cores of manufactured assemblies shall have a flame spread index of not more than 75 and a smoke-developed index of not more than 450 and that foam plastic shall be separated from the interior of a building by an approved thermal barrier of 1/2 gypsum wallboard or a material that is tested in accordance with NFPA 275.</p> <p>Note: Refer to IBC Section 2603.4.1 cooler and freezer wall and exterior wall installation requirements.</p> <p>(IBC Sections 2603.3 and 2603.4, NFPA 275)</p>
NOT MET	<b>AF38</b>	<p>Provide details of the intersection of fire-resistance-rated walls/partitions at fire-resistance-rated floor/ceiling assemblies and/or roofs. Indicate the materials, dimensions, and fire design data references.</p> <p>(IBC Sections 706.6, 707.5, 708.4)</p>
NOT MET	<b>AF39</b>	<p>Provide details of the intersection of non-rated walls/partitions at fire-resistance-rated floor/ceiling assemblies and/or roofs. Indicate the materials, dimensions, and fire design data references.</p> <p>(IBC Sections 706.6, 707.5, 708.4)</p>
NOT MET	<b>AF40</b>	<p>Provide details of the intersections of different types of fire-resistance-rated walls and partitions. Indicate the materials, dimensions, and fire design data references.</p> <p>(IBC Sections 706.5, 707.3, 708.3)</p>
NOT MET	<b>AF41</b>	<p>Provide details of the intersections of different types of non-rated walls/partitions and fire-resistance-rated walls/partitions. Indicate the materials, dimensions, and fire design data references.</p> <p>(IBC Sections 706.5, 707.3, 708.3)</p>
NOT MET	<b>AF42</b>	<p>Provide details of the intersections of fire-resistance-rated walls/partitions at exterior walls. Indicate the materials, dimensions, and fire design data references.</p> <p>(IBC Sections 706.5.1, 707.4, 708.5)</p>
NOT MET	<b>AF43</b>	<p>Provide details of the intersections of fire-resistance-rated floor/ceilings at exterior walls. Indicate the materials, dimensions, and fire design data references.</p> <p>(IBC Sections 706.5.1, 707.4, 708.5)</p>
NOT MET	<b>AF44</b>	<p>Specify and detail on the drawings the fire protection of balconies, decks, porches, and other similar projections. Indicate the materials, dimensions, and fire design data references.</p> <p>(IBC Sections 711 and 1406.3)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>AF45</b>	<p>Provide details of the intersections of the breezeway floors and ceilings at the enclosing fire barrier walls. Indicate the materials, dimensions, and fire design data references.</p> <p>(IBC Section 707.5)</p>
NOT MET	<b>AF46</b>	<p>Specify and detail on the drawings that the walls and soffits enclosing usable space under stairways (enclosed and unenclosed) shall be a minimum of one (1) hour fire-resistance-rated construction, but not less than the fire -resistance-rating of the stairway vertical shaft enclosure.</p> <p>(IBC section 1009.9.3)</p>
NOT MET	<b>AF47</b>	<p>Specify and detail on the drawings the fireplace chase (including the tenant separation), fire blocking of the annular space at each floor and ceiling/attic level, hearth extension, type of flue lining, chimney cap, and chimney height above roof termination.</p> <p>(IBC Sections 718.2.5, 2111, 2111.10, and 2113.9)</p>
NOT MET	<b>AF48</b>	<p>Specify and detail on the drawings how the integrity of the fire-resistance-rated construction of walls and floors are maintained behind and underneath bathtubs and showers.</p> <p>(IBC section 707.5, 708.4, and 711.4)</p>
NOT MET	<b>AF49</b>	<p>Specify and detail on the drawings how the integrity of the fire-resistance-rated construction of walls and floors are maintained at the locations of recessed items such as washing machine connection boxes, icemaker connection boxes, medicines cabinets, fire extinguisher cabinets, dryer vent boxes, directories, and/or electrical panel boards. Provide manufacturer's technical data sheet for each tested fire-rated fixture.</p> <p>(IBC Section 714)</p>
NOT MET	<b>AF50</b>	<p>Specify and detail on the drawings the fire-resistance-rated enclosure of the clothes dryer exhaust duct through the concealed spaces of the fire-resistance-rated walls, floor/ceiling assemblies, and/or attics.</p> <p>The maximum length of the clothes dryer exhaust duct shall be 35 feet from the connection to the transition duct from the dryer to the outlet terminal in accordance with IMC Table 504.6.4.1.</p> <p>Specify on the drawings that where the clothes dryer exhaust duct is concealed within the building construction, the equivalent length of the exhaust duct shall be identified on a permanent label or tag located within 6 feet of the exhaust duct penetration.</p> <p>(IMC Sections 504.2 and 504.6.5, Table 504.6.4.1)</p>
NOT MET	<b>AF51</b>	XXXX

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>AF52</b>	XXXX
NOT MET	<b>AF53</b>	XXXX
NOT MET	<b>AF54</b>	XXXX
<b>AE00 ENERGY CODE REVIEW</b>		
NOT MET	<b>AE01</b>	<p>All commercial buildings or portions of commercial buildings shall comply with the requirements of ASHRAE/IESNA 90.1-2007 "Energy Standard for Buildings Except Low-Rise Residential Buildings" for Climate Zone 3-A.</p> <p>Note: The "Prescriptive" or "Performance" method of energy efficiency compliance documentation as described in Chapter 5 of the 2009 IECC may be submitted in lieu of ASHRAE/IESNA 90.1-2007 by approval of the Building Official.</p> <p>(IECC Sections 501.1, 502.1, 506.3, ASHRAE/IESNA 90.1-2007</p>
NOT MET	<b>AE02</b>	<p>Conditioned Buildings and Spaces: Specify on the drawings the roof insulation R-value, wall insulation R-value for all cavity and mass walls, elevated floor insulation R-value, the U-value and SHGC-value for all fenestrations. (Climate Zone 3-A)</p> <p>Conditioned Buildings and Spaces defined: building or each space which is cooled by a cooling system with a sensible output capacity that exceeds 5Btu/h per square feet and is heated by a heating system with an output capacity relative to the floor area is greater than 10 Btu/h per square foot.</p> <p>(ASHRAE/IESNA 90.1-2007 Table 5.5-3)</p>
NOT MET	<b>AE03</b>	<p>Semi-heated Buildings and Spaces: Specify on the drawings the roof insulation R-value, wall insulation R-value for all cavity and mass walls, elevated floor insulation R-value, the U-value and SHGC-value for all fenestrations. (Climate Zone 3-A)</p> <p>Semi-heated Buildings and Spaces defined: building or each space which is heated by a heating system with an output capacity greater than or equal to 3.4 Btu/h per square feet</p> <p>(ASHRAE/IESNA 90.1-2007 Table 5.5-3)</p>
NOT MET	<b>AE04</b>	<p>Specify on the drawings the assembly U-factors and R-values for metal standing seam roofs with thermal spacer blocks and/or thru fastened (screw down) roofs without thermal spacer blocks. (Climate Zone 3-A)</p> <p>(ASHRAE/IESNA 90.1-2007, Tables 5.5-3 and A2.3)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>AE05</b>	<p>The vertical fenestration area of the above grade exterior walls (Building Envelope) shall not exceed 40% of the gross wall area.</p> <p>(ASHRAE/IESNA 90.1-2007 Section 5.2.1 and Table 5.5-3)</p>
NOT MET	<b>AE06</b>	<p>Provide an enclosed entrance vestibule. Enclosed vestibules shall be installed for building entrances that separate conditioned space from the exterior. The vestibule doors shall be equipped with self closing devices and shall a minimum distance of 7 feet between the interior and exterior door.</p> <p>Exceptions for vestibules are as follows:</p> <ul style="list-style-type: none"> <li>- Building entrances with revolving doors.</li> <li>- Doors not intended to be used as a building entrance.</li> <li>- Buildings that are less than 4 stories above grade and less than 10,000 square feet in area.</li> <li>- Doors that open directly from a space that is less than 3,000 square feet in area and is separate from the building entrance.</li> </ul> <p>(ASHRAE/IESNA 90.1-2007 Section 5.4.3.4)</p>
NOT MET	<b>AE07</b>	<p>Insulation installed on a suspended ceiling with removable tiles shall not be considered as part of the minimum thermal resistance of the roof insulation.</p> <p>(ASHRAE/IESNA 90.1-2007 Section 5.8.1.8)</p>
NOT MET	<b>AE08</b>	<p>Reproduce onto the drawings or provide an attached copy of the COMCheck Energy Compliance Report for the Envelope System for the building. Use the following COMcheck version:</p> <p>COMcheck (current release) - "90.1 (2007) Standard" code version.</p> <p>COMcheck computer programs are public domain and can be obtained at the following web address: <a href="http://www.energycodes.gov">www.energycodes.gov</a></p>
NOT MET	<b>AE09</b>	XXXX
NOT MET	<b>AE10</b>	XXXX
NOT MET	<b>AE11</b>	XXXX

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
<b>MG00 MECHANICAL REVIEW</b>		
MET	<b>MG01</b>	The mechanical drawings as submitted have been reviewed for code compliance and appear to be in compliance with the 2012 International Mechanical Code with Georgia State Amendments. Future revisions to these drawings shall require further review and authorization.
NOT MET	<b>MG02</b>	Specify, detail, and indicate the location on the drawings (for each floor level and roof) the type of equipment and appliances, supply and return ducts (including duct materials), exhaust fans, mechanical louvers, and piping for each air distribution system.  (IMC Sections 303.1, 401.1, 501.1, and 601.1)
NOT MET	<b>MG03</b>	Provide a mechanical equipment and appliance schedule on the drawings that indicates air flow ratings (cfm), heating and cooling size category (Btu/h), outside air ventilation (cfm), and energy efficiency rating (EER, SEER, HSPF, COP/IPLV, or AFUE).  (IMC Sections 401.1, ASHRAE 62.1-2010 Section 1.1, ASHRAE/IESNA 90.1-2007 Section 6.8)
NOT MET	<b>MG04</b>	Specify on the drawings the required outdoor air required by either IMC Section 403.3 or ASHRAE 62.1 - 2010 Section 6.1. Substantiate compliance by providing calculations on the drawings which indicates the floor area (sq. ft), maximum occupant load, minimum required ventilation rate (cfm) for each occupancy, and total ventilation rate provided to the occupied space.  (IMC Section 403.3, ASHRAE 62.1-2010 Section 4.1)
NOT MET	<b>MG05</b>	Specify on the drawings the required exhaust ventilations for toilet rooms, bath rooms, locker rooms, repair garages, animal areas, chemical processing areas, and nail salons.  (IMC Section 403.3, ASHRAE 62.1-2010 Section 6.1)
NOT MET	<b>MG06</b>	Provide a plan that indicates the location and type of supplies and returns in each occupied space enclosed by walls which extend from the floor to the ceiling, floor above, or underside of roof.  (IMC Section 403.3, ASHRAE 62.1-2010 Section 6.1)
NOT MET	<b>MG07</b>	Specify on the drawings the method of pressure equalization for each building space. Where mechanical exhaust is required in a room or space, the space shall be maintained with a neutral or negative pressure. Specify the system requirements for mechanical exhaust operation.  (IMC Section 501.4)
NOT MET	<b>MG08</b>	Specify on the drawings that supply air systems shall have smoke detectors installed in supply air systems with a design capacity greater than 2,000 cfm, in the supply air duct downstream of any filters, fan motors, outdoor air connections, and upstream of any branch connections or decontamination equipment and appliances.  (IMC Section 606.2.1 Amendment)



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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>MG09</b>	<p>Specify on the drawings that common supply and return air systems shall have smoke detectors installed in the supply air system where multiple air-handling systems share a common supply or return air ducts with a combined design capacity greater than 2,000 cfm.</p> <p>(IMC Section 606.2.2 Amendment)</p>
NOT MET	<b>MG10</b>	<p>Specify on the drawings that smoke detectors shall be installed in the return air risers at each story of a system that serves two or more stories and serves any portion of a return air system having a design capacity greter than 15,000 cfm.</p> <p>(IMC Section 606.2.3)</p>
NOT MET	<b>MG11</b>	<p>Specify on the drawings the fire dampers, smoke dampers, and/or combination fire/smoke dampers for each location where duct penetrations and transfer openings penetrate fire-resistance-rated wall assemblies (fire walls, fire barriers, fire partions, coridor/smoke barriers, shaft enclosures, and exterior walls).</p> <p>Note: Refer to the specific application code sections for exceptions.</p> <p>(IMC Sections 607.1.1, 607.5.1, 607.5.2, 607.5.3, 607.5.4, 607.5.5, and 607.5.6)</p>
NOT MET	<b>MG12</b>	<p>Specify on the drawings the fire dampers and/or ceiling radiation dampers for each location where duct penetrations, not protected by a shaft enclosure, penetrates a fire-resistance-rated horizontal assembly ceiling memembranes.</p> <p>Note: Refer to the specific application code sections for exceptions.</p> <p>(IMC Sections 607.6 and 607.6.2)</p>
NOT MET	<b>MG13</b>	<p>Specify on the drawings that each nocombustible duct penetration, not protected by a shaft enclosure, through a non-fire-resistance-rated floor assembly, connecting not more than 2 stories, shall have the annular space around the penetrating duct protected with an approved noncombustible material that resists the free passage of flame and the products of combustion.</p> <p>(IMC Section 607.6.3)</p>
NOT MET	<b>MG14</b>	<p>Specify on the drawings the required fire protection rating of each damper.</p> <p>(IMC Section 607.3.2)</p>
NOT MET	<b>MG15</b>	<p>Indicate on the mechanical drawings the locations for all concealed air plenum systems. Specify on the drawings the maximum flame spread index, maximum smoke developed index, maximum/average peak optical density for all applicable exposed materials, wiring, piping, tubing, and insulation.</p> <p>(IMC Section 602.1, ASTM E 84, UL 723, NFPA 62, NFPA 70, UL 1887, UL 1820)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>MG16</b>	<p>Specify on the drawings the required sizes and locations of all louvers and ducts which provide air for combustion, ventilation, and dilution for spaces in which either solid, gas, or liquid fuel-burning appliances are installed.</p> <p>(IFGC Section 304.1, NFPA31)</p>
NOT MET	<b>MG17</b>	<p>Specify and detail on the drawings the exhaust systems required for each room/space with stationary local sources producing airborne particulates, heat, odors, fumes, spray, vapors, smoke or gases that are irritating, injurious, or hazardous to health.</p> <p>(IMC Sections 401.6 and 501.1)</p>
NOT MET	<b>MG18</b>	<p>Specify and detail on the drawings the source capture system capable of exhausting not less than 50 cfm per station (nail salons).</p> <p>(IMC Table 403.3 footnote h.)</p>
NOT MET	<b>MG19</b>	<p>Specify on the drawings the mechanical ventilation system for enclosed indoor vehicle areas which shall include carbon monoxide and nitrogen dioxide detectors. Provide the calculations for compliance with IMC Section 404.2</p> <p>(IMC Section 404)</p>
NOT MET	<b>MG20</b>	<p>Specify on the drawings the amount of makeup air for hazardous exhaust systems. The makeup air shall be provided at a rate approximately equal to the rate that air is exhausted.</p> <p>(IMC Section 510.5.5)</p>
NOT MET	<b>MG21</b>	<p>Specify and detail on the drawings each commercial kitchen hood ventilation system ducts and exhaust equipment.</p> <p>Specify the required type of exhaust hood - Type I or Type II.</p> <p>Type I Exhaust outlets for hoods shall be located not less than 10 feet horizontally from parts of the same building, adjacent buildings, adjacent property lines, or air intake openings into the building. The discharge outlet shall not be less than 40 inches above the roof.</p> <p>Type II exhaust outlets shall be located not less than 10 feet from property lines or buildings on the same lot, and 3 feet from openings into the building. The discharge outlet shall not be less than 30 inches above the roof.</p> <p>Type I and II exhaust outlets shall terminate not less than 10 feet above grade.</p> <p>(IMC Sections 506.3.13, 506.4,</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>MG22</b>	<p>Specify on the drawings the amount of makeup air required for commercial kitchen exhaust systems.</p> <p>Note: Makeup air for Type I hoods shall comply with NFPA 101 and NFPA 96.</p> <p>Note: Makeup air for Type II hoods shall comply with IMC Section 508.2.</p> <p>(IMC Section 508.1 Amendment)</p>
NOT MET	<b>MG23</b>	<p>Specify and detail on the drawings automatic shutoff devices to disconnect all sources of fuel and power which serve cooking equipment/appliances located under ventilation hoods upon activation of any equipment fire extinguishing system. Indicate the location of each shutoff device on the floor plan and electrical riser diagram.</p> <p>(2002 NFPA 17 A, IFGC Section 409.1)</p>
NOT MET	<b>MG24</b>	<p>Specify and detail on the drawings the gas piping layout on each floor plan with a corresponding riser diagram which specifies the type, pressure, size, location, total equivalent length of pipe, type and location of shut-off valves and flow control devices, and schedule of equipment indicating the BTUH demand.</p> <p>Provide pipe support and bracing details for all wind and seismic resistance.</p> <p>(IFGC Sections 301.1, 301.10, 301.12, 401.1, 402.1, 409.1, and 410.1)</p>
NOT MET	<b>MG25</b>	<p>Specify and detail on the drawings that the bathrooms, toilet rooms, and locker rooms are exhausted directly to the outdoors. Indicate the exhaust airflow rate (cfm/sq ft).</p> <p>(IMC Section 502.18, IMC Table 403.3)</p>
NOT MET	<b>MG26</b>	<p>Specify and detail on the drawings the location, size, type of duct material, length of duct, and applicable fire-resistance rated enclosure for each dryer exhaust duct.</p> <p>The maximum allowable exhaust duct length shall be one of the following:</p> <ul style="list-style-type: none"> <li>- 35 feet from the connection to the transition duct from the dryer to the outlet terminal.</li> <li>- The maximum length as published by the dryer manufacturer's installation instructions. Submit a copy of the manufacturer's installation instructions to the building official for approval.</li> </ul> <p>Specify on the drawings that a permanent label/tag indicating the allowable equivalent length of the exhaust duct shall be located within 6 feet of the exhaust duct connection.</p> <p>(IMC Section 504.6)</p>
NOT MET	<b>MG27</b>	<p>Specify on the drawings a programmable thermostat for the HVAC system.</p> <p>(ASHRAE/IESNA 90.1-2007 Section 6.4.3)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>MG28</b>	Reproduce onto the drawings or provide an attached copy of the COMCheck Energy Compliance Report for the Mechanical System for the building. Use the following COMcheck version:  COMcheck (current release) - "90.1 (2007) Standard" code version.  COMcheck computer programs are public domain and can be obtained at the following web address: <a href="http://www.energycodes.gov">www.energycodes.gov</a>
NOT MET	<b>MG29</b>	XXXXX
NOT MET	<b>MG30</b>	XXXXX
NOT MET	<b>MG31</b>	XXXXX
NOT MET	<b>MG32</b>	XXXXX

