
Plan Review Case Studies

Presented by
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Plan Review

Definition

A systematic in-depth examination of the submitted plans and specifications.

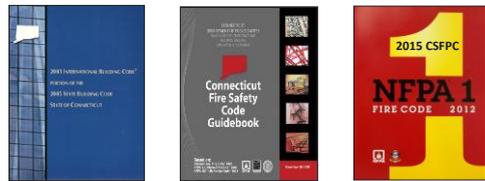




Plan Review

Purpose

To determine the degree of compliance with adopted codes and standards



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Benefits of Plan Review

Understanding of how the building operates

- Means of egress
- Building services
- Life safety features
- Construction features

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Benefits of Plan Review

Understanding of how the building operates



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Benefits of Plan Review

- Find non-compliance
- Future inspections
- Sound basis for building alterations

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Effects of a Poor Review

- Cost over-runs
- Forced acceptance
- Compliance takes time

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Effects of a Poor Review



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Effects of a Poor Review



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Submittals



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Building Code

Construction documents

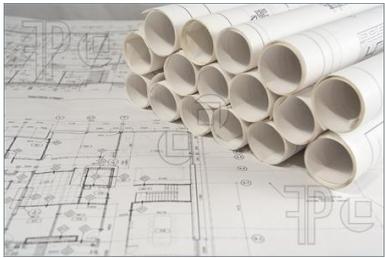
- Sufficient information
- Occupant load & Egress
- Exterior wall envelope



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Submittals

Drawings



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Submittals

Specifications (Project Manual)



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Submittals

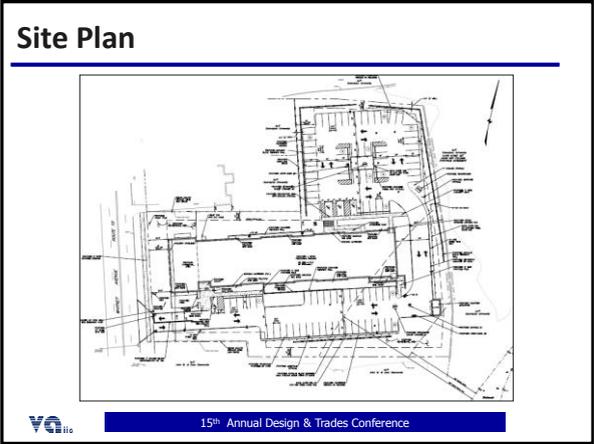
Site Plan Drawings (C)

- Hydrant locations
- Utility connections
- Fire vehicle access
- Exit discharge
- Building set-backs (exposures)
- Landscape plans

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Grading Plan

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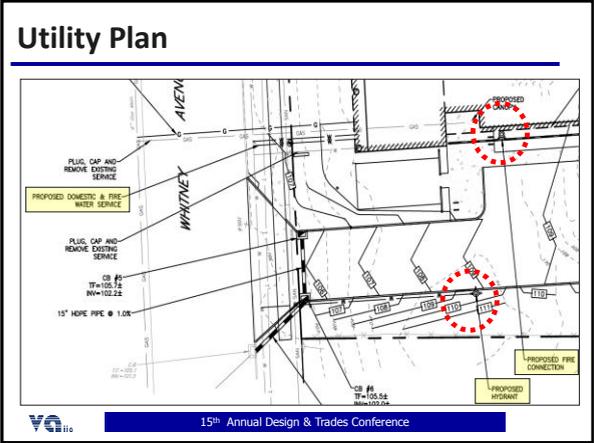
Grading Plan

