



"The Capital City of the Palm Beaches"

Common Plan Review Comments

The following is a list of the most common plan review comments. It includes the most frequent causes of non-compliance when plans are submitted for permit. It is not intended to cover all Code issues.

General (all trades)

- For plans not required to be by an architect or engineer, the designer must sign and date plans
- Architect's and Engineer's signature on all of his/her documents must be original (wet) signature
- Architect's and Engineer's printed name and license number must be on all of his/her documents
- Title blocks with a business name (dba) for the Architect or Engineer must include a State issued Certificate of Authorization (COA) number or Engineering Business (EB) number.
- Plans shall state the type of occupancy for the building
- Alteration to existing buildings shall state the alteration level per Florida Existing Building Code

Building/Structural

- Plans shall state the construction type for new and existing buildings
- Product approvals not submitted or not marked to show which sizes/options are proposed
- Designer of record must provide shop drawing review stamp on the product approvals
- Accessibility requirements not met, such as clearances at doors and break room sinks.
- Architectural trim above 40' must have test data to show that the material is non-combustible
- Sprinkler plans must be provided when required by the Code for the occupancy type, or the size of the building, or when the designer has assumed area/height increases based on the building being sprinkler protected.
- All design loads (eg. wind, dead and live loads) must be specified on the plans
- Secondary egress from sleeping rooms must meet minimum size requirements (eg. 24SH window does not meet the minimum opening size)
- Attic access must be provided when required by Code and must meet minimum required size.
- Proper buck details are required to show full support/attachment of windows and doors. Beveled bucks are not allowed.
- Fireblocking must be specified where required (including under stairs)
- Roof ventilation must be provided (including flat roofs).
- Roof sheathing nail type. The minimum standard is 8d ring shank nails
- Some flat roof product approvals include specific systems that require that RAS 117 calculations (for enhanced fastener pattern at edges and corners) are prepared by a registered architect or professional engineer.
- Drainage plans are required to show drainage away from the building but not onto neighbor's lot.

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Mechanical

- Means/location of condensate disposal must be shown- FBC,M 307.2.1 - 307.2.4
- Exhaust and intake opening locations - FBC,M 401.5 - 401.5.2
- Balanced return air required in all habitable rooms - FBC,M 601.4 and FBC Res. M1602.4
- Combustible materials prohibited in plenums - FBC,M 602.2.1
- Duct smoke detector required in supply systems over 2000 CFM - FBC,M 606.2.1
- Fire dampers to be installed per manufacturer's instructions - FBC,M 607.2
- Fire dampers to be installed at rated assemblies - FBC,M 607.5
- Cooling load calculations required - FBC 13-407.1.ABC.1 and 13-607.1.ABC.1
- Energy Code Compliance Forms/Calculations must be signed by the owner/agent and by the person that prepared the document
- Product approvals are required for all pre-engineered condenser stands

Electrical

Commercial:

- Plans must state the occupancy type for the building
- Show all circuiting on plans and coordinate with the submitted panel schedule(s) for specific rooms and areas.
- Load calculations both for new construction, and when increasing load on existing building
- Must provide minimum required circuits per Code.
- Plans must state the relevant codes versions adopted by the State per date of permit application.
- Electrical plans must show compliance with energy conservation requirements of Florida Building Code Chapter 13 (eg. lighting controls, lighting times, controls for separate spaces)
- Submit energy calculations per Chapter 13 and coordinate with information on the plans
- Locations of all electrical service equipment, and panels for verification of clearance requirements and permitted locations.
- Submit a completed riser diagram showing all service entrance conductors, feeders, conduit sizes, and grounding electrode system.
- AIC ratings for all service equipment: Mains, Panels, Breakers and Disconnects.
- Conductor sizes must be coordinated with the rating of the breaker over current protection.
- Plans must show compliance with the minimum sound levels for horn/ strobe devices per the accessibility requirements of Florida Building Code.

Residential:

- Submit a completed riser diagram showing all service entrance conductors, feeders, conduit sizes, and grounding electrode system and coordinate per NEC
- AIC ratings for all service equipment: Mains, Panels, Breakers and Disconnects.
- Submit complete panel schedule(s) with the minimum required circuits per the NEC. Circuiting to be specific to rooms, and areas that they feed, as required per Code.
- Plans must state the relevant codes versions adopted by the State per date of permit application.
- Locations of receptacles on plans shall be as required per NEC for kitchens, baths, living areas, bedrooms, garages and outside spaces.
- Show designations of all ground fault protected devices (GFI) as required by NEC
- Show arc fault protection (AFCI) as required per NEC

- Coordinate over current protection device(s) with the permitted rating of the conductor(s) for minimum sizes per NEC
- Missing smoke detection devices. Either smoke alarms or smoke detectors as required under the NFPA and FBC, and in the locations required by those codes.
- Load calculations both for new construction, and when increasing load on existing building

Plumbing

- Submit calculations for primary & secondary roof drains
- Submit isometric riser diagrams for sanitary (with horizontal dry vents), storm water, water supply, gas, condensate, water heater pan drains etc. Isometrics must correlate with the floor plans
- Plans must show the minimum required number of fixtures of the appropriate type
- Plans must include details showing compliance with accessibility requirements (clearances etc.)
- Lack of correlation between architectural & plumbing plans, and the different sheets within the plumbing plans set.
- Incorrect sizing of the washing machine branch drain or waste stack on the sanitary isometric riser diagrams (should be three inch 3")
- Indicating additional fixtures upstream of the horizontal wet-vented bathroom groups. They should be indicated downstream of the bathroom groups.
- Not providing swimming pool water heater submittals at the time of pool permit application. Swimming pool water heaters shall bear the label of a recognized testing agency. Also, provide a positive means of retaining water in the heater when pump is shut off.
- For compliance with entrapment protection for suction inlets for swimming pools, submit an engineered table for the "vent maximum pipe length". It must indicate pump sizes, average flow, and maximum length for 1" or 1-1/2" vent pipe, from vent start to end, complying with the three second release.
- Follow the requirements of City of West Palm Beach, Construction Services Department, document "Gas Permit Application Requirements"

Fire

- Correct address not shown on plan title block.
- Plans must state the relevant codes versions adopted by the State per date of permit application
- Insufficient plans and/or manufacturer's specification submitted for review of fire sprinkler, fire alarm, etc.
- Include note: "Existing fire protection system shall be maintained operational at all times during alteration"
- Include note: "Fire Department shall be notified prior to shutting down any fire protection system, and notified again when the system is returned to normal operation "
- Include note: "All required exits shall be maintained during construction"

Engineering

- Submit pollution prevention plans
- Submit complete storm water calculations per SFWMD
- Include City of West Palm Beach, engineering standard notes on the drawings
- Plans must be reviewed by City of West Palm Beach Public Utilities Department

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