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
<b>PG00 PLUMBING REVIEW</b>		
MET	<b>PG01</b>	The plumbing drawings as submitted have been reviewed for code compliance and appear to be in compliance with the 2012 International Plumbing Code with Georgia State Amendments. Future revisions to these drawings shall require further review and authorization.
NOT MET	<b>PG02</b>	Specify, detail, and indicate the location on the drawings (for each floor level and roof) the required type, size, and material of each pipe for all systems including but not limited to water supply and distribution, sanitary drainage, indirect/special waste, vents, traps and interceptors, and storm drainage.  (IPC Chapters 601, 701, 801, 901, 1001, and 1101)
NOT MET	<b>PG03</b>	Specify and detail on the drawings the primary and secondary (emergency) roof drainage system which includes sizes, locations, and materials for the drains and piping, scuppers, vertical conductors and leaders, and gutters.  (IPC Sections 1101.2, 1102.2, 1105, 1106, and 1108)
NOT MET	<b>PG04</b>	Provide on the drawings a fixture and equipment schedule and identify each item on the floor plans and riser diagrams including but not limited to water closets, urinals, lavatories, sinks, drinking fountains, and water heaters.  (IPC Chapters 701, 801, 901, 1001, and 1101)
NOT MET	<b>PG05</b>	Provide on the drawings riser diagrams for each drain waste-vent system which indicates the type, size, and material of each pipe.  (IPC Sections 701, 801 and 901)
NOT MET	<b>PG06</b>	Indicate on the plans and water riser diagram the locations of all full-open, shut-off, and pressure reducing valves .  (IPC Sections 604.8, 606.1, and 606.2)
NOT MET	<b>PG07</b>	Indicate and specify on the plans the locations of all backflow prevention devices for the potable water supply.  (IPC Section 608.13)
NOT MET	<b>PG08</b>	Indicate and specify on the plans and riser diagram a trap seal (with a trap seal primer valve) for each location in which a liquid trap seal is subject to loss by evaporation.  (IPC Section 1002.4 Amendment)

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>PG09</b>	<p>Specify on the drawings that materials within concealed air plenums shall be noncombustible or shall a flame spread index of not more than 25 and a smoke-developed index of not more than 50.</p> <p>(IMC Sections 602.2.1 and 602.2.1.1)</p>
NOT MET	<b>PG10</b>	<p>Specify on the drawings that all plumbing fixtures shall be high efficiency plumbing fixtures.</p> <p>(IPC Section 301.1.1 Amendment)</p>
NOT MET	<b>PG11</b>	<p>Specify on the drawings that individual water sub-meters shall be installed for each unit in multi-unit residential, multi-unit retail, and multi-unit light industrial buildings.</p> <p>(Official Code of Georgia Section 12-5-180.1 (c) &amp; (d))</p>
NOT MET	<b>PG12</b>	<p>Specify and detail on the drawings the gas piping layout on each floor plan with a corresponding riser diagram which specifies the type, pressure, pressure drop, size, location, total equivalent length of pipe, type and location of shut-off valves and flow control devices, and schedule of equipment indicating the BTUH demand.</p> <p>Provide pipe support and bracing details for all wind and seismic resistance.</p> <p>(IFGC Sections 301.1, 301.10, 301.12, 401.1, 402.1, 409.1, and 410.1)</p>
NOT MET	<b>PG13</b>	<p>Specify and/or detail on the drawings the following vent terminal requirements:</p> <ul style="list-style-type: none"> <li>- Open vent pipes that extend through a roof shall be terminated not less than 6 inches above the weather protection only roof.</li> <li>- Open vent pipes that extend through a roof used for any purpose other than weather protection shall terminate not less than 7 feet above the roof.</li> <li>- An open vent terminal from a drainage system shall not be located directly beneath any door, openable window, or other air intake opening of the building or adjacent building, and any such vent termination shall not be within 10 feet horizontally of such opening unless it is 3 feet or more above the top of the opening.</li> <li>- Vent terminals extending through an exterior wall shall terminate at a point not less than 10 feet from a lot line and not less than 10 feet above average ground level.</li> </ul> <p>(IPC Sections 903.1 Amendment, 903.5, and 903.6)</p>
NOT MET	<b>PG14</b>	<p>Specify on the drawings the occupant load used to determine the required plumbing fixtures for each tenant space.</p> <p>Note: The calculated occupant load shall be determined by the Gwinnett County Fire Marshal or as defined by IBC Table 1004.1.2.</p> <p>(IPC Section 403.1.1 and Table 403.1, Georgia Amendment Codes Reference Guide )</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>PG15</b>	<p>Provide separate male and female toilet facilities for each tenant space with an occupant load greater than 15 employees and customers.</p> <p>Exception: Mercantile tenant spaces with an occupant load of 100 or less employees and customers may utilize a unisex toilet facility.</p> <p>Note: The calculated occupant load shall be determined by the Gwinnett County Fire Marshal or as defined by IBC Table 1004.1.2.</p> <p>(IPC Section 403.2 and Table 403.1, Georgia Amendment Codes Reference Guide )</p>
NOT MET	<b>PG16</b>	<p>Provide drinking fountains for each tenant space with an occupant load greater than 25 employees and customers.</p> <p>Substitution: Drinking fountains are not required in restaurants that provide drinking water in a container free of charge.</p> <p>Substitution: Water coolers or bottled water dispensers shall be permitted for not more than 50% of the required number of drinking fountains.</p> <p>(IPC Table 403.1-f. Amendment and Sections 410.2 and 410.3)</p>
NOT MET	<b>PG17</b>	<p>Specify on the drawings the size (gallons), type, and location of each water heater.</p> <p>Note: Water heaters greater than 10 gallons shall be floor mounted or on a permanent platform at a maximum of 6 feet above the floor.</p> <p>(IPC Section 501.4)</p>
NOT MET	<b>PG18</b>	<p>Water heaters exceeding 200,000 BTU/h (58.61 kW), 210 degrees Fahrenheit, or 120 gallons capacity shall comply with O.C.G.A. Title 25, Chapter 15 and the Rules and Regulations of the Office of Insurance and Safety Fire Commissioner.</p> <p>Note: A separate permit issued by the Georgia Office of Insurance and Safety Fire Commissioner is required.</p> <p>(IPC Section 501.9 Amendment)</p>
NOT MET	<b>PG19</b>	<p>Indicate on the drawings the location and size of the grease interceptor required for food service areas/tenants.</p> <p>Note: The grease interceptor shall be authorized for compliance by the Gwinnett County Department of Water Resources prior to the issuance of a building permit.</p>
NOT MET	<b>PG20</b>	<p>Indicate on the drawings the type and location of each permanent emergency eyewash and/or shower station(s) for compliance with the SDS (Safety Data Sheet) recommendations.</p> <p>(IBC Section 414.1.2, IPC Section 411)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>PG21</b>	Specify and detail on the drawings the elevator pit sump pump with a sensor and alarm that prevents the entry of oil into the sewer system.  (IPC Section 1003.4 Amendment)
NOT MET	<b>PG22</b>	Specify and detail on the drawings for lawn irrigation systems the location and type of backflow preventer where connecting to the public potable water supply; and specify the type of electronic rain sensor cut off switch.  (IPC Section 608.1, O.C.G.A 12-5-6)
NOT MET	<b>PG23</b>	Detail on the drawings the discharge to sanitary waste for fixtures and appliances having drainage that does not contain grease, oil, or fat.  (IPC Section 1003.3.1)
NOT MET	<b>PG24</b>	XXXX
NOT MET	<b>PG25</b>	XXXX
NOT MET	<b>PG26</b>	XXXX



# Building Code Compliance Review Checklist

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
<b>EG00 ELECTRICAL REVIEW</b>		
MET	<b>EG01</b>	The electrical drawings as submitted have been reviewed for code compliance and appear to be in compliance with the 2017 National Electrical Code. Future revisions to these drawings shall require further review and authorization.
NOT MET	<b>EG02</b>	Provide electrical drawings which include riser diagrams, meter groupings with disconnects, panelboard sizes and locations, type of wiring and raceway systems, locations and types of receptacles and fixtures, panel board schedules and load calculations.  (GCCC Section 107.1.1)
NOT MET	<b>EG03</b>	Specify on the drawings the minimum working clearances in the direction of access to live parts of the electrical equipment.  (NEC Table 110.26(A))
NOT MET	<b>EG04</b>	Specify and detail on the drawings that the branch circuit feeding the unit equipment (emergency lighting) shall be the same branch circuit as that serving the normal lighting in the area and connected ahead of any local switches.  (NEC Article 700.12(F))
NOT MET	<b>EG05</b>	Specify on the drawings that a single phase, 125 volt, 15 or 20 amp receptacle shall be installed within 25 feet of heating, air conditioning, and refrigeration equipment, and shall have ground-fault circuit-interrupter protection.  (NEC Articles 210.8(B) and 210.63)
NOT MET	<b>EG06</b>	Specify on the drawings that all 150-volts to ground, single phase, 50 amps or less receptacles installed outdoor, bathrooms, kitchens, or rooftop areas shall have ground-fault circuit-interrupter protection.  (NEC Article 210.8(B))
NOT MET	<b>EG07</b>	Specify on the drawings (if available on the premises) that the metal water piping, building steel, concrete-encased electrode (reinforcing rods in foundations) shall be bonded together to form the grounding electrode system.  (NEC Article 250.50)
NOT MET	<b>EG08</b>	State on the drawings that tamper proof receptacles will be installed in areas occupied by children such as day cares, classrooms etc.. NEC Article 406.12
NOT MET	<b>EG09</b>	Specify and detail on the drawings the method of physical protection for panelboards, transformers, and other electrical wiring methods exposed to physical damage.  (NEC Article 110.27(B))