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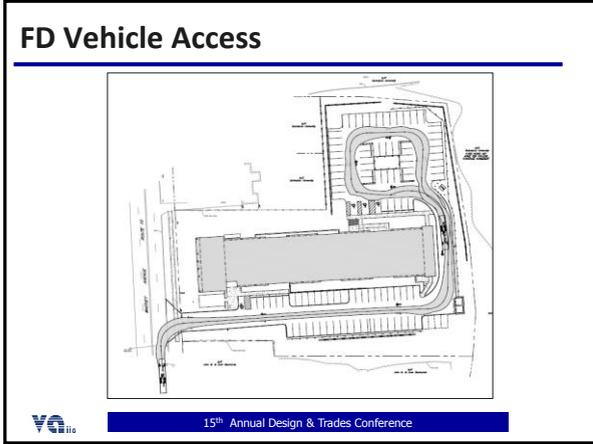
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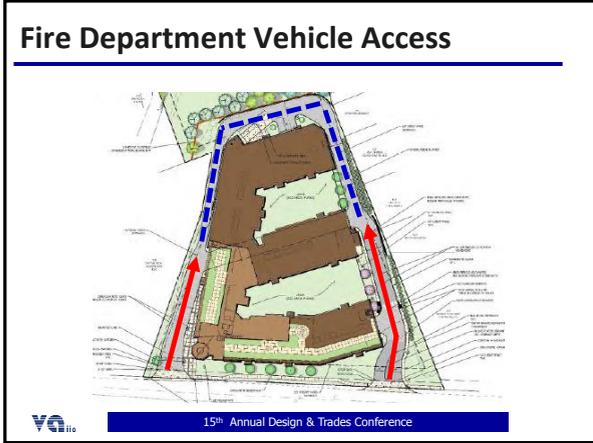
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Road Surface

CONCRETE CURB - SEE DETAIL ABOVE RIGHT

1.5" BITUMINOUS CONCRETE (FINISH COURSE)

1.5" BITUMINOUS CONCRETE (BASE COURSE)

2" - 3/4" PROCESSED GRAVEL BASE

3" - 3/4" PROCESSED GRAVEL BASE

COMPACTED SUBGRADE

CROSS SECTION OF STANDARD BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE

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Road Surface

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Submittals

Specifications (Project Manual)

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Specifications (Project Manual)

Generally follows CSI Master Format

- 1995 format - @ 16 Divisions
- 2004 format - @ 41 Divisions

- Part 1 General
- Part 2 Products
- Part 3 Execution



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2.15 DUCTWORK ACCESSORIES

D. Fire Dampers

1. Fabricate low resistance fusible link fire dampers in accordance with **NFPA-90A** and UL approved procedures.
2. Fire damper shall meet all UL and **NFPA** requirements for primary fire dampers, and shall be approved for use where ducts penetrate partitions with resistance ratings of two hours or less, per UL Standard 555.



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Submittals

SECTION 16720 - FIRE ALARM SYSTEM

1.4 REFERENCES

A. National Fire Protection Association (NFPA) - USA:

- No. 70-2011 National Electric Code (NEC)
- No. 72-1999 National Fire Alarm Code
- No. 90A-1999 Air Conditioning Systems
- No. 101-2000 Life Safety Code



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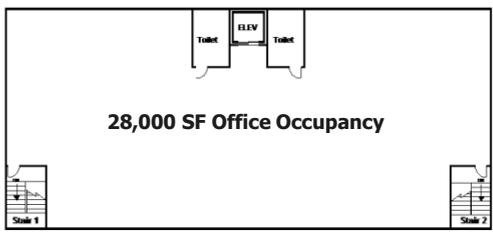
Common Mistakes

Common Mistakes

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Drawings – Demolition

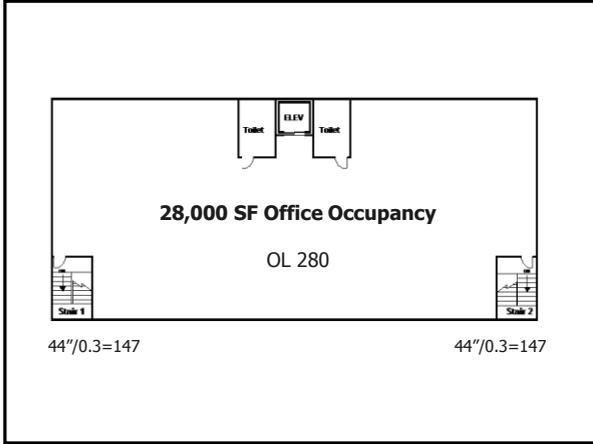
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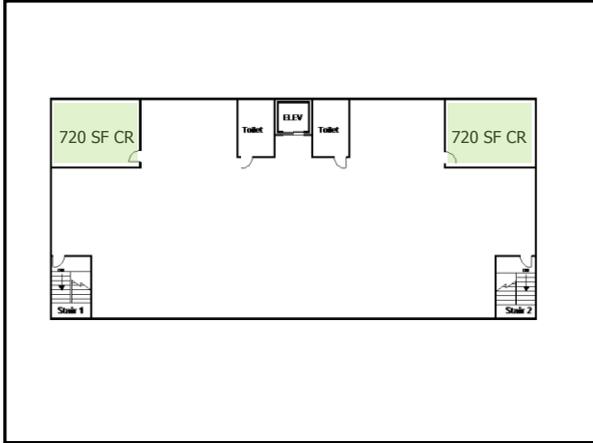


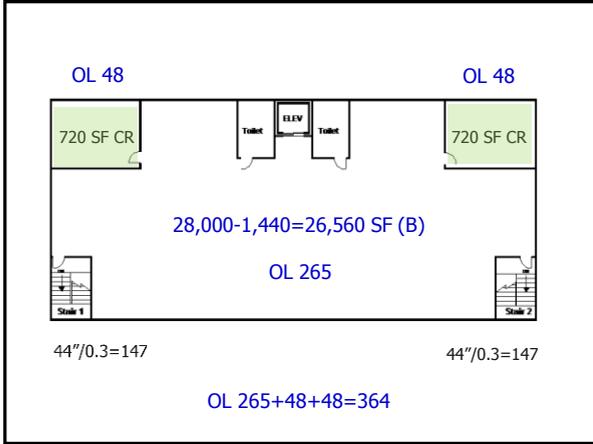
28,000 SF Office Occupancy

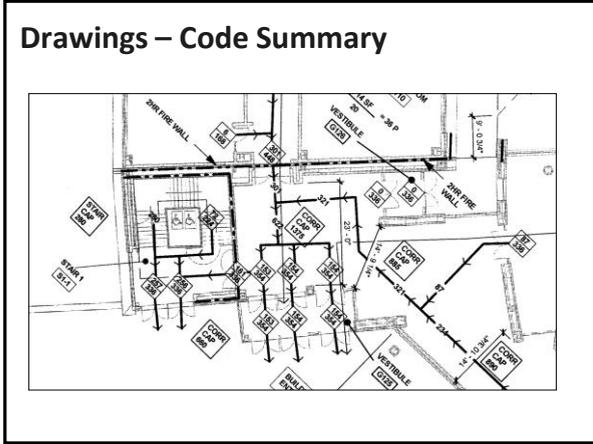
TOILET ELEV TOILET

SHED 1 SHED 2

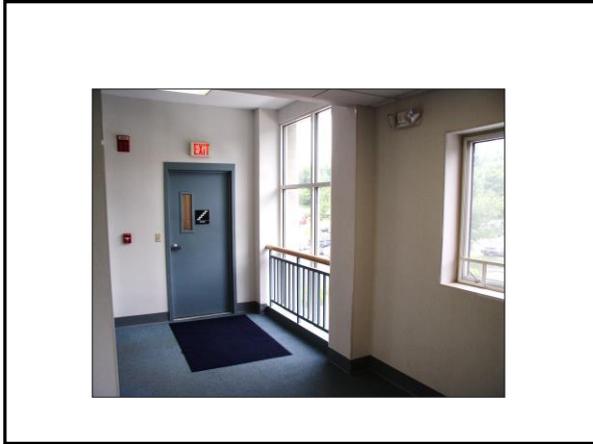










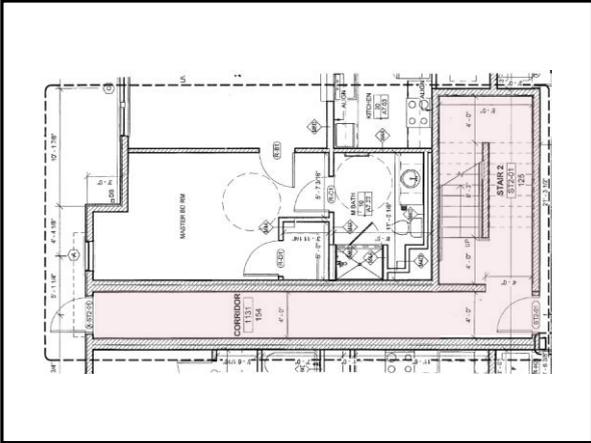


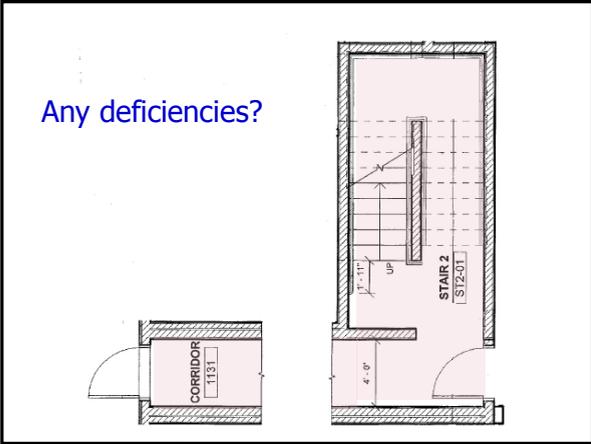


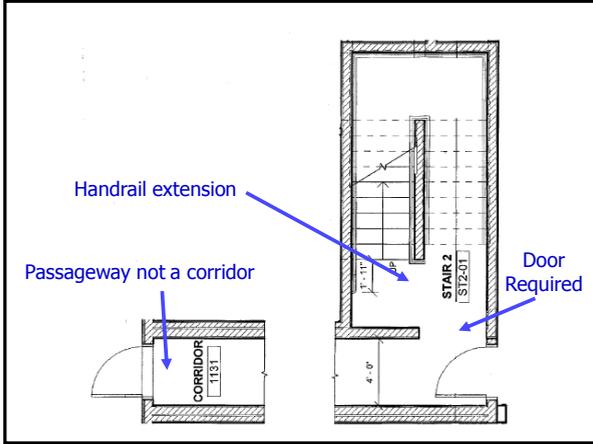