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>EG10</b>	<p>State on the drawings that a written record of the ground-fault performance test results shall be made available to the Gwinnett County Chief Electrical Inspector prior to final electrical inspection.</p> <p>(NEC Article 230.95))</p>
NOT MET	<b>EG11</b>	<p>Indicate on the electrical floor plan the location of wall switch-controlled lighting outlet and receptacle for HVAC equipment installed in the attic.</p> <p>(NEC Articles 210.63 and 210.70))</p>
NOT MET	<b>EG12</b>	<p>Specify and detail on the drawings that the electrical equipment and conductors shall be readily accessible and shall not be located in areas subject to deterioration due to moisture, excessive temperatures, gases, fumes, vapors, liquid, or other harmful agents.</p> <p>(NEC Articles 110.11 and 240.24(C))</p>
NOT MET	<b>EG13</b>	<p>Provide a note on the plans stating that non-dwelling unit switchboards and panelboards supplied by a feeder shall be marked to indicate where the power supply source is located.</p> <p>(NEC Article 408.4(B))</p>
NOT MET	<b>EG14</b>	<p>Specify on the drawings that individual single-pole breakers, with identified handle ties, shall be installed as the protection for each underground conductor of multi-wire branch circuit that serve only single-phase line to neutral loads.</p> <p>(NEC Article 240.15(B)(1))</p>
NOT MET	<b>EG15</b>	<p>Specify on the drawings that a grounded circuit conductor/neutral shall be provided at the switch location for switches controlling lighting loads supplied by a grounded general purpose circuit.</p> <p>(NEC Article 404.2(C))</p>
NOT MET	<b>EG16</b>	<p>Specify on the drawings that where a disconnecting means for the line side of a transformer is not within sight, that the disconnecting means must be capable of being locked in the off position.</p> <p>(NEC Article 450.14)</p>
NOT MET	<b>EG17</b>	<p>Indicate on the electrical drawings the locations for all concealed air plenum systems. Specify on the drawings the maximum flame spread index, maximum smoke developed index, maximum/average peak optical density for all applicable exposed materials, wiring, piping, tubing, and electrical equipment.</p> <p>(IMC Section 602.1, ASTM E 84, UL 723, NFPA 62, NFPA 70, UL 1887, UL 1820)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>EG18</b>	<p>State on the drawings where the highest continuous current trip setting for which the actual overcurrent device installed in a circuit breaker is rated or can be adjusted is 1200 amps or higher the provisions of Arc Energy Reduction shall apply.</p> <p>(NEC Article 240.87 )</p>
NOT MET	<b>EG19</b>	<p>State on the drawings that ground fault protection for appliances shall be readily accessible.</p> <p>(NEC Article 422.5)</p>
NOT MET	<b>EG20</b>	<p>State on the drawings that a receptacle is required within 50 feet of the electrical service equipment.</p> <p>(NEC Article 210.64)</p>
NOT MET	<b>EG21</b>	<p>Provide redundant grounding wiring methods for each patient care area.</p> <p>(NEC Article 517.13)</p>
NOT MET	<b>EG22</b>	<p>Specify and detail on the drawings either time-scheduling or occupant-sensing devices capable of turning off lighting in all spaces for each building which exceeds 5,000 square feet in area.</p> <p>(ASHRAE/IESNA 90.1-2007 Section 9.4.1.1, IECC Section 505.2.2.2)</p>
NOT MET	<b>EG23</b>	<p>Specify and detail at least one control device to control the general lighting in each interior space enclosed by ceiling height partitions. The control device shall automatically turn lighting off within 30 minutes of all occupants leaving. Each control device shall control a maximum of 2,500 square feet for an space 10,000 square feet or less and a maximum of 10,000 square feet for a space greater than 10,000 square feet.</p> <p>Exception: Classrooms (not including shop classrooms, laboratory classrooms, and pre-school through 12th grade classrooms, conference/meeting rooms, and/or employee lunch and break rooms.</p> <p>Exception: Sleeping unit, spaces where patient care is directly provided, and/or spaces where an automatic shutoff would endanger occupant safety or security.</p> <p>(ASHRAE/IESNA Section 9.4.1.2, IECC 505.2.2.2)</p>
NOT MET	<b>EG24</b>	<p>Reproduce onto the drawings or provide an attached copy of the COMCheck Energy Compliance Report for the Interior and/or Exterior Lighting System for the building. Use the following COMcheck version:</p> <p>COMcheck (current release) - "90.1 (2007) Standard" code version.</p> <p>COMcheck computer programs are public domain and can be obtained at the following web address: <a href="http://www.energycodes.gov">www.energycodes.gov</a></p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>EG25</b>	Provide overcurrent protection for mechanical equipment having compressors that does not exceed 140 percent of the load shown for the equipment.  (NEC, Article 440.52 )
NOT MET	<b>EG26</b>	Provide overcurrent protection for mechanical equipment having motor load that is equipped with or without heat strips not to exceed 125 percent of the load shown.  (NEC, Article 430.32)
NOT MET	<b>EG27</b>	Provide overcurrent protection for water heaters that does not exceed 150 percent of the load shown.  (NEC, Article 422.11)
NOT MET	<b>EG28</b>	XXXX
NOT MET	<b>EG29</b>	XXXX
NOT MET	<b>EG30</b>	XXXX
NOT MET	<b>EG31</b>	XXXX
<b>ES00 ELECTRICAL SITE REVIEW</b>		
NOT MET	<b>ES01</b>	Submit a site lighting plan which includes the following: - Locations for all fixtures. - Proposed type of fixtures (submit vendor drawings) and light poles. - Point by Point photometrics designed in accordance with IESNA.  (The Gwinnett County Unified Development Ordinance, Activity Center/Corridor Overlay District, Section 220-30.3, B.)
NOT MET	<b>ES02</b>	Submit a site lighting plan which includes the following: - Locations for all fixtures. - Proposed type of fixtures (submit vendor drawings) . - Point by Point photometrics designed in accordance with IESNA.  (The Gwinnett County Unified Development Ordinance, Section 240-100)
NOT MET	<b>ES03</b>	Specify on the plans that exterior lighting fixtures shall be cutoff luminaries with the lighting source completely concealed in an opaque housing, and fixtures shall be recessed in the opaque housing, and that the fixture lighting shall be directed in toward the property so as not to reflect into adjacent properties or thoroughfares  (The Gwinnett County Unified Development Ordinance, Sections 240-100.1, A., and Activity Center/Corridor Overlay District, Section 220-30.3, B.)

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>ES04</b>	State the following on the site lighting plan:  "Prior to final inspection of the site lighting, the site lighting design professional of record shall submit to the Chief Electrical Inspector a signed report which states that "I have observed the site lighting for this project in operation at night in the absence of daylight to verify that the lighting is consistent with the approved site lighting plans."
NOT MET	<b>ES05</b>	If site lighting is not proposed for this project, state the following on the site plan: "Site lighting is not included in the scope of work for this project."
NOT MET	<b>ES06</b>	XXXX
NOT MET	<b>ES07</b>	XXXX

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
<b>SG00 STRUCTURAL GENERAL DESIGN</b>		
MET	<b>SG01</b>	<p>The structural drawings as submitted have been reviewed for code compliance and appear to be in compliance with the 2012 International Building Code with Georgia State Amendments. Future revisions to these drawings shall require further review and authorization.</p>
NOT MET	<b>SG02</b>	<p>Submitted structural drawings are incomplete. Submit complete foundation, floor, and roof framing plans that indicate required materials, sizes, and locations for all structural elements. Provide details which indicate required connections between all structural framing components including anchorage to foundation.</p> <p>(IBC Section 1603.1 and GCCC Section 107.1.1)</p>
NOT MET	<b>SG03</b>	<p>Specify on the structural drawings the allowable soil bearing pressure in terms of pounds per square foot (PSF) utilized in the design of the foundation. The presumed design pressure shall not exceed the applicable value specified in IBC Table 1806.2 unless substantiated by a foundation and soils investigation.</p> <p>(IBC Sections 1803.6 and 1806.2)</p>
NOT MET	<b>SG04</b>	<p>Submit a foundation and soils investigation report to substantiate allowable soil bearing pressure greater than 2000 PSF based on the common soil classifications in this region, material class #4 of IBC Table 1806.2. The investigation report shall be signed and sealed by a professional engineer registered in the State of Georgia. the report shall provide the information required by IBC Section 1806.6.</p> <p>(IBC Sections 1803.1 and 1803.2)</p>
NOT MET	<b>SG05</b>	<p>Specify on the structural drawings the dead load and live load applicable to the design of the roof structure.</p> <p>(IBC Sections 1603.1, 1603.1.2, 1606, and 1607.12, GCCC Section 103.2)</p>
NOT MET	<b>SG06</b>	<p>Specify on the structural drawings that the design of the primary roof structural framing components which are located above and exposed to work floor areas within repair garages, storage warehouses, and manufacturing facilities have been designed to support a minimum concentrated live load of 2000 lbs. uniformly distributed over an area of 2.5 feet square.</p> <p>(IBC Sections 1603.1.8 and 1607.4 and Table 1607.1)</p>
NOT MET	<b>SG07</b>	<p>Indicate on the structural roof plans the concentrated loads due to mechanical equipment, cranes, solar panels, communication array equipment, and/or significant load items. Indicate on the roof framing plan the location(s) and operating weight(s) of all equipment considered in the structural design. If the roof structure is not designed to support concentrated loads, note accordingly on the structural drawings.</p> <p>(IBC sections 1603.1.8 and 1606.2)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SG08</b>	<p>Submit engineering documentation sealed and signed by a professional engineer registered in the state of Georgia which substantiates the structural adequacy of the existing roof structure to support the proposed mechanical rooftop equipment.</p> <p>Alternatively, submit a copy of the previously approved structural drawings for the existing building which clearly documents that the roof structure has been designed to accommodate each proposed mechanical equipment based on the specified location and operating weight.</p> <p>(IBC Sections 1603.1.8 and 1606.2)</p>
NOT MET	<b>SG09</b>	<p>Provide details that indicate required supplemental framing for support of proposed mechanical rooftop equipment.</p> <p>(IBC Section 1603.1)</p>
NOT MET	<b>SG10</b>	<p>Indicate on structural drawings the dead load(s) and live load(s) applicable to the design of the floor structure for all areas and intended uses including but not limited to assembly areas, balconies, breezeways, classrooms, corridors, decks, dwelling units (apartment and hotel), lobbies, mezzanines, offices, retail space, storage areas, and stairs. If utilized in the design, also indicate the applicable reduced live load(s) including reduction method used.</p> <p>(IBC Sections 1603.1, 1603.1.1, 1606, 1607.3, and 1607.10)</p>
NOT MET	<b>SG11</b>	<p>Indicate on drawings the dead load and live load applicable to the design of each mezzanine floor structure.</p> <p>Note: Minimum required design live load shall be 125 PSF for light storage.</p> <p>(IBC Sections 1603.1, 1603.1.1, 1606, 1607.3 and Table 1607.1)</p>
NOT MET	<b>SG12</b>	<p>Indicate on structural drawings the concentrated live load applicable to the design of the floor structure.</p> <p>Note: Floor structure in areas used for business (offices, lobbies, corridors), libraries, manufacturing, retail, and schools (classrooms, corridors) shall be designed to support either the minimum concentrated live load uniformly distributed over an area of 2.5 feet square or the applicable uniform live load specified in IBC table 1607.1, whichever load condition results in the greatest member stress.</p> <p>(IBC Section 1607.4)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SG13</b>	<p>Indicate on the structural drawings the applicable partition design live load.</p> <p>Note: Floor structure for areas in which partition locations are subject to change during the life of the structure (including but not limited to office buildings) shall be designed for a uniform live load of not less than 15 pounds per square foot (PSF) in addition to the minimum required floor design live load except for areas in which the specified live load exceeds 80 pounds per square foot (PSF).</p> <p>(IBC Sections 1603.1.8 and 1607.5)</p>
NOT MET	<b>SG14</b>	<p>State the following on the drawings for garages or other areas subject to heavy vehicle loads, including forklifts and moveable equipment:</p> <p>"The maximum weight of the vehicles allowed on the floor slab or elevated floor structure shall be stated on durable signs and conspicuously posted by the owner in the applicable area(s) of the building."</p> <p>(IBC Section 1607.7.5 and GCCC Section 107.1.1)</p>
NOT MET	<b>SG15</b>	<p>Specify on the drawings the structural design and criteria utilized for floors and other surfaces intended to support heavy vehicle loads (gross vehicle weight rating greater than 10,000 pounds).</p> <p>(IBC Section 1607.7)</p>
NOT MET	<b>SG16</b>	<p>State the following on the structural drawings:</p> <p>"The floor design live load for each elevated floor structure or portion thereof that exceeds 50 pounds per square foot (PSF) shall be stated on durable signs and conspicuously posted by the owner in the applicable area(s) of the building. "</p> <p>(GCCC 107.1.1)</p>
NOT MET	<b>SG17</b>	<p>Indicate on the structural drawings the following wind data applicable to the design of the structure:</p> <ul style="list-style-type: none"> <li>- Ultimate design wind speed (3-second gust) in miles per hour (mph);</li> <li>- Nominal design wind speed (3 second gust) in miles per hour (mph);</li> <li>- Risk Category;</li> <li>- Wind exposure category;</li> <li>- Internal pressure coefficient(s);</li> </ul> <p>(IBC Sections 1603.1.4, 1604.5, 1609.1.1, 1609.3, 1609.3.1, and 1609.4; ASCE/SEI 7-10 Sections 1.5.1, 26.5.1, 26.7.3, and 26.11.1.)</p>



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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SG18</b>	<p>Indicate on the structural drawings the wind pressures in terms of pounds per square foot (PSF) applicable to the design of exterior components and cladding materials for the structure that are to be designed by other than the registered structural engineer-of-record for the project. The net design wind pressure acting in either direction normal to the surface of the components and cladding materials shall not be less than sixteen (16) PSF.</p> <p>(IBC sections 1603.1.4 and 1609.1.1; ASCE/SEI 7-10 Chapter 30)</p>
NOT MET	<b>SG19</b>	<p>Identify on the structural plans and detail the lateral load-resisting system(s) for the proposed structure along two (2) orthogonal horizontal axes to ensure structural stability during seismic and wind design load conditions including but not limited to shear walls, braced frames, and moment resisting frames.</p> <p>(IBC Sections 1604.4, 1604.10, 1609.1, and 1613.1, and ASCE/SEI 7-10 Sections 12.1.1 and 26.1.1)</p>
NOT MET	<b>SG20</b>	<p>Specify and detail on the structural drawings a complete and continuous load path(s) for the adequate transfer of the applicable design wind and seismic forces from their point(s) of origin to the load-resisting elements and into the foundation. Provide complete details which clearly indicate all required connections between structural elements that comprise the load path of resistance including but not limited to roof/floor diaphragms, shear walls, braced frames, and moment-resisting frames.</p> <p>(IBC Sections 1604.4 and 1604.9; ASCE/SEI 7-10 Sections 12.1.1 and 26.1.1)</p>
NOT MET	<b>SG21</b>	<p>Specify and detail on the structural drawings the secondary (emergency) roof drainage system (drains and/or scuppers). Overflow scuppers shall be located such that the bottom of each scupper is not less than 2 inches nor more than 4 inches above the top of finished roof unless the specific rain design load for the corresponding scupper location is indicated on the structural construction documents.</p> <p>(IBC Sections 1603.1.8 and 1611 and IPC Section 1108)</p>
NOT MET	<b>SG22</b>	<p>Specify on the structural drawings that each flat roof structure with a slope of less than one-fourth (1/4) inch vertical per foot horizontal is designed for ponding to ensure stability in the support of rainwater loads.</p> <p>(IBC Section 1611.2; ASCE/SEI 7-10 Sections 7.11 and 8.4)</p>
NOT MET	<b>SG23</b>	<p>Provide details for the construction of all guards and handrails. Details shall indicate required materials, sizes, and spacing for all posts and pickets including anchorage at base of posts.</p> <p>(IBC Sections 505.3.3, 1010.10, 1012, 1013, 1028.14, and 1607.8.1).</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SG24</b>	<p>Provide a framing plan for each mezzanine that indicates required materials, sizes, and locations for all structural elements. Provide details which indicate required connections between all structural framing components to adequately resist all applicable design loads including gravity, wind, and seismic.</p> <p>(IBC Section 1603.1)</p>
NOT MET	<b>SG25</b>	<p>Specify on the drawings that all structural components of mezzanine including but not limited to walls, columns, beams, joists, floor decking, and guards shall consist of noncombustible materials for compliance with the requirements for buildings of Type I and II construction.</p> <p>(IBC Sections 602.2, 603 and IBC Table 601)</p>
NOT MET	<b>SG26</b>	<p>Provide details that indicate either expansion joint or connections as required at interface between two (2) adjacent structures. Connections between adjacent structures shall be capable of transmitting the applicable lateral wind and seismic design forces. Expansion joints shall be designed to accommodate independent lateral movement of both adjacent structures under wind and seismic conditions without contact. Expansion joint width for seismic loads shall comply with ASCE/SEI 7-10 section 12.12.3.</p> <p>(ASCE/SEI 7-10 Section 12.12.3 and Appendix C.1.2)</p>
NOT MET	<b>SG27</b>	<p>State on the structural drawings that the structure, with proposed modifications, has been analyzed for gravity and lateral loads and found to be in compliance with IBC Section 3403 or IBC Section 3404 for additions and alterations to an existing structure.</p> <p>If analysis reveals that any members will require modification to comply with IBC Section 3403 or 3404, provide details of those modifications as part of the construction drawings.</p> <p>(IBC Sections 3403.1, 3403.3, 3403.4, 3404.1, 3404.3, and 3404.4)</p>
NOT MET	<b>SG28</b>	<p>Provide details that indicate the required attachment to structure (type, size, and spacing of fasteners) on all sides of each exterior glazed system (including but not limited to window units, curtain walls, and storefronts) which exceeds ten (10) feet in height to adequately resist the applicable wind design pressures.</p> <p>(IBC Sections 1609.1, 2403.2, 2403.3, 2404.1, 2404.2, and 2404.3, and ASCE/SEI 7-10 Section 26.1.1 and Chapter 30)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SG29</b>	<p>State the following on the structural drawings:</p> <p>"Complete shop drawings for construction of each building component not designed by the design team-of-record and not specified on the project construction documents shall be sealed and signed by a professional engineer registered in the state of Georgia and shall be available at the job site during the times of inspection."</p> <p>(IBC Section 1603.1 and GCCC Section 103.8.6)</p>
NOT MET	<b>SG30</b>	<p>Shop drawings for the following building components not specified on the project construction documents approved for building permit shall be sealed and signed by a professional engineer registered in the state of Georgia and submitted to Gwinnett county Building Plan Review for review after approval by the project engineer-of-record:</p> <ul style="list-style-type: none"> <li>- Awnings / Canopies</li> <li>- Glazed system (including but not limited to window units, curtain walls, and storefronts) which exceeds ten (10) feet in height</li> <li>- Light gauge steel framing</li> <li>- Ornamental guardrails</li> <li>- Precast concrete</li> <li>- Skylights</li> <li>- Stairs</li> <li>- Trusses (floor and roof)</li> </ul> <p>NOTE: The Dept. of Planning &amp; Development will not provide any framing inspections for the project until the required shop drawings have been submitted to Building Plan Review for review and approval.</p> <p>(IBC Section 1603.1 and GCCC Section 103.8.6)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SG31</b>	<p>Submit calculations sealed and signed by the project structural engineer-of-record which demonstrate the structural adequacy of each building or structure to resist the applicable load combinations of IBC Section 1605 including wind and seismic design loads. Calculations and engineering principles shall document each of the following:</p> <p>(A) Identify the load paths for transferring both wind pressures (acting on exposed wall and roof surfaces) and lateral seismic forces through the building structure and down to the foundation.</p> <p>(B) Structural adequacy of the applicable lateral load-resisting system(s) including but not limited to structural elements (frames, braces, struts, girts, etc.) and diaphragms (floors, roofs, walls).</p> <p>(C) Structural adequacy of connections (including nailing, anchoring, strapping, bolting, welding, etc.) between building structural components which transmit wind or seismic forces including attachments to the lateral load-resisting system(s).</p> <p>(D) Structural stability against overturning for the applicable lateral load-resisting system(s).</p> <p>(E) Compliance with the building drift limits of IBC Section 1604.3.1 and ASCE/SEI 7-10 Section 12.12.1.</p> <p>(F) For steel structures utilizing a lateral load resisting system other than Steel Systems Not Specifically Detailed for Seismic Resistance (per ASCE/SEI 7-12 Table 12.2-1), document design compliance with IBC section 2205.</p> <p>(IBC Sections 1604.3.1, 1604.4, 1604.9, 1604.10, 1609.1, 1609.1.1, and 1613.1, and ASCE/SEI 7-10 Chapters 12, 26, 27, and 28)</p>
NOT MET	<b>SG32</b>	<p>Submit calculations sealed and signed by the project structural engineer-of-record which demonstrate the structural adequacy of each building or structure to resist the applicable load combinations of IBC Section 1605 including but not limited to gravity, wind, and seismic design loads. Calculations shall document compliance for all structural components including but not limited to foundation, framing members, connections between structural components, and anchorages to the foundation.</p> <p>(IBC sections 1604, 1606 thru 1613 and ASCE/SEI 7-10 chapters 11, 12, and 26)</p>
NOT MET	<b>SG33</b>	XXXX
NOT MET	<b>SG34</b>	XXXX