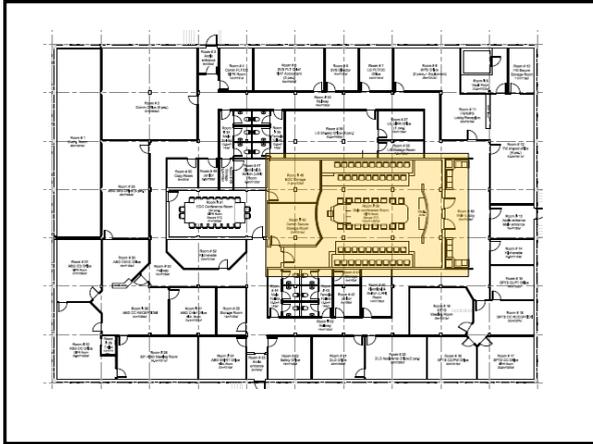


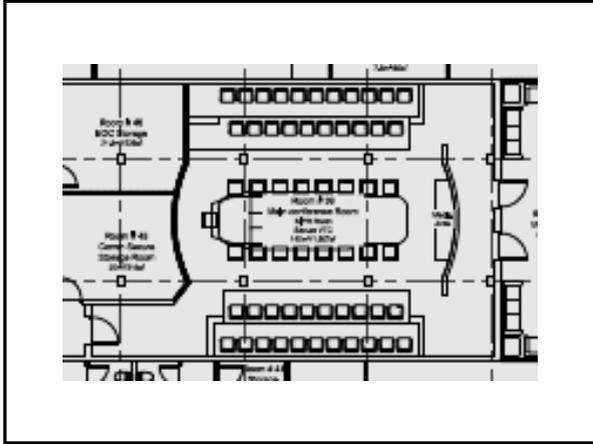




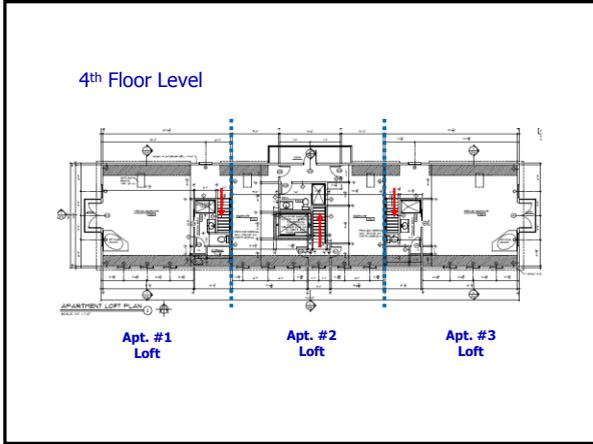
2 story R-2
2 story B/M

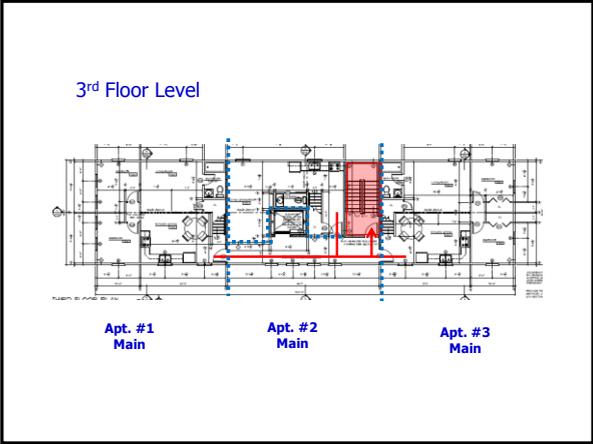
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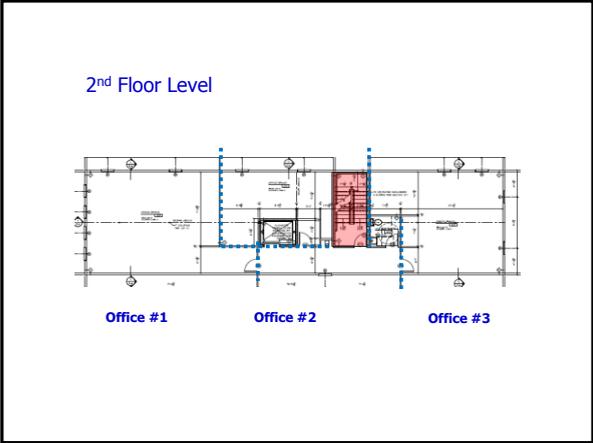


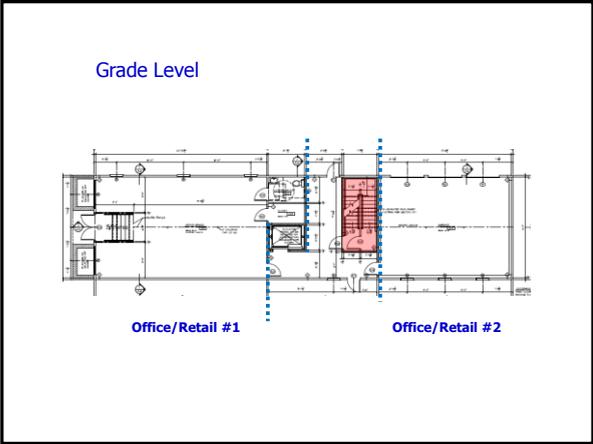






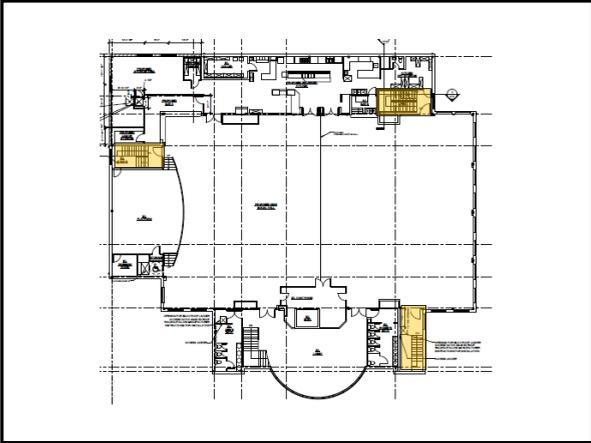


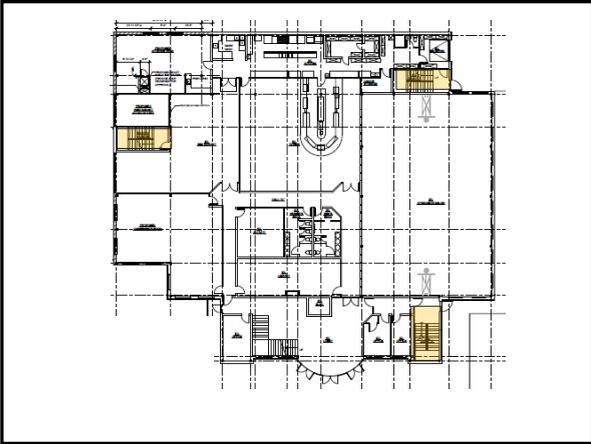




2 story A-2

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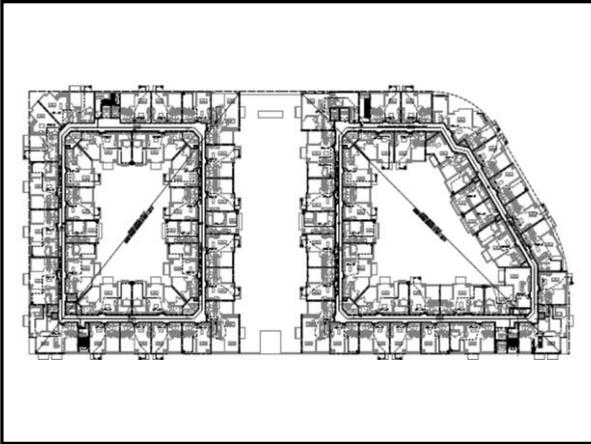