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SG35</b>	XXXX
NOT MET	<b>SG36</b>	XXXX
<b>SE00 SEISMIC DESIGN</b>		
NOT MET	<b>SE01</b>	<p>Indicate on the structural drawings the following seismic data applicable to the design of the structure:</p> <ul style="list-style-type: none"> <li>- Mapped spectral response acceleration coefficients <math>S_S</math> and <math>S_1</math>;</li> <li>- Design spectral response acceleration coefficients <math>S_{DS}</math> and <math>S_{D1}</math>;</li> <li>- Risk Category;</li> <li>- Importance Factor, (<math>I_e</math>);</li> <li>- Applicable Site Class;</li> <li>- Seismic Design Category;</li> <li>- Basic Seismic Force Resisting System(s);</li> <li>- Response modification coefficients(s), <math>R</math>;</li> <li>- Seismic Response Coefficient(s), <math>C_s</math>;</li> <li>- Design Base Shear(s) for each of two separate and independent orthogonal directions;</li> <li>- Seismic Analysis Procedure.</li> </ul> <p>(IBC Sections 1603.1.5 and 1613.3, and ASCE/SEI 7-10 Sections 1.5.1, 11.4, 11.5, 11.6, 12.2, 12.6, and 12.8.)</p>
NOT MET	<b>SE02</b>	<p>Indicate on the structural drawings the following seismic data for buildings of conventional light frame construction:</p> <ul style="list-style-type: none"> <li>(A) Risk Category;</li> <li>(B) Applicable Site Class;</li> <li>(C) Seismic Design Category.</li> </ul> <p>(IBC Sections 1603.1, 1613.3, and 2308.2, and ASCE/SEI 7-10 Sections 1.5.1, 11.4.2, and 11.6.)</p>
NOT MET	<b>SE03</b>	<p>Submit site-specific data prepared (sealed and signed) by a professional engineer or geologist registered in the state of Georgia to substantiate assignment of project site as either Site Class A, B, or C.</p> <p>Report shall be in accordance with ASCE/SEI 7-10 Sections 11.4.2 and 20.1.</p> <p>Classification shall be in accordance with ASCE/SEI 7-10 Table 20.3-1.</p> <p>(IBC Section 1613.3 and ASCE/SEI 7-10 Section 11.4)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SE04</b>	<p>Values of SS (short period mapped spectral acceleration) and S1 (1-second mapped spectral acceleration) shall not be less than 0.21g and 0.095g, respectively, for construction sites located in Gwinnett County unless substantiated by a site-specific seismic hazard analysis report prepared (sealed and signed) by a professional engineer or geologist registered in the state of Georgia. Report shall be in compliance with ASCE/SEI 7-10 Section 11.4.7 and Chapter 21.</p> <p>(IBC Section 1613.3; ASCE/SEI 7-10 Section 11.4)</p>
NOT MET	<b>SE05</b>	<p>Design values indicated on the structural drawings for the spectral response acceleration coefficients SDS and SD1 shall not be less 0.22g and 0.15g, respectively, for construction sites in Gwinnett County which are classified as Site Class D unless values are substantiated by a site-specific seismic hazard analysis report prepared (sealed and signed) by a professional engineer or geologist registered in the state of Georgia.</p> <p>(IBC Section 1613.3 and ASCE/SEI 7-10 Section 11.4)</p>
NOT MET	<b>SE06</b>	<p>If the Seismic Design Category has been determined solely from ASCE/SEI 7-10 table 11.6-1, submit calculations sealed and signed by the project engineer-of-record which clearly document compliance with the following:</p> <ol style="list-style-type: none"> <li>1. The approximate fundamental period of the structure (<math>T_a</math>) in each of the two orthogonal directions determined in accordance with ASCE/SEI 7-10 section 12.8.2.1 is less than 0.8 <math>T_s</math> (determined in accordance with ASCE/SEI 7-10 Section 11.4.5;</li> <li>2. The seismic response factor (<math>C_s</math>) is determined using equation 12.8-2 of ASCE/SEI 7-10 Section 12.8.1.1; and</li> <li>3. Each floor and roof diaphragm is defined as rigid per ASCE/SEI 7-10 Section 12.3.1, or, if the diaphragms are flexible, the distance between vertical elements of the seismic force resisting system does not exceed forty feet.</li> </ol> <p>(ASCE/SEI 7-10 Section 11.6)</p>
NOT MET	<b>SE07</b>	<p>For each structure with a combination of different basic-seismic-force-resisting systems located along the same orthogonal axis, the response modification co-efficient (R) used for design shall not be greater than the least value of R for any system utilized in that same direction, except for the vertical combination allowance per ASCE/SEI 7-10 section 12.2.3.1.</p> <p>(ASCE/SEI 7-10 Sections 12.1.1 and 12.2.3, and IBC section 1603.1.5)</p>
NOT MET	<b>SE08</b>	<p>Where Simplified Design Procedure has been used, submit calculations sealed and signed by the structural engineer-of-record to document compliance with ASCE/SEI 7-10, section 12.14.1.1.</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SE09</b>	<p>Submit calculations sealed and signed by the structural engineer-of-record which document compliance with the additional seismic analysis requirements of ASCE/SEI 7-10 Table 12.3-1 to adequately address the apparent horizontal or vertical structural irregularity type(s) applicable to the proposed building structure.</p> <p>(ASCE/SEI 7-10 Section 12.3.2.1)</p>
NOT MET	<b>SE10</b>	<p>For Seismic Design Category C structures, provide details which indicate required anchorage of concrete and masonry walls to wood and metal deck roof/floor diaphragms to ensure wall lateral stability in accordance with the requirements of ASCE/SEI 7-10 section 13.4.</p> <p>Exception: Interior masonry partitions which are not part of the lateral force-resisting system shall be laterally supported in either the vertical or horizontal direction to resist wind and seismic loads.</p> <p>(ASCE/SEI 7-10, Sections 13.3.1 and 13.4)</p>
NOT MET	<b>SE11</b>	<p>All architectural, mechanical, and electrical components shall be installed to resist the seismic design forces specified per ASCE/SEI 7-10 section 13.2 unless exempt as listed in ASCE/SEI 7-10 section 13.1.4. Detail proposed method of compliance for each affected component including but not limited to nonstructural partitions, suspended ceilings, mechanical equipment, HVAC ductwork, electrical conduits, plumbing supply and waste piping, and fire-protection sprinkler piping. Indicate member sizes, support connections, and spacing requirements.</p> <p>Compliance for this project shall be based upon the requirements of Seismic Design Category C except for projects classified as Risk Category IV- in which case the requirements of Seismic Design Category D shall apply.</p> <p>Note: For design assistance, refer to SMACNA Seismic Restraint Manual: Guidelines for Mechanical Systems (third edition).</p> <p>(ASCE/SEI 7-10 Sections 13.5 and 13.6)</p>
NOT MET	<b>SE12</b>	<p>Provide detail(s) for installation of all gas piping to resist the seismic design forces specified per ASCE/SEI 7-10 section 13.3.1 and 13.6.8 except for piping located in Seismic Design Categories A and B and unless exempt as stated in ASCE/SEI 7-10 section 13.6.8.3. Indicate member sizes, support connections, and spacing requirements.</p> <p>(ASCE/SEI 7-10 Sections 13.1.3, 13.1.4, 13.3.1, and 13.6.8)</p>
NOT MET	<b>SE13</b>	<p>Component seismic attachments shall be positive connections without consideration of frictional resistance and shall be capable of resisting the prescribed seismic design force for each of two orthogonal directions (transverse and longitudinal).</p> <p>(ASCE/SEI 7-10 Section 13.3.1)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SE14</b>	<p>Essential architectural, mechanical, and electrical components shall be designed, arranged, and installed to ensure that the failure of any component during seismic design conditions shall not affect the operation of any other essential component. Essential architectural, mechanical, and electrical components include components for structures classified as Risk Category IV or components with an assigned importance factor ( <math>I_p</math> ) greater than 1.0. Document on plans the proposed methods for compliance.</p> <p>(ASCE/SEI 7-10 Sections 1.5.1 and 13.1.3)</p>
NOT MET	<b>SE15</b>	<p>Identify on plans all locations at which essential mechanical and electrical components (including but not limited to HVAC ductwork, electrical conduits, plumbing supply and waste piping, gas piping, and fire-protection sprinkler piping) are routed across structural expansion joint(s) for components in structures classified as Risk Category IV and for components with an assigned importance factor ( <math>I_p</math> ) greater than 1.0. Provide details that indicate installation of each component to adequately accommodate the relative seismic displacements at the expansion joint(s) for compliance with ASCE/SEI 7-10 Sections 13.3.2, 13.6.5, 13.6.6, 13.6.7, and 13.6.8.</p> <p>Note: For design assistance, refer to SMACNA Seismic Restraint Manual: Guidelines for Mechanical Systems (third edition).</p>
NOT MET	<b>SE16</b>	<p>The fire-protection sprinkler system for each building shall be installed to resist the seismic design forces and displacements specified per ASCE/SEI 7-10 Sections 13.3.1 and 13.3.2. State the following (verbatim) on the architectural cover sheet:</p> <p>"Plans for fire-protection sprinkler piping including complete seismic support details shall be reviewed and approved by the Gwinnett County Fire Marshal's Office prior to installation for compliance with ASCE/SEI 7-10 Sections 13.3.1, 13.3.2, and NFPA 13".</p>
NOT MET	<b>SE17</b>	XXXX
NOT MET	<b>SE18</b>	XXXX
NOT MET	<b>SE19</b>	XXXX
NOT MET	<b>SE20</b>	XXXX
<p><b>SC00 CONCRETE DESIGN</b></p>		



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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SC01</b>	<p>Specify on the drawings the required sizes for all concrete structural elements including but not limited to spread footings, continuous strip footings, thickened slab footings, walls, grade beams, pilasters, pedestals, deep foundations (caissons, piles and pile caps), elevated slabs, beams, and columns.</p> <p>(IBC Sections 1603.1, 1807, 1808, 1809, 1810, 1901.2, 1901.3, 1905, 1906, and ACI 318-11)</p>
NOT MET	<b>SC02</b>	<p>Indicate the required type, size, spacing, and location of all reinforcement in concrete structural elements.</p> <p>(IBC Sections 1807.1.5, 1808.8, 1810.3.8, 1810.3.9, 1901.2, 1901.3, 1905, 1910.4, and 1912.4)</p>
NOT MET	<b>SC03</b>	<p>Specify on the structural drawings the 28-day design compressive strength (<math>f_c</math>) of concrete for all structural elements.</p> <p>(IBC sections 1808.8.1, 1901.3, and 1904.2)</p>
NOT MET	<b>SC04</b>	<p>Indicate on the structural drawings the required material specifications for all steel reinforcement to be placed in concrete construction including ASTM designation, and material grade or yield strength (KSI) for compliance with ACI 318-11 section 3.5.</p> <p>(IBC Section 1901.3)</p>
NOT MET	<b>SC05</b>	<p>Specify on the structural drawings that steel reinforcement to be welded shall conform to the requirements of ASTM A 706 and that welding shall be in accordance with AWS D1.4, Structural Welding Code – Reinforcing Steel by American Welding Society.</p> <p>(IBC Section 1901.3, and ACI 318-11 Section 3.5)</p>
NOT MET	<b>SC06</b>	<p>Specify that the bottom of all foundations shall extend a minimum of twelve (12) inches below the top of finished grade.</p> <p>(IBC Section 1809.4 and 1809.5)</p>
NOT MET	<b>SC07</b>	<p>Specify on the drawings the minimum width of twelve (12) inches for all footings that resist loads. Alternatively, submit a subsurface investigation report sealed and signed by a professional geotechnical engineer licensed in the state of Georgia which documents the structural adequacy of footings less than twelve (12) inches in width.</p> <p>(IBC Section 1809.4)</p>
NOT MET	<b>SC08</b>	<p>Specify on the drawings the required thickness of concrete and the corresponding reinforcement for all slabs on grade.</p> <p>(IBC Sections 1901.3 and 1907)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SC09</b>	<p>Specify placement of a 6 mil (minimum) polyethylene moisture barrier (with joints lapped not less than 6 inches) directly beneath all interior concrete slabs on grade. Alternatively, the designer-of-record shall state on drawings that omission of the moisture barrier beneath the concrete slab on grade will not be detrimental to the intended use of the building.</p> <p>(IBC Section 1907)</p>
NOT MET	<b>SC10</b>	<p>Specify on the drawings the minimum required concrete cover for reinforcement for all concrete structural elements, including but not limited to foundations, slabs, walls, beams, and columns.</p> <p>(IBC Sections 1901.3)</p>
NOT MET	<b>SC11</b>	<p>Specify on the drawings the minimum required lap splice length for each type and size of steel reinforcement in compression and tension for all concrete structural elements including but not limited to foundations, slabs, walls, beams, and columns.</p> <p>(IBC Section 1901.3, and ACI 318-11 Sections 12.14 thru 12.19)</p>
NOT MET	<b>SC12</b>	<p>Indicate on structural drawings that the design of concrete structural elements including walls, formed slabs, beams, and columns is in accordance with ACI 318-11 (Building Code Requirements for Structural Concrete).</p> <p>(IBC Section 1901.2)</p>
NOT MET	<b>SC13</b>	<p>Detail continuous beam tension reinforcement required for positive moment at midspan and for negative moment at supports including stirrups for compliance with the structural integrity requirements of ACI 318-11 Section 7.13.</p> <p>(IBC Section 1901.2)</p>
NOT MET	<b>SC14</b>	<p>Specified thickness of structural concrete element (including but not limited to footing, slab, wall, beam) does not provide the minimum required embedment depth for the proposed reinforcement beyond either construction joint or free edge of element to ensure full tensile development in accordance with ACI 318-11 Sections 12.2, 12.4, and 12.5 for adequate transfer of design forces.</p> <p>(IBC Section 1901.2)</p>
NOT MET	<b>SC15</b>	<p>Specify on the structural drawings the type, size, and spacing of anchors required for connection of steel framing components to concrete structural elements including but not limited to headed bolts, headed studs, hooked (J- and L-) bolts, and expansion-type bolts.</p> <p>(IBC Sections 1901.3, 1908, and 1909)</p>
NOT MET	<b>SC16</b>	<p>Specify on structural drawings the minimum required embedment depth into concrete for all anchors required for connection of steel framing components to concrete structural elements.</p> <p>(IBC Sections 1901.3, 1908, and 1909)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SC17</b>	<p>For each anchor (connecting steel framing components to concrete structural elements) that is installed at a distance less than the specified anchor embedment depth from the edge, specify on structural drawings the minimum required clear distance from the edge of the concrete structural element .</p> <p>(IBC Sections 1908.3 and 1909, and ACI 318-11 Section D.8)</p>
NOT MET	<b>SC18</b>	<p>Indicate on the structural foundation drawings the relative elevations at the top of footings and at top of slab on grade.</p> <p>(IBC Section 1901.3)</p>
NOT MET	<b>SC19</b>	<p>For pre-engineered structural building systems, indicate on the foundation plan the design reactions (gravity, uplift, lateral thrust, etc.) that have been determined by the pre-engineered building structural engineer and utilized in the design of footings/column anchorage.</p> <p>(IBC Section 1604.9, and GCCC Section 103.2.2)</p>
NOT MET	<b>SC20</b>	<p>Specified footing size(s) shall provide for sufficient weight to adequately resist the applicable design uplift and overturning forces indicated on the foundation plan for each pre-engineered building structure.</p> <p>(IBC Section 1604.8.1)</p>
NOT MET	<b>SC21</b>	<p>Specify on the drawings that control joints in the floor slab on grade shall be offset from the centerline of columns which are supported by monolithic cast slab footings.</p> <p>(IBC Sections 1901, 1908, and 1909)</p>
NOT MET	<b>SC22</b>	<p>State on the drawings that results for all concrete compressive strength tests shall be available on the job site for review by the inspector.</p> <p>(ACI 318-11 Section 1.3, and GCCC Section 104)</p>
NOT MET	<b>SC23</b>	<p>Prior to final authorization of the building permit, submit complete fabrication drawings sealed and signed by a professional engineer registered in the state of Georgia that address the structural requirements for construction of all types of concrete wall panels including precast and tilt-up. Drawings shall indicate required steel reinforcement for the panels, steel embeds required for connections between wall panels and for anchorages between the roof/floor structure and wall panels, the minimum required 28-day concrete compressive strength, and all design loads including gravity, wind, and seismic.</p> <p>(GCCC Section 103.2, and IBC Sections 1603.1 and 1901.3)</p>
NOT MET	<b>SC24</b>	XXXX

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SC25</b>	XXXX
NOT MET	<b>SC26</b>	XXXX
NOT MET	<b>SC27</b>	XXXX
<b>SM00 MASONRY DESIGN</b>		
NOT MET	<b>SM01</b>	Specify on the structural drawings the required type(s) of mortars per ASTM C 270.  (IBC Section 2103.9)
NOT MET	<b>SM02</b>	Specify on structural drawings conformance of masonry grout with ASTM C 476. Alternatively, specify minimum required grout compressive strength equal to f'm (compressive strength of masonry) but not less than 2000 psi as determined in accordance with ASTM C 1019.  (IBC Sections 2103.13 and 2105.2.2.1.2)
NOT MET	<b>SM03</b>	Specify on the structural drawings the required net area compressive strength (f'm) of masonry.  (IBC Sections 2105.2, 2107.1, and 2108.1; TMS 402-11/ACI 530-11/ASCE 5-11 Sections 2.1.3.1 and 3.1.8.1.1)
NOT MET	<b>SM04</b>	Masonry net area compressive strength (f'm) greater than 1500 psi (for concrete masonry) and 2500 psi (for clay masonry) shall be verified either by prism tests conducted per ASTM C 1314 or by unit compressive strength tests performed per ASTM C 140 (for concrete masonry) and ASTM C 67 (for clay masonry).  State on structural drawings that test reports that document either a minimum unit compressive strength of ____ (psi) or a prism minimum compressive strength (f'm) of ____ (psi) shall be submitted to the building inspector.  Note: For testing of prisms, at least one test shall be performed prior to construction and for each 5,000 square feet of wall surface area but not less than one set of three test prisms for each project.  (IBC Sections 1704.5 and 2105.2.2.2, and TMS 602-11/ACI 530.1-11/ASCE 6-11 Section 1.4)
NOT MET	<b>SM05</b>	Specify on the structural drawings the required material specifications for all steel reinforcement to be placed in masonry construction including ASTM designation, and material grade or yield strength (KSI).  (IBC Sections 2101.3 and 2103.14)

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SM06</b>	<p>Structural backing for masonry veneer shall comply with the Span/240 deflection limit of IBC Table 1604.3. Submit engineering documentation which substantiates compliance for all structural components to which veneer anchor ties are attached including but not limited to wall studs greater than ten (10) feet in height, structural siding, and girts subject to the applicable wind and seismic design loads.</p> <p>(IBC Section 1604.3)</p>
NOT MET	<b>SM07</b>	<p>Specify the required type, size, and gauge of steel anchors for attachment of masonry veneer to structural backing including but not limited to corrugated sheet metal anchors, sheet metal anchors, wire anchors, joint reinforcement, and adjustable anchors.</p> <p>Note: Corrugated sheet metal anchors are allowed only for attachment of veneer to wood backing per TMS 402-11/ACI 530-11/ASCE 5-11 sections 6.2.2.6 thru 6.2.2.11.</p> <p>(IBC Sections 1405.6, 2101.3, and 2103.14; TMS 402-11/ACI 530-11/ASCE 5-11 Sections 6.2.2.5 thru 6.2.2.11)</p>
NOT MET	<b>SM08</b>	<p>Specify on the drawings the required spacing (horizontal and vertical) of anchors for attachment of masonry veneer to structural backing. Anchor spacing shall not exceed 32 inches horizontally or 18 inches vertically with at least one anchor for each 3.5 square feet of wall area reduced to 2.67 square feet for adjustable two-piece anchors.</p> <p>(IBC Sections 1405.6 and 2101.3; TMS 402-11/ACI 530-11/ASCE 5-11 Section 6.2.2.5.6)</p>
NOT MET	<b>SM09</b>	<p>Indicate on the structural drawings the structural construction requirements for lintels that support masonry above openings and supplement with details that indicate the applicable reinforcement and end bearing conditions.</p> <p>(IBC Sections 2101.3, 2104.1.5, and 2205; TMS 402-11/ACI 530-11/ASCE 5-11 Section 1.13)</p>
NOT MET	<b>SM10</b>	<p>Provide details which indicate the required anchorage of masonry walls to roof and floor structure to transfer the applicable horizontal design forces acting perpendicular and parallel to the wall.</p> <p>(IBC Sections 1604.8.2, 2101.3, and 2106.1; TMS 402-11/ACI 530-11/ASCE 5-11 Sections 1.18.2.1, 1.18.2.2, and 1.18.2.3)</p>
NOT MET	<b>SM11</b>	<p>Specify on the structural drawings the type, size, and spacing of anchors required for connection of steel framing components to masonry structural elements including but not limited to headed bolts, headed studs, hooked (J- and L-) bolts, and expansion-type bolts.</p> <p>(IBC Sections 2101.3, and 2103.14; TMS 402.1-11/ACI 530.1-11/ASCE 5.1-11 Section 2.4)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SM12</b>	<p>Specify on the structural drawings the minimum required embedment depth of all anchors into grouted masonry.</p> <p>(IBC Section 2101.3, and TMS 402-11/ACI 530-11/ASCE 5-11 Section 1.17)</p>
NOT MET	<b>SM13</b>	<p>Specify on the structural drawings the required type, size, and spacing of all horizontal and vertical reinforcement in masonry walls to adequately resist the applicable gravity, wind, and seismic design forces.</p> <p>(IBC Section 2101.3, and TMS 402-11/ACI 530-11/ASCE 5-11 Sections 1.18.3.2.3.1, 1.18.3.2.4, 1.18.3.2.5, 1.18.3.2.6, 2.3, and 3.3)</p>
NOT MET	<b>SM14</b>	<p>Specify the minimum required lap splice length for reinforcement in masonry as determined by either Equation 21-1 of IBC Section 2107.2 or Section 2.1.7.1.1 of TMS 402-11/ACI 530-11/ASCE 5-11.</p> <p>Note: If Equation 21-1 of IBC is used, in regions of flexure for reinforced masonry where the design tensile stress in the reinforcement exceed 80% of the allowable tensile stress, the required length of lap determined by Equation 21-1 shall be increased by 50%.</p> <p>(IBC section 2107.2 and TMS 402-11/ACI 530-11/ASCE 5-11 Section 2.1.7.1.1)</p>
NOT MET	<b>SM15</b>	<p>Specify on the structural drawings the type(s) of masonry shear walls proposed for the basic seismic-force-resisting system: ordinary reinforced, intermediate reinforced, or special reinforced.</p> <p>(IBC Section 2106.1, and TMS 402-11/ACI 530-11/ASCE 5-11 Section 1.18.3.2)</p>
NOT MET	<b>SM16</b>	<p>Ordinary reinforced masonry shear walls shall be reinforced both vertically and horizontally in accordance with the minimum requirements of TMS 402-11/ACI 530-11/ASCE 5-11 section 1.18.3.2.4.</p> <p>For vertical wall reinforcement, specify at least one no. 4 full height vertical rebar at all corners, within 16 inches of each side of openings, within 8 inches of each side of control and expansion joints, within 8 inches of the ends of walls, and at a maximum spacing of ten (10) feet. For horizontal wall reinforcement, specify either two (2) W1.7 wires at a maximum spacing of 16 inches or a continuous bond beam reinforced with at least one no. 4 rebar at a maximum spacing of ten (10) feet. Specify additional horizontal reinforcement at the top and bottom of wall openings which shall extend at least 24 inches and not less than 40 bar diameters beyond the opening; continuously along connections between wall and roof/floor structure; and within 16 inches of the top of walls.</p> <p>(IBC Section 2101.3, and TMS 402-11/ACI 530-11/ASCE 5-11 Sections 1.18.3.2.1 and 1.18.3.2.4)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SM17</b>	<p>Intermediate reinforced masonry shear walls shall be reinforced both vertically and horizontally in accordance with the minimum requirements of TMS 402-11/ACI 530-11/ASCE 5-11 section 1.18.3.2.5.</p> <p>For vertical wall reinforcement, specify at least one no. 4 full height vertical rebar at all corners, within 16 inches of each side of openings, within 8 inches of each side of control and expansion joints, within 8 inches of the ends of walls, and at a maximum spacing of 48 inches. For horizontal wall reinforcement, specify either two (2) W1.7 wires at a maximum spacing of 16 inches or a continuous bond beam reinforced with at least one no. 4 rebar at a maximum spacing of ten (10) feet. Specify additional horizontal reinforcement at the top and bottom of wall openings which shall extend at least 24 inches and not less than 40 bar diameters beyond the opening; continuously along connections between wall and roof/floor structure; and within 16 inches of the top of walls.</p> <p>(IBC Section 2101.3, and TMS 402-11/ACI 530-11/ASCE 5-11 Section 1.18.3.2.5)</p>
NOT MET	<b>SM18</b>	<p>Special reinforced masonry shear walls shall be reinforced both vertically and horizontally in accordance with the minimum requirements of TMS 402-11/ACI 530-11/ASCE 5-11 section 1.18.3.2.6.</p> <p>The sum of the cross-sectional area of horizontal and vertical reinforcement shall be at least 0.002 times the gross cross-sectional area of the wall. For horizontal wall reinforcement, specify a minimum cross-sectional area of reinforcement of 0.0007 times the gross cross-sectional area of the wall for running bond or a minimum of 0.0015 times the gross cross-sectional area of the wall for stack bond. For vertical wall reinforcement, specify a minimum cross-sectional area of reinforcement of 0.0007 times the gross cross-sectional area of the wall but not less than one-third of the required shear reinforcement. Reinforcement shall be uniformly distributed with a maximum spacing at the smaller of one-third the length of the shear wall, one-third the height of the shear wall, or 48 inches except spacing shall be reduced to a maximum of 24 inches for stack bond masonry. Shear reinforcement shall be anchored around vertical bars with a standard hook.</p> <p>Note: Wythes of stack bond masonry shall be constructed of fully grouted hollow open-end units, fully grouted hollow units laid with full head joints, or solid units.</p> <p>(IBC Section 2101.3, and TMS 402-11/ACI 530-11/ASCE 5-11 Section 1.18.3.2.6)</p>
NOT MET	<b>SM19</b>	<p>Detail on the structural drawings the method(s) of compliance for the required type, size, and spacing of anchors for attachment of walls to structural elements or perpendicular walls that provide lateral support.</p> <p>Note: Exterior masonry walls that are not part of the lateral force-resisting system shall be laterally supported in either the vertical or horizontal direction to resist wind and seismic loads.</p> <p>(IBC Section 1604.8, and TMS 402-11/ACI 530-11/ASCE 5-11 Section 1.18.2.1, and ASCE/SEI 7-10 Sections 12.11.1, 12.14.7.7, and 26.1.1)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SM20</b>	<p>Provide details that indicate the proposed lateral support of for interior nonstructural masonry partitions that are not part of the lateral force-resisting system to adequately resist a lateral seismic force (Fp) determined in accordance with ASCE/SEI 7-10 section 13.3.1.</p> <p>Note: Each partition shall be designed to cantilever or shall be reinforced in either the horizontal or vertical direction dependent upon the location of the lateral supporting elements. For vertical wall reinforcement, specify at least one no. 4 full height vertical rebar at a maximum spacing of 120 inches (48 inches for Seismic Design Category D) and within 16 inches of each end of partition. For horizontal wall reinforcement, specify either two (2) W1.7 wires at a maximum spacing of 16 inches or a continuous bond beam reinforced with at least one no. 4 rebar at a maximum spacing of 48 inches with reinforcement within 16 inches of the top and bottom of the partition. Each partition shall be designed to ensure independent structural stability and shall be isolated from the main structure (including but not limited to floor/roof framing, columns, and shear walls) to prevent the transfer of vertical and lateral forces into the partition. Isolation joints and all connections between the partitions and structural elements that provide lateral support shall be designed to accommodate the design story drift.</p> <p>(IBC Section 2101.3, and ASCE/SEI 7-10 Sections 13.3.1 and 13.5; TMS 402-11/ACI 530-11/ASCE 5-11 Sections 1.18.4.3.1, 1.18.4.4.1, and 5.1.2.2)</p>
NOT MET	<b>SM21</b>	<p>Provide details for the construction of each fire wall which ensure that the wall is structurally independent of all other construction so that new and/or existing construction on either side of the fire wall can collapse under fire conditions without affecting the structural integrity of the wall.</p> <p>Each fire wall shall be nonloadbearing and shall be designed to adequately resist the applicable lateral design forces including 5 psf for interior walls, seismic for all walls, and wind for exterior walls. Specify sufficient clearance between face of fire wall and adjacent steel framing on each side to accommodate thermal expansion of the steel structure without causing damage to the wall.</p> <p>(IBC Sections 706 and 1607.14 and IBC Table 721.1(2), and ASCE/SEI 7-10 Section 13.5 and Chapter 26, and NFPA 221-09, and NCMA-TEK Bulletin 5-8B)</p>
NOT MET	<b>SM22</b>	XXXX
NOT MET	<b>SM23</b>	XXXX
NOT MET	<b>SM24</b>	XXXX
NOT MET	<b>SM25</b>	XXXX