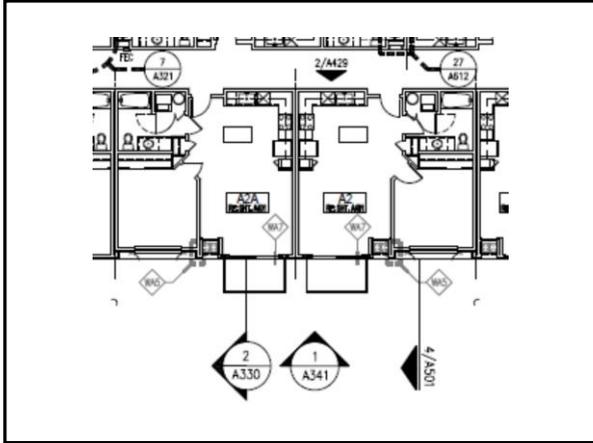
5 story R-2
2 story S-2

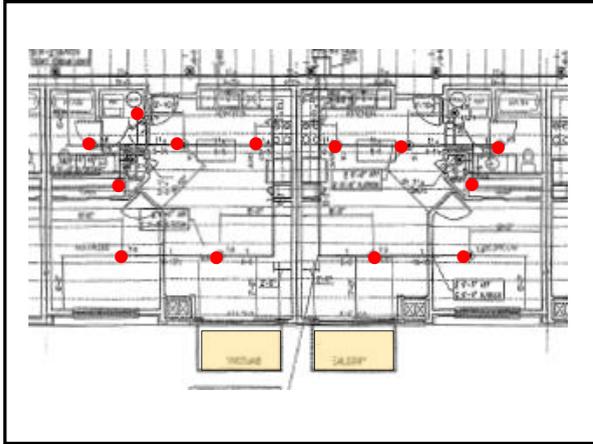
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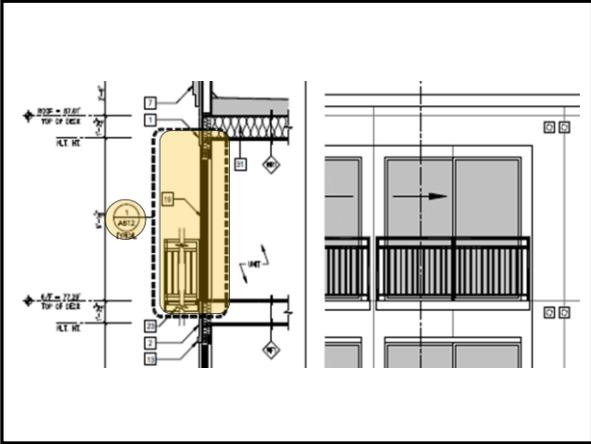