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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
<b>SS00 STEEL DESIGN</b>		
NOT MET	<b>SS01</b>	<p>Specify and detail on the structural drawings the required types, sizes, and locations for structural framing components including but not limited to beams, columns, joists, joist girders, purlins, girts, and braces.</p> <p>(IBC Sections 1603.1, 2205.1 and 2207.2, and GCCC Section 107.1.1)</p>
NOT MET	<b>SS02</b>	<p>Specify on the drawings the required material specifications for all steel framing components and connectors including ASTM designation, yield strength (KSI), and material grade (as applicable).</p> <p>(IBC Sections 2203.1, 2205.1, 2210.1, and 2211.1)</p>
NOT MET	<b>SS03</b>	<p>Specify on the structural drawings that bolted connections shall be assembled and inspected in accordance with RCSC-2009 (Specification for Structural Joints using High-Strength Bolts).</p> <p>(IBC Sections 1705.2.1 and 2204.2, and ANSI/AISC 360-10 Section N5.6)</p>
NOT MET	<b>SS04</b>	<p>Specify on the drawings that all structural welded joints shall conform to the provisions of AWS D1.1-10, Structural Welding Code by American Welding Society and that the proof of Welder Certification shall be available at the job site during times of inspection.</p> <p>(IBC Sections 1705.2.2.1 and 2204.1, and ANSI/AISC 360-10 Sections N5.4 and N5.5)</p>
NOT MET	<b>SS05</b>	<p>Provide steel details in accordance with the provisions of AISC 341-10 for steel lateral load resisting systems (except for "steel systems not specifically detailed for seismic resistance" with a response modification coefficient R of 3.0).</p> <p>(IBC section 2205.2)</p>
NOT MET	<b>SS06</b>	<p>Specify on the structural drawings that the design of special connections between steel framing components by other than the project structural engineer-of-record shall be performed by a professional engineer registered in the state of Georgia including but not limited to brace end connections, moment-resisting connections, modified beam seat connections, and member splice connections. Design forces and reactions for each applicable connection shall be indicated on the structural drawings.</p> <p>(IBC Sections 1603.1, 1604.2, 1604.4, 1604.10, 2204, and 2205, and GCCC section 103.2)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SS07</b>	<p>Specify on the drawings the required type, size, and gauge of metal deck applicable to floor, roof, and wall construction.</p> <p>(IBC Sections 1603.1 and 2210)</p>
NOT MET	<b>SS08</b>	<p>Specify on the drawings the required type, size, and spacing of fasteners for attachment of metal floor and roof deck to supports (including side laps).</p> <p>Note: Attachments shall provide adequate shear capacity and stiffness to resist the applicable lateral wind and seismic design forces.</p> <p>(IBC Sections 1603.1, 1604.4, and 2210, and ASCE/SEI 7-10 Sections 12.1.1, 12.10.1, 12.14.7.4 and 26.1.1, and Steel Deck Institute Diaphragm Design Manual- third edition)</p>
NOT MET	<b>SS09</b>	<p>Specify on the drawings the required type, size, and spacing of fasteners for attachment of metal wall panels to supports (including side laps) to adequately resist the applicable design wind pressures acting normal to the face of wall.</p> <p>(IBC Sections 1603.1, 1609.1 and 2210, and ASCE/SEI 7-10 Section 26.1.1 and Chapter 30)</p>
NOT MET	<b>SS10</b>	<p>Provide details that indicate that the bottom surfaces of bearing plates and column base plates shall be grouted to insure full bearing contact on supports except for plates two (2) inches or less in thickness which bear on surfaces (such as concrete floors) constructed to specific levelness tolerances.</p> <p>(IBC Sections 1603.1 and 2205.1, and AISC Steel Construction Manual, fourth edition, Part 14)</p>
NOT MET	<b>SS11</b>	<p>Structural details shall locate the edge of each joist and joist girder bearing plate at a distance of ½ inch or less from the inside face of masonry or concrete support except for the condition in which the top of plate is level with the support bearing surface.</p> <p>(IBC sections 1603.1, 2207.1, and 2207.2, and Steel Joist Institute Standard Specifications- 2010)</p>
NOT MET	<b>SS12</b>	<p>Provide a design load diagram for each open web steel joist which supports concentrated load (in addition to the applicable uniform gravity design loads) for design input by the joist manufacturer. Diagrams shall clearly specify the magnitude and location of all design loads including but not limited to uniform and concentrated. Alternatively, specify joists (such as KCS series) which have been designed by the manufacturer for constant moment and shear capacity along the entire span.</p> <p>(IBC Sections 1603.1, 1604.2, 1606.2, 1607.4, 2207.1, and 2207.2)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SS13</b>	<p>Provide details for stiffening the top and/or bottom chord of the open web steel joists at all locations in which the concentrated loads from the proposed mechanical equipment do not align with joist panel points.</p> <p>(IBC Sections 1603.1, 1604.2, 1606.2, 1607.4, and 2207.2)</p>
NOT MET	<b>SS14</b>	<p>Specify on the drawings the required size, gauge, spacing, and height of light gauge steel studs for construction of exterior walls to ensure compliance with the applicable lateral deflection limits of IBC table 1604.3 under design wind conditions.</p> <p>(IBC Sections 1603.1, 1604.3, and 2211)</p>
NOT MET	<b>SS15</b>	<p>Specify on the drawings the required type, size, quantity, and spacing of fasteners for connections between all light gauge steel framing components (studs, joists, rafters, runner track, framing clips, strap bracing, joist web stiffeners, horizontal bracing for loadbearing studs) including attachment to primary support structure and foundation.</p> <p>(IBC Sections 1603.1, 1604.4, and 2211)</p>
NOT MET	<b>SS16</b>	<p>Provide detail(s) to indicate the required connection of full height light gauge steel wall framing to floor structure to accommodate the vertical deflection due to the applicable gravity design loads. Alternatively, submit engineering calculations which document the structural adequacy of the light gauge steel wall framing to support the applicable floor gravity design loads.</p> <p>(IBC Sections 1604.4 and 2211)</p>
NOT MET	<b>SS17</b>	<p>Provide detail(s) to indicate the required connection at top of full height light gauge steel wall framing to roof structure (excluding direct interface with roof deck only) to adequately accommodate the vertical deflection due to the applicable gravity design loads. Alternatively, submit engineering calculations which document the structural adequacy of the light gauge steel wall framing to support the applicable roof gravity design loads.</p> <p>(IBC Sections 1604.4 and 2210)</p>
NOT MET	<b>SS18</b>	<p>Specify on the drawings that the structural backing to which masonry veneer anchor ties are attached shall be corrosion resistant and have a base metal thickness of at least 0.043 inch (18 gauge minimum).</p> <p>(IBC Section 1405.6, and TMS 402-11/ACI 530-11/ASCE 5-11 Section 6.2.2.7.3)</p>
NOT MET	<b>SS19</b>	<p>Identify on the structural plans all light gauge cold-formed steel frame shear walls that have been designed to resist the applicable lateral wind and seismic forces as specified by IBC sections 1609 thru 1613. Specify on the plans the shear wall construction requirements including the size, gauge, and spacing of wall studs, the proposed wall sheathing material (wood structural panel, gypsum board panel, sheet steel), and the required attachment pattern for compliance with the requirements of AISI S213-07/SI-10 for the appropriate shear wall type.</p> <p>(IBC Sections 1603.1, 1604.4, 1604.9, 1604.10, 2211.1, 2211.5, and 2505.2)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SS20</b>	<p>Specify on the drawings that the steel material for studs and track for shear wall construction (in which steel or wood sheathing provides lateral resistance) shall comply with the requirements of ASTM A1003 and shall have a thickness of either 18 or 20 gauge for Grade 33 Type H steel and a thickness of at least 16 gauge for Grade 50 Type H steel.</p> <p>(IBC Sections 1603.1, 2211.1, 2211.5, and 2505.2, and AISI S213-07/SI-10, Table C2.1-3)</p>
NOT MET	<b>SS21</b>	<p>Specify required type, size, and spacing of screws for attachment of shear wall sheathing (wood structural panel, gypsum board panel, sheet steel) to light gauge steel wall framing. Attachment shall be in accordance with AISI S213-07/SI-10.</p> <p>(IBC Sections 1603.1, 2211.1, 2211.5, and 2505.2, and AISI S213-07/SI-10)</p>
NOT MET	<b>SS22</b>	<p>Specify on the drawings the required blocking along all unsupported edges of shear wall sheathing panels (wood structural panel, gypsum board panel, sheet steel) attached to light gauge steel studs.</p> <p>(IBC Sections 1603.1, 2211.1, 2211.5, and 2505.2, and AISI S213-07/SI-10)</p>
NOT MET	<b>SS23</b>	<p>Specify on the drawings the hold-down anchorage hardware at the ends of each shear wall for conditions in which the overturning moment due to either design wind pressures or seismic design forces exceeds the dead load stabilizing moment.</p> <p>(IBC Sections 1604.4, 1604.9, 2211.1, and 2211.5, and ASCE/SEI 7-10 Sections 12.8.5 and 12.14.8.4; AISI S213-07/SI-10)</p>
NOT MET	<b>SS24</b>	<p>Provide details which indicate the required connection of each exterior awning or canopy to the supporting structure to adequately resist the applicable design live and wind loads.</p> <p>(IBC Sections 1603.1, 1604.2, 1607.12.2.1, 1607.12.4, and 3105.3)</p>
NOT MET	<b>SS25</b>	XXXX
NOT MET	<b>SS26</b>	XXXX
NOT MET	<b>SS27</b>	XXXX
NOT MET	<b>SS28</b>	XXXX
<b>SW00</b>		<b>WOOD DESIGN</b>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SW01</b>	<p>Specify on the drawings that wood which is either embedded in earth or concrete, or placed on concrete in direct contact with earth, or directly exposed to the weather shall be preservative-treated including but not limited to posts, beams, columns, joists, sleepers, sills, and sole plates.</p> <p>(IBC Sections 2304.11.2.4, 2304.11.2.7, 2304.11.4, and 2304.11.5)</p>
NOT MET	<b>SW02</b>	<p>Specify on the drawings six (6) inches minimum clearance between bottom edge of exterior wood siding and top of adjacent exposed earth except for preservative-treated siding, sheathing, and wall framing.</p> <p>(IBC Section 2304.11.2.6)</p>
NOT MET	<b>SW03</b>	<p>Specify on the drawings eight (8) inches minimum clearance between exposed earth and wood framing members including sheathing except for preservative-treated wood.</p> <p>(IBC section 2304.11.2.2)</p>
NOT MET	<b>SW04</b>	<p>Specify on the drawings the required type, size, spacing, and embedment depth of wall sill plate anchor bolts. Except for more stringent requirements as determined by structural analysis for resistance of lateral wind and seismic design forces, provide minimum 1/2" diameter bolt (with nut and washer) spaced not more than 48 inches on center and embedded at least 7 inches into concrete or masonry. Specify a minimum of two (2) bolts per sill plate segment with one bolt located from the end of each segment at least 4 inches but not more than 12 inches.</p> <p>(IBC sections 2308.3.3, 2308.6, and 2308.11.3.1)</p>
NOT MET	<b>SW05</b>	<p>Specify on the drawings the required size, embedment depth, and spacing of the proposed powder actuated fasteners for anchorage of wall sill plates to foundation including fastener manufacturer and catalog number. Fastener spacing shall not exceed 18 inches on center with one fastener at 6 inches and at 10 inches from each end of plate.</p> <p>NOTE: Powder actuated fasteners are not approved for anchorage along shear walls which have been designed to resist more than 100 pounds per lineal foot lateral force.</p> <p>(IBC Sections 2301.2, 2308.3.3, and 2308.6, and GCCC Section 107.1.1)</p>
NOT MET	<b>SW06</b>	<p>Specify on the drawings the required species and grade of lumber for all structural framing components including but not limited to studs, joists, rafters, headers, beams and posts to ensure conformance with allowable stresses and deflections under design load conditions.</p> <p>(IBC Sections 2301.2, 2303.1.1, 2306.1.1, 2306.1.2, 2308.8, 2308.9, 2308.10.2, and 2308.10.3)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SW07</b>	<p>Specify on the drawings the required design stress values for glued laminated timber in accordance with AITC 117-04 (Design Standard Specifications for Structural Glued Laminated Timber of Softwood Species) and for laminated veneer lumber (LVL) to ensure conformance with allowable stresses and deflections under design load conditions.</p> <p>(IBC Sections 2301.2, 2303.1.3, and 2306.1)</p>
NOT MET	<b>SW08</b>	<p>Specify on the drawings the required size, spacing, and height of walls framed with wood studs including continuous double top plate.</p> <p>(IBC Sections 2301.3 and 2308.9)</p>
NOT MET	<b>SW09</b>	<p>For loadbearing and exterior walls framed with 2x4 studs exceeding ten (10) feet in height, submit calculations sealed and signed by the project structural engineer-of-record which demonstrate the structural adequacy of 2x4 studs of designated species and grade to resist the applicable design loads including gravity, seismic, and wind.</p> <p>(IBC Sections 2301.2, 2308.9.1, and Table 2308.9.1)</p>
NOT MET	<b>SW10</b>	<p>For walls framed with 2x4 studs which support more than one floor, ceiling, and roof, submit calculations sealed and signed by the project structural engineer-of-record which demonstrate the structural adequacy of 2x4 studs of designated species and grade to resist the applicable design loads including gravity, seismic, and wind.</p> <p>(IBC Sections 2301.2, 2308.9.1, and Table 2308.9.1)</p>
NOT MET	<b>SW11</b>	<p>Indicate on the framing plans the required sizes and locations of all beams, posts, and headers.</p> <p>(IBC Sections 2304.3.2, 2304.4, 2308.7, 2308.9.5, and 2308.9.6)</p>
NOT MET	<b>SW12</b>	<p>Reproduce on the structural drawings the applicable fastening requirements of IBC Table 2304.9.1 (Fastening Schedule) for this project.</p> <p>(IBC Section 2304.9.1)</p>
NOT MET	<b>SW13</b>	<p>Specify on the drawings the required type, size, and spacing of bolts for attachment of continuous ledger to primary structure to adequately resist the applicable design loads.</p> <p>(IBC Sections 1604.8.3 and 2304.9.1)</p>
NOT MET	<b>SW14</b>	<p>Specify on the drawings the manufacturer and model number of wood framing connectors for required attachments between structural components including but not limited to joists, rafters, beams, and posts to adequately resist the applicable design loads.</p> <p>(IBC Sections 2303.5, 2304.9.1, 2304.9.3 and 2308.5)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SW15</b>	<p>Specify on the drawings the required hardware including manufacturer and model number for attachment of roof and floor trusses to supports.</p> <p>(IBC Sections 2303.5, 2304.4, 2304.9.3, and 2308.10.1)</p>
NOT MET	<b>SW16</b>	<p>Specify on the drawings that the connectors and fasteners for preservative-treated and fire-retardant-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper including but not limited to anchor bolts, powder actuated fasteners, nails, screws, bolts, and metal framing hardware. Zinc coating weights shall comply with the requirements included in IBC section 2304.9.5 for the appropriate use.</p> <p>(IBC Section 2304.9.5)</p>
NOT MET	<b>SW17</b>	<p>Specify on the drawings the required type, thickness, and span rating of structural floor and roof sheathing.</p> <p>(IBC Sections 2303.1.4, 2304.7, 2305.1, 2306.2, 2308.8.6, 2308.10.8)</p>
NOT MET	<b>SW18</b>	<p>Specify on the drawings the required type, size, and spacing of fasteners for attachment of wood structural panels to floor and roof framing.</p> <p>(IBC Sections 2304.9.1, 2305, 2306.2, and ANSI/AF&amp;PA SDPWS-2008)</p>
NOT MET	<b>SW19</b>	<p>Specify on the drawings that the blocking along the perimeter edge of floor and roof sheathing with lumber shall be at least two (2) inches in nominal width to accommodate the required diaphragm boundary fastening.</p> <p>(IBC section 2305.1, and ANSI/AF&amp;PA SDPWS-2008)</p>
NOT MET	<b>SW20</b>	<p>Identify on the structural plans the location and extent of all wood frame shear walls that have been designed to resist the applicable lateral wind and seismic forces. Specify the shear wall construction requirements including the proposed sheathing material (including but not limited to wood structural panel, particleboard, and gypsum board/sheathing).</p> <p>(IBC Sections 2305, 2306.3, and 2505.1, and ANSI/AF&amp;PA SDPWS-2008)</p>
NOT MET	<b>SW21</b>	<p>Specify on the drawings the required type, size, and spacing of fasteners for attachment of shear wall sheathing (including but not limited to wood structural panel, particleboard, fiberboard, and gypsum board/sheathing) to wood wall framing.</p> <p>(IBC Sections 2305, 2306.3, and 2505.1, and ANSI/AF&amp;PA SDPWS-2008)</p>
NOT MET	<b>SW22</b>	<p>For shear walls designed as blocked walls, specify on the drawings that all unsupported edges of wall sheathing shall be backed (blocked) with 2 - inch nominal or wider framing.</p> <p>(IBC Section 2305, and ANSI/AF&amp;PA SDPWS-2008)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SW23</b>	<p>Specify on the drawings the hold down anchorage hardware at the ends of each shear wall for conditions in which the overturning moment due to either design wind pressures or seismic design forces exceeds the dead load stabilizing moment.</p> <p>(IBC Sections 1604.4 and 1604.9, and ASCE/SEI 7-10 Sections 12.8.5 and 12.14.8.4)</p>
NOT MET	<b>SW24</b>	<p>Provide details on the drawings indicating lateral support for concrete and masonry elements.</p> <p>Note: Wood structural elements including but not limited to shear walls and diaphragms shall not be utilized to resist horizontal forces imparted by masonry or concrete construction (including those due to masonry veneer) for structures over one story in height unless proposed design is in compliance with exceptions of ANSI/AF&amp;PA SDPWS-2008 Section 4.1.5.</p> <p>(IBC Section 2305.1)</p>
NOT MET	<b>SW25</b>	<p>Where braced wall lines are specified in lieu of shear walls, specify on the drawings that the structure complies with the conventional light-frame construction requirements of IBC section 2308 with the limitations stated in IBC section 2308.2.</p> <p>NOTE: Structures assigned to Seismic Design Category C that comply with IBC section 2308 shall be limited to two (2) stories in height.</p> <p>(IBC Sections 2301.2, 2308.1, 2308.2, 2308.3, 2308.9.3, and 2308.11.1)</p>
NOT MET	<b>SW26</b>	<p>Where braced wall lines are specified in lieu of shear walls, clearly identify the location and extent of all braced wall lines on the structural plans. Specify on the drawings the braced wall construction requirements including the proposed sheathing material in accordance with the acceptable construction methods per IBC section 2308.9.3.</p> <p>(IBC Sections 2301.2, 2308.1, 2308.3, 2308.9.3, and 2308.11.)</p>
NOT MET	<b>SW27</b>	<p>Specify on the drawings the required type, size, and spacing of fasteners for attachment of sheathing for braced walls (including but not limited to wood structural panel, fiberboard, particleboard, and gypsum board/sheathing) to wood wall framing.</p> <p>(IBC Sections 2301.2, 2308.1, 2308.3, 2308.9.3, and 2308.11 and Tables 2308.9.3(2) through 2308.9.3(5))</p>
NOT MET	<b>SW28</b>	<p>For structures which have been designed to comply with the conventional light-frame construction requirements of IBC section 2308, modify the heights of the concrete or masonry walls.</p> <p>Note: Concrete or masonry walls shall not extend above the basement .</p> <p>(IBC Sections 2308.11.2 and 2308.12.2)</p>



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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SW29</b>	<p>For structures classified as Seismic Design Category B or C which have been designed to comply with the conventional light-frame construction requirements of IBC section 2308 and the Exceptions of IBC section 2308.11.2, modify the height of the masonry veneer.</p> <p>Note: Masonry veneer shall be limited to the first story above grade or to the first two stories above grade provided the lowest story has concrete or masonry walls.</p> <p>(IBC Section 2308.11.2)</p>
NOT MET	<b>SW30</b>	<p>Provide a statement from the engineer of record confirming that the building structural design has taken into consideration the effects of wood shrinkage and that wood shrinkage will not adversely affect any of the other building systems (plumbing, electrical or mechanical systems and roof drainage).</p> <p>Required statement can be included on on copy of the sealed and signed structural drawings or as a separate letter sealed and signed by the engineer of record.</p> <p>(IBC Section 2304.3.3 and GCCC Section 107.1)</p>
NOT MET	<b>SW31</b>	XXXX
NOT MET	<b>SW32</b>	XXXX
NOT MET	<b>SW33</b>	XXXX
<b>SP00 PREENGINEERED STRUCTURE</b>		
NOT MET	<b>SP01</b>	<p>The fabrication and erection drawings for construction of the pre-engineered building have been reviewed for code compliance and appear to be in compliance with the 2012 International Building Code with Georgia State Amendments. Future revisions to these drawings shall require further review and authorization.</p> <p>At the time of final authorization of the building permit, furnish two (2) complete sets of fabrication and erection drawings for construction of the pre-engineered building.</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SP02</b>	<p>The fabrication and erection drawings for construction of the pre-engineered building are either incomplete or were not included in the submitted plans.</p> <p>Provide complete fabrication and erection drawings for construction of the pre-engineered building which specify the required materials, sizes, and locations for all structural elements including but not limited to beams, columns, portal frames, joists, purlins, girts, braces, arches, wall and roof panels. Provide complete details which clearly indicate required connections between all structural framing components including anchorage to foundation to adequately resist all applicable design loads including gravity, wind, and seismic. Plans shall also specify the required size, quantity, and location of building anchor bolts.</p> <p>(IBC section 1603.1; GCCC section 107.1.1)</p>
NOT MET	<b>SP03</b>	<p>Specify on the structural drawings that pre-engineered trusses shall be designed by a professional engineer registered in the state of Georgia.</p> <p>(IBC sections 2210.1, 2211.3, 2301.2, and 2303.4.1)</p>
NOT MET	<b>SP04</b>	<p>Specify on the structural drawings the applicable design load criteria for both top and bottom chords of pre-engineered floor and roof trusses including but not limited to dead, live, and wind loads.</p> <p>(IBC Sections 1603.1.1, 1603.1.2, 1603.1.8, 1606, 1607, 1609, 2210, 2211.3, and 2303.4.1)</p>
NOT MET	<b>SP05</b>	<p>Specify on the structural drawings that all hardware (bolts, hangers, straps, etc.) required for connections between pre-engineered trusses shall be designed and specified by the truss design engineer.</p> <p>(IBC Sections 1604.2, 2210, 2211.3, and 2303.4.1)</p>
NOT MET	<b>SP06</b>	<p>Specify on the structural drawings that pre-engineered metal plate connected wood trusses shall be braced in accordance with BCSI 1-08, "The Guide to Good Practice for Handling, Installing, Restraining and Bracing of Metal Plate Connected Wood Trusses" and related summary sheets.</p> <p>(IBC Section 2303.4.1)</p>
NOT MET	<b>SP07</b>	<p>State on the structural drawings that "all pre-engineered truss shop drawings shall be available on the job site during the times of inspection and shall bear clear indication that they have been reviewed and approved by the project structural engineer-of-record" (or architect-of-record for projects without a structural engineer-of-record).</p> <p>(IBC Section 1603.1, and GCCC Section 107.1.1)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SP08</b>	<p>Indicate on pre-engineered wood building structural drawings the required material specifications for all framing components including but not limited to design stress values for glued laminated timber in accordance with AITC 117-10 (Standard Specifications for Structural Glued Laminated Timber of Softwood Species).</p> <p>(IBC Sections 2301.2, 2303.1, 2306.1, and 2307.1)</p>
NOT MET	<b>SP09</b>	<p>Proposed demolition or alteration requires removal of or modifications to existing framing member(s) from the existing pre-engineered steel building. Submit letter sealed and signed by a professional structural engineer registered in the State of Georgia which indicates that the engineer has inspected the existing structure and the proposed structural components to be removed or modified and has determined that the structural integrity of the remaining existing structure will not be adversely affected by the proposed construction.</p> <p>(IBC Sections 1604.2, 1604.6, and 3404, and GCCC Section 107.1.1)</p>
NOT MET	<b>SP10</b>	<p>A Foundation Only Permit for a pre-engineered building requires the submission of both a letter of Engineering Certification and a complete anchor bolt plan in addition to the foundation plan. The letter of Engineering Certification shall be sealed and signed by a professional engineer registered in the state of Georgia and shall state the applicable building code as well as all design loads.</p> <p>(IBC Section 1603.1, and GCCC Section 103.2)</p>
NOT MET	<b>SP11</b>	<p>Indicate on the pre-engineered building structural drawings the gravity design loads for the roof structure including but not limited to dead, collateral, and live.</p> <p>(IBC Sections 1602.1, 1603.1.2, 16031.8, 1606, and 1607.12)</p>
NOT MET	<b>SP12</b>	<p>Indicate on pre-engineered building structural drawings the following wind data applicable to the design of the structure:</p> <ul style="list-style-type: none"> <li>- Ultimate design wind speed (3-second gust) in miles per hour (mph);</li> <li>- Nominal design wind speed (3 second gust) in miles per hour (mph);</li> <li>- Risk Category;</li> <li>- Wind exposure category;</li> <li>- Internal pressure coefficient(s);</li> </ul> <p>(IBC Sections 1603.1.4, 1604.5, 1609.1.1, 1609.3, 1609.3.1, and 1609.4, and ASCE/SEI 7-10 Sections 1.5.1, 26.5.1, 26.7.3, and 26.11.1.)</p>

STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SP13</b>	<p>Indicate on pre-engineered building structural drawings the following seismic data applicable to the design of the structure:</p> <ul style="list-style-type: none"> <li>- Mapped spectral response acceleration coefficients <math>S_S</math> and <math>S_1</math>;</li> <li>- Design spectral response acceleration coefficients <math>S_{DS}</math> and <math>S_{D1}</math>;</li> <li>- Risk Category;</li> <li>- Importance Factor, <math>(I_e)</math>;</li> <li>- Applicable Site Class;</li> <li>- Seismic Design Category;</li> <li>- Basic Seismic Force Resisting System(s);</li> <li>- Response modification coefficients(s), <math>R</math>;</li> <li>- Seismic Response Coefficient(s), <math>C_s</math>;</li> <li>- Design Base Shear(s) for each of two separate and independent orthogonal directions;</li> <li>- Seismic Analysis Procedure.</li> </ul> <p>(IBC Sections 1603.1.5 and 1613.3, and ASCE/SEI 7-10 Sections 1.5.1, 11.4, 11.5, 11.6, 12.2, 12.6, and 12.8.)</p>
NOT MET	<b>SP14</b>	<p>Submit site-specific data prepared (sealed and signed) by a professional engineer or geologist registered in the State of Georgia to substantiate assignment of project site as either Site Class A, B, or C. Report shall be in accordance with ASCE/SEI 7-10 sections 11.4.2 and 20.1. Classification shall be in accordance with ASCE/SEI 7-10 table 20.3-1.</p> <p>(IBC Section 1613.3, and ASCE/SEI 7-10 section 11.4)</p>
NOT MET	<b>SP15</b>	<p>Values of <math>S_S</math> (short period mapped spectral acceleration) and <math>S_1</math> (1-second mapped spectral acceleration) shall not be less than 0.21g and 0.095g, respectively, for construction sites located in Gwinnett County unless substantiated by a site-specific seismic hazard analysis report prepared (sealed and signed) by a professional engineer or geologist registered in the State of Georgia. Report shall be in compliance with ASCE/SEI 7-10 section 11.4.7 and chapter 21.</p> <p>(IBC Section 1613.3, and ASCE/SEI 7-10 section 11.4)</p>
NOT MET	<b>SP16</b>	<p>Design values indicated on the structural drawings for the spectral response acceleration coefficients <math>S_{DS}</math> and <math>S_{D1}</math> shall not be less 0.22g and 0.15g, respectively, for construction sites in Gwinnett County which are classified as Site Class D unless values are substantiated by a site-specific seismic hazard analysis report prepared (sealed and signed) by a professional engineer or geologist registered in the State of Georgia.</p> <p>(IBC Section 1613.3, and ASCE/SEI 7-10 section 11.4)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SP17</b>	<p>If the Seismic Design Category has been determined solely from ASCE/SEI 7-10 Table 11.6-1, submit calculations sealed and signed by the project engineer-of-record which clearly document compliance with the following:</p> <ul style="list-style-type: none"> <li>- The approximate fundamental period of the structure (<math>T_a</math>) in each of the two orthogonal directions determined in accordance with ASCE/SEI 7-10 section 12.8.2.1 is less than 0.8 <math>T_s</math> (determined in accordance with ASCE/SEI 7-10 section 11.4.5).</li> <li>- The seismic response factor (<math>C_s</math>) is determined using equation 12.8-2 of ASCE/SEI 7-10 section 12.8.1.1.</li> <li>- Each floor and roof diaphragm is defined as rigid per ASCE/SEI 7-10 section 12.3.1, or, if the diaphragms are flexible, the distance between vertical elements of the seismic force resisting system does not exceed forty feet.</li> </ul> <p>(ASCE/SEI 7-10 section 11.6)</p>
NOT MET	<b>SP18</b>	<p>For steel lateral load resisting systems (except for "Steel Systems not Specifically Detailed for Seismic Resistance" with a response modification coefficient, <math>R</math>, of 3.0), the structural system shall be designed and detailed in accordance with the provisions of AISC 341-10</p> <p>(IBC Section 2205.2)</p>
NOT MET	<b>SP19</b>	<p>Indicate on the pre-engineered building structural drawings the required material specifications for all steel framing components and connectors including ASTM designation, yield strength (KSI), and material grade (as applicable).</p> <p>(IBC Sections 2203.1, 2204.2, 2205.1, 2210.1, and 2211.1)</p>
NOT MET	<b>SP20</b>	<p>Indicate on the pre-engineered building structural drawings the required types, sizes, and locations for structural framing components including but not limited to beams, columns, joists, joist girders, purlins, girts, and braces.</p> <p>(IBC Sections 1603.1, 2205.1 and 2207.2, and GCCC section 107.1.1)</p>
NOT MET	<b>SP21</b>	<p>Specify on pre-engineered steel building structural drawings the required type, size, and gauge of metal deck applicable to floor, roof, and wall construction.</p> <p>(IBC Sections 1603.1 and 2210)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SP22</b>	<p>Specify on pre-engineered steel building structural drawings the required type, size, and spacing of fasteners for attachment of metal floor and roof deck to supports (including side laps). Attachments shall provide adequate resistance of the applicable lateral wind and seismic design forces.</p> <p>NOTE: Roof deck installation shall be consistent with that specified on the architectural construction documents to ensure compliance with energy code.</p> <p>(IBC Sections 1603.1, 1604.4, and 2210, and ASCE/SEI 7-10 Sections 12.1.1, 12.10.1, 12.14.7.4, and 26.1.1, and Steel Deck Institute Diaphragm Design Manual, third edition)</p>
NOT MET	<b>SP23</b>	<p>Specify on pre-engineered steel building structural drawings the required type, size, and spacing of fasteners for attachment of metal wall panels to supports (including side laps) to adequately resist the applicable design wind pressures acting normal to the face of wall.</p> <p>(IBC Sections 1603.1, 1609.1 and 2210, and ASCE/SEI 7-10 Section 26.1.1 and Chapter 30)</p>
NOT MET	<b>SP24</b>	<p>When specified on the architectural construction documents for compliance with the energy code, indicate on pre-engineered building structural drawings 1" (thick) X 3" (wide) thermal blocks along the top of roof purlins for each building to accommodate the required insulation for compliance with ANSI/ASHRAE/IESNA Standard 90.1-2007.</p> <p>(IBC Section 1301.1.1)</p>
NOT MET	<b>SP25</b>	<p>Indicate on pre-engineered building drawings that the design is in accordance with the 2012 International Building Code with the 2014 Georgia Amendments.</p> <p>(GCCC Section 107.1.1)</p>
NOT MET	<b>SP26</b>	XXXX
NOT MET	<b>SP27</b>	XXXX
NOT MET	<b>SP28</b>	XXXX
<p><b>SR00 STRUCTURAL RETAINING WALL</b></p>		