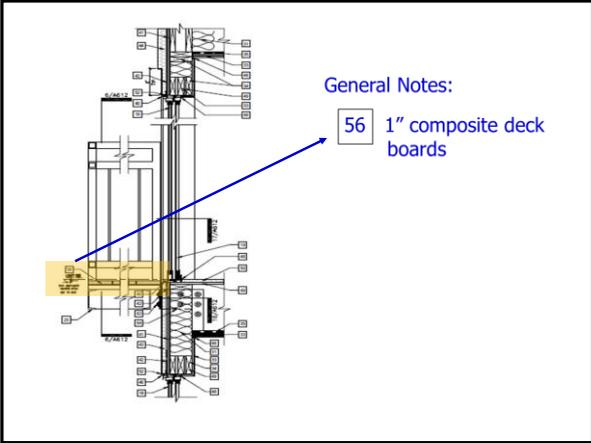














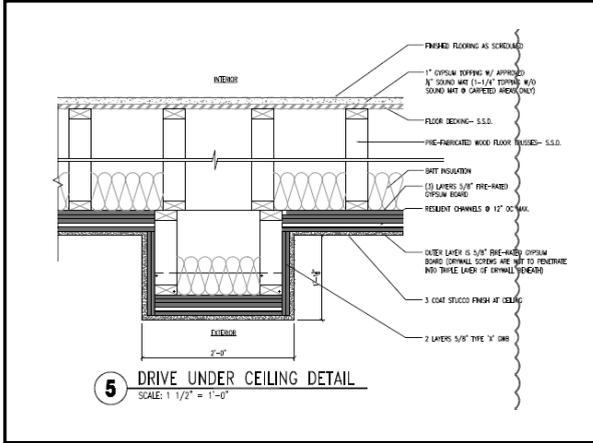
4 story R-2
1 story S-2

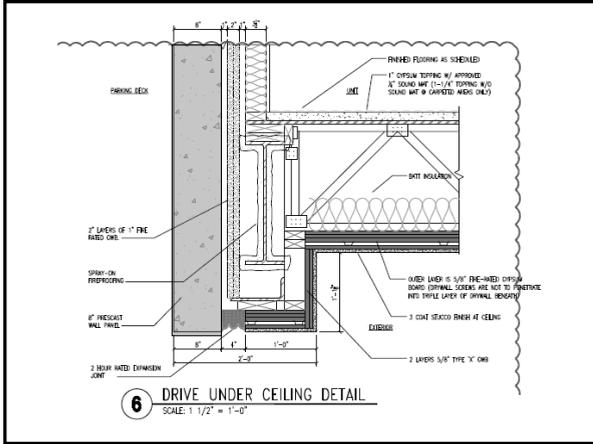
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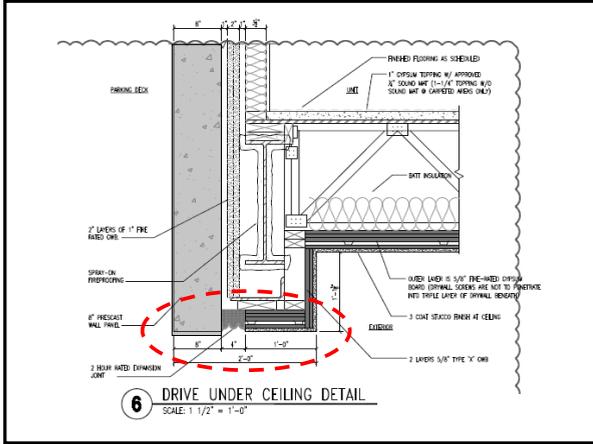