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SR01</b>	<p>Submit a copy of county-approved site grading plan which clearly indicates the applicable location for each retaining wall and for each detention pond wall and which specifies the elevation at top and bottom of each wall.</p> <p>Alternatively, for retaining walls that are located on single-family residential lots, provide a plan which clearly indicates the location of each dwelling, property line, and proposed wall including elevation at top and bottom of wall.</p> <p>(GCCC Section 107.2)</p>
NOT MET	<b>SR02</b>	<p>Provide structural construction details for each retaining wall and for each detention pond wall as shown on county authorized site grading plans which specify required materials, wall and footing dimensions, reinforcing (type, size &amp; spacing), concrete design strength, drainage method for relief of hydrostatic pressure, type of backfill material, and slope of backfill finished grade. (For modular type retaining walls, details shall indicate the required types, spacing, and embedment length of all geogrid reinforcement.)</p> <p>Note: Modular type construction is not suitable for dam walls which are penetrated by storm water outlet structures.</p> <p>(IBC Section 1807.2, and GCCC Section 107.2)</p>
NOT MET	<b>SR03</b>	<p>Structural construction details for each retaining wall exceeding six (6) feet in height and for each detention pond wall exceeding five (5) feet in height shall be sealed and signed by a professional structural engineer registered in the State of Georgia.</p> <p>(GCCC Section 107.1.1, and the Gwinnett County Construction Development Regulations article 9.8.2.d(2)).</p>
NOT MET	<b>SR04</b>	<p>Specify on the structural drawings for each retaining wall which exceeds 6 feet in height and for each detention pond wall the applicable soil parameters utilized in the wall design including but not limited to allowable soil bearing pressure, equivalent lateral fluid pressure (active and passive), surcharge load, internal angle of friction, coefficient of friction, and soil density.</p> <p>(IBC Section 1807.2)</p>
NOT MET	<b>SR05</b>	<p>Specify on the structural drawings the horizontal wall reinforcement.</p> <p>(IBC Section 1901.2; ACI 318-11 sections 14.1.2 and 14.3.3).</p>
NOT MET	<b>SR06</b>	<p>Specify on the structural drawings the vertical wall reinforcement.</p> <p>Vertical wall reinforcement shall comply with minimum values from ACI 318, Section 10.5.1 unless reinforcement meets the exception of ACI 318 Section 10.5.3.</p> <p>(IBC Section 1901.2, and ACI 318-11 Sections 10.5 and 14.1.2)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SR07</b>	<p>Submit calculations sealed and signed by the structural engineer-of-record which demonstrate the structural adequacy of each proposed wall to resist the applicable design loads within the specified allowable soil bearing pressure and to maintain a minimum factor of safety of 1.5 against overturning and sliding.</p> <p>(GCCC Section 103.2.2, and IBC Sections 1610.1 and 1807.2).</p>
NOT MET	<b>SR08</b>	<p>State the following on the structural construction details for each retaining wall which exceeds 10 feet in height (from top of footing) and for each detention pond wall submitted for building permit:</p> <p>"Prior to construction, soil design parameters stated on the county-approved structural construction wall details including but not limited to allowable soil bearing pressure, equivalent lateral fluid pressure (active and passive), internal angle of friction, coefficient of friction, and soil density shall be field-verified by a Gwinnett County approved Third Party Geotechnical Testing Firm. A corresponding written report sealed and signed by a professional engineer registered in the state of Georgia and employed by the Third Party Geotechnical Testing Firm shall be submitted to Gwinnett County Chief Commercial Building Inspector prior to construction beyond footing installation. In the event of conflict between field-verified soil parameters and those stated on the county-approved details, construction shall not proceed until appropriate design modifications submitted by the wall design engineer-of-record have been reviewed and authorized by Gwinnett County Building Plan Review."</p> <p>(Gwinnett County Development Regulations Articles 9.8.2.d(2), 9.8.2.d(4) and GCCC sections 107.2 and 110.3.8)</p>
NOT MET	<b>SR09</b>	<p>State the following on the structural construction details for each retaining wall which exceeds 10 feet in height (from top of footing) and for each detention pond wall submitted for building permit:</p> <p>"Prior to issuance of a Certificate of Completion for each wall by Gwinnett County, written notification sealed and signed by the wall design engineer-of-record shall be submitted to the Gwinnett County Chief Commercial Building Inspector which acknowledges receipt of a soils investigation report by a Gwinnett County approved Third Party Geotechnical Testing Firm and which confirms that all soil parameters applicable to the design of the wall are consistent with those reported as field-verified."</p> <p>(Gwinnett County Development Regulations Articles 9.8.2.d(2) and 9.8.2.d(4); GCCC sections 107.1.1 and 110.3.8)</p>



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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>SR10</b>	<p>Note directly on the plans the name of the Gwinnett County approved Third Party Geotechnical Testing Firm responsible for performing the subsurface soils investigation and for verifying the soil design parameters specified on the structural construction details for each retaining wall which exceeds 10 feet in height (from top of footing) and for each detention pond wall.</p> <p>Note: The Gwinnett County approved Third Party Geotechnical Testing Firm and the wall design engineer-of-record shall be independent of one another such that there is no business or employment relationship between parties.</p> <p>(Gwinnett County Development Regulations Articles 9.8.2.d(2) and 9.8.2.d(4); GCCC sections 107.1.1 and 110.3.8)</p>
NOT MET	<b>SR11</b>	XXXX
NOT MET	<b>SR12</b>	XXXX
NOT MET	<b>SR13</b>	XXXX
NOT MET	<b>SR14</b>	XXXX
<b>ST00 COMMUNICATION TOWER STRUCTURE</b>		
NOT MET	<b>ST01</b>	<p>Submitted structural drawings are incomplete. Furnish complete foundation and framing plans for tower, which clearly indicate required materials, sizes, and locations for all structural elements. Provide complete details which clearly indicate required connections between all structural framing components including anchorage to foundation to adequately resist all applicable design loads including gravity, wind, and seismic.</p> <p>(GCCC section 103.2 and IBC Section 1603.1)</p>
NOT MET	<b>ST02</b>	<p>Submit engineering documentation, sealed and signed by a professional engineer registered in the State of Georgia, which substantiates (via engineering analysis) the structural adequacy of the existing tower to receive the additional antennas at the proposed indicated elevation(s) above grade and based on a basic wind speed not less than 90 MPH.</p> <p>Note: Documentation shall include a copy of the original design drawings for the tower structure which have been sealed and signed by the engineer-of-record. The sizes and properties of the structural components considered in engineering analysis calculations shall be reflected on the original design drawings.</p> <p>(IBC Section 3108.1, and TIA/EIA-222-G Annex B)</p>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>ST03</b>	<p>Submit complete details, sealed and signed by a professional engineer registered in the State of Georgia, which clearly indicate required structural framing for support of proposed antennas from the existing tower (including direct attachment of antennas to support framing) to adequately resist a minimum design wind speed of 90 MPH.</p> <p>(IBC Section 3108.1, and TIA/EIA-222-G Sections 2.6 and Annex B)</p>
NOT MET	<b>ST04</b>	<p>Provide details which indicate required anchorage of the equipment building to the foundation to adequately resist all applicable design loads including wind and seismic.</p> <p>(IBC Sections 1603.1, and ASCE/SEI 7-10 Sections 12.1.4 and 26.1.1)</p>
NOT MET	<b>ST05</b>	<p>Provide details for an anti-climbing device on each tower in addition to enclosing the tower with fencing not less than six (6) feet in height.</p> <p>(Gwinnett County Telecommunications Tower and Antenna Ordinance section 108-57(a))</p>
NOT MET	<b>ST06</b>	<p>Specify on construction documents the materials, finishes, and colors for towers, antennas, buildings and related structures.</p> <p>Towers and antennas shall either have a galvanized steel finish or be painted a neutral color to minimize visual obtrusiveness. Accessory buildings and structures shall utilize materials, textures, and colors which blend the tower facilities to the natural setting and building environment.</p> <p>(Gwinnett County Telecommunications Tower and Antenna Ordinance Section 108-55)</p>
NOT MET	<b>ST07</b>	<p>Attach directly to cover sheet of construction documents submitted for permit a signed copy of approved "Tall Structure Permit" (TSP) including all conditions of approval.</p> <p>NOTE: The height of proposed tower and the elevation for each set of proposed antennas shall not exceed that specified by the TSP.</p> <p>(Gwinnett County Telecommunications Tower and Antenna Ordinance Division 5)</p>
NOT MET	<b>ST08</b>	XXXX
NOT MET	<b>ST09</b>	XXXX
NOT MET	<b>ST10</b>	XXXX

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
NOT MET	<b>ST11</b>	XXXX

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
<b>BP00 BUILDING PERMIT AUTHORIZATION</b>		
INFORMATION ONLY	<b>BP01</b>	<p>Submit two (2) complete sets of construction drawings and documents for permit authorization. Construction drawings and documents shall have authorization stamps affixed from Building Plan Review and Fire Plan Review.</p> <p>Note: Construction drawings which are required to be prepared by a Georgia registered engineer, architect, or interior designer shall bear the design professional's seal with a signature unique to the licensee with the date signed placed below the seal. The seal, signature, and date may be direct ink applied or electronic applied image. (Refer to Georgia Board of Architects &amp; Interior Designers Rule 50-2A-.01 and Georgia Board of Professional Engineers &amp; Land Surveyors Rule 180-12-.02)</p> <p>Note: Projects which require color elevation approval - attach a color copy of the approved color elevation to both sets of the construction drawings.</p>
INFORMATION ONLY	<b>BP02</b>	<p>Permit issuance procedure:</p> <ul style="list-style-type: none"> <li>- Building Plan Review and Fire Plan Review shall affix the permit authorization stamps onto two (2) complete sets of the construction drawings. The two sets shall be stamped indicating "County Copy" and "Keep on Job Site."</li> <li>- The contractor of record shall submit the "County Copy" set along with the "Commercial Building Permit Application", copy of Georgia Contractor's License, copy of Georgia city or county issued Occupational Tax Certificate, and final permit fees to the Gwinnett County Permits Office.</li> <li>- The contractor purchasing the construction permit must be the person designated on the Georgia Contractor's License or the contractor's representative must submit the "Authorized Agent Form."</li> <li>- Permits which may be issued to a Georgia State recognized construction category for Specialty Contractor or for permits which do not require a licensed contractor shall submit the "Commercial Building Permit Application", copy of Georgia city or county issued business license, and final permit fees to the Gwinnett County Permits Office.</li> </ul>
INFORMATION ONLY	<b>BP03</b>	<p>This project will require the following permits:</p> <p>(Describe type of permit)</p>
INFORMATION ONLY	<b>BP04</b>	<p>The permit applicant shall obtain the required authorization from each of the following review sections and agencies:</p> <ul style="list-style-type: none"> <li>- Development Review (site plan verification)</li> <li>- Building Plan Review</li> <li>- Fire Plan Review</li> <li>- Water and Sewer Plan Review</li> <li>- Environmental Health</li> </ul>

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STATUS	COMMENT NO.	BUILDING CODE COMPLIANCE CHECKLIST COMMENT
INFORMATION ONLY	<b>BP05</b>	Submit in writing the "Value of Construction" for all construction projects including new buildings and structures, demolition of building or interior spaces, and the alteration, repair, or renovation of a currently or previously occupied space. The "Value of Construction" shall include construction cost plus the professional design fees.
INFORMATION ONLY	<b>BP06</b>	<p>Obtain Environmental Health authorization for the following:</p> <ul style="list-style-type: none"> <li>- Each building served by septic system.</li> <li>- Each establishment with food service.</li> <li>- Each establishment with a designated smoking area.</li> <li>- Each establishment that is a tourist accommodation/hotel.</li> <li>- Each establishment that is a body art studio, tattoos and body piercing.</li> <li>- Each swimming pool and spray pad.</li> <li>- Each clubhouse/pool house with a pool equipment room.</li> <li>- Each clubhouse/pool house with toilet rooms adjacent to a swimming pool.</li> </ul> <p>Note: For establishments with food service, Environmental Health shall signify authorization of the plans by applying a stamp of approval on 2 copies of the food service equipment plans</p>
INFORMATION ONLY	<b>BP07</b>	XXXX
INFORMATION ONLY	<b>BP08</b>	XXXX
INFORMATION ONLY	<b>BP09</b>	A Certificate of Occupancy (C.O.) or a Certificate of Completion (C.C.) for new buildings will not be issued until all required site development construction has been completed.
INFORMATION ONLY	<b>BP10</b>	An Interior Finish Permit can not be issued until any previously issued Spec Space permit for the same space has been completed and issued a Certificate of Completion (C.C.).
INFORMATION ONLY	<b>BP11</b>	Each multi-tenant building requires the issuance of a "Shell" building permit and a separate "Interior Finish" or "Spec Space" building permit for each individual suite.
INFORMATION ONLY	<b>BP12</b>	In accordance with the Gwinnett County Construction Code, construction documents for the submitted project shall be permitted within six (6) months of the "Initial Submittal Review" date indicated on page 1 of this checklist or the project shall be deemed to have been abandoned. Abandoned projects shall require re-submission of complete construction documents to the Department of Planning and Development for complete review.
INFORMATION ONLY	<b>BP13</b>	The project designer-of-record shall be responsible for compliance with copyright law such that all data reproduced on the construction documents from copyright-protected material shall reference each corresponding publication, the publisher, the edition year, and a statement that material is reprinted with permission from the publisher.

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Georgia Amendment regarding the alteration, repair, addition, and change of occupancy of existing buildings and structures for "Existing System Conformance":

(1) When the estimated cost of the new work is less than 50% of the replacement cost of the existing system, the new work shall be brought in to conformance with the requirements of the State Minimum Standard Codes for new construction.

(2) When the estimated cost of the new work is equal to or greater than 50% of the replacement cost of the existing system, the entire system shall be made to conform with the requirements of the State Minimum Standard Codes for new construction.

(IBC Section 3401.7 Amendment)

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Elevators and conveying systems requires an additional separate construction permit from the Georgia State Office of Insurance and Safety Fire Commissioner.

\*

Establishments serving food (restaurants) requires a separate authorization by the Georgia Department of Environmental Health.

\*

Establishments serving and/or preparing food requires a separate grease interceptor approval from the Gwinnett County Department of Water Resources.

\*

Retail food stores requires a separate authorization by the Georgia Department of Agriculture.

\*

Modular buildings (factory built) requires a separate construction authorization by the Georgia Department of Community Affairs.

\*

Construction demolition requires a separate application submittal to the Georgia Department of Natural Resources, Environmental Protection Division.

\*

The Gwinnett County construction permit fees are determined in accordance with the "Gwinnett County Land Development and Other Services Fee Schedule"