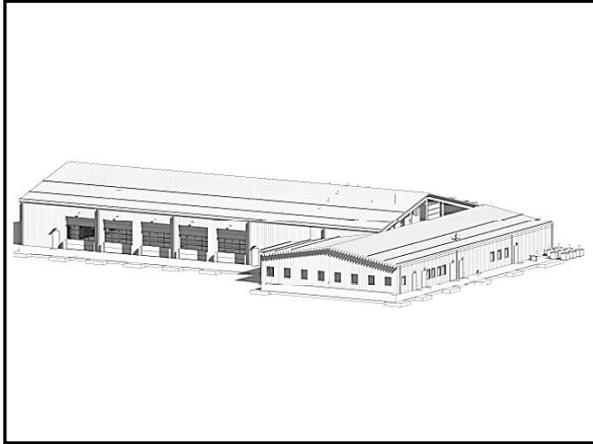


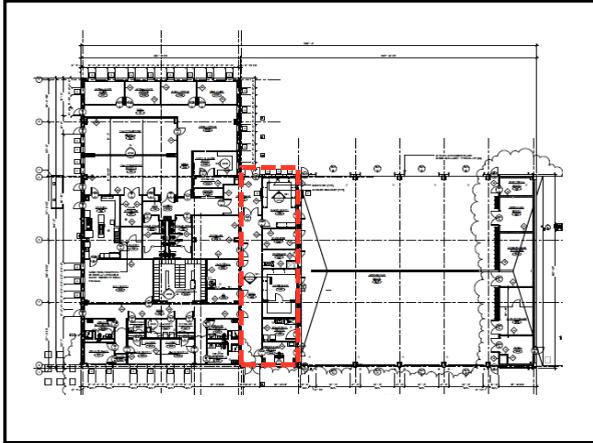


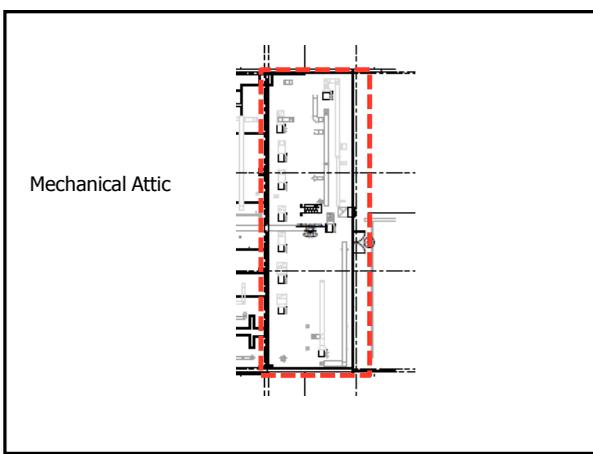


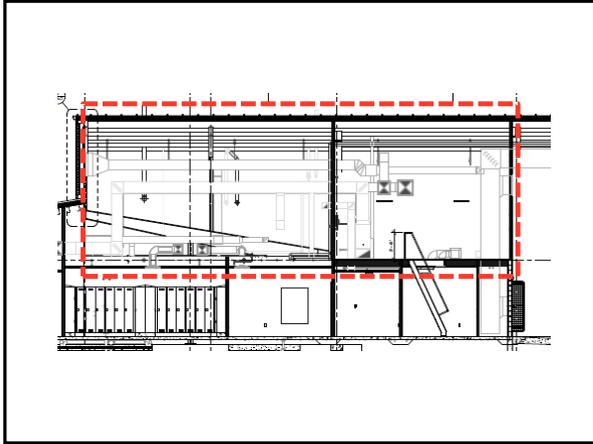


**1 story S-2/R-2/B/A-3
 Firehouse**



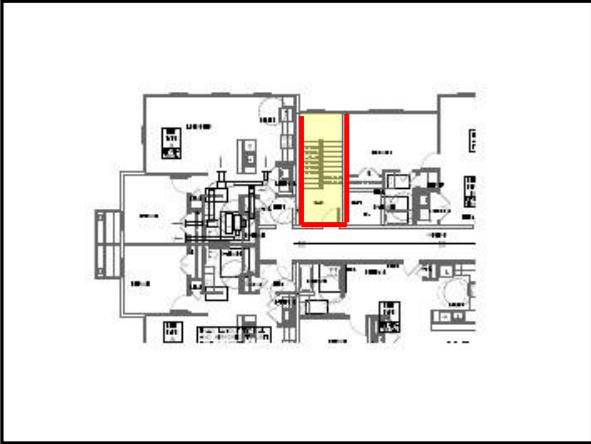


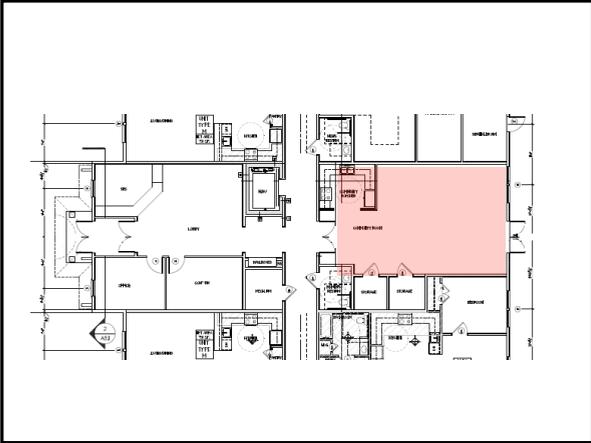




2 story R-2
1 story M/B









Questions or Comments