

## Commercial Plan Review Checklist

**Based on 2010 Oregon Structural Specialty Code Effective 04/01/10. Please check with Plan Review Staff for latest revisions.**

### Occupant Group (Chapter 3 & Table 3-A):

Change in building use (Sec 3406)

More Hazardous - must comply with new regulations

Less Hazardous - no modifications regulations

Mixed Occupancy (Sec. 302)

Occupancy separation required (hrs)

Sum of ratios of actual area/allowable area less than 1

Minor Accessory use less than 10% of floor area

Sec. 302.4 Exception 1, 2, 3 or 4 applies

Construction Type (Chap 6)

Required

Proposed

Basic Allowable Floor Area (Table 503 & Sec 503)

Separation

Sides (505)

% X

Ft =

% = +

Automatic Sprinkler System (504.2 & 506.2) 1 story (X3) Multi-story (X4) = +

Total allowable floor area One story =

Multi-story increase (Sec. 504.2) Total X 2 =

Actual Building Area

Largest Floor =

Total Area =

Building Height

Allowable table 503 =

Actual ( ) =

Number of stories: Basic Allowable ( ) =

Sprinklered building - increase one story (Sec 506) =

Total allowable number of stories =

Actual number of stories ( ) =

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### Occupant Load (Sec. 1004 & T1004.1.2):

Use

Sq. ft / occupant

No. of occupants

Total Occupant Load=

Exterior Walls & openings (Sec 704 & 704.1) (T601,602,704.8)

Building

Walls

Ft.

HR.

Protected Openings Reg.

Hr.

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### Code Items Checklist:

*\* Items are not included in Fire/Life Safety Review*

1. Arch/Engr. of Record (Sec. 106.3.4)
2. Mixed Occupancy (Sec. 302.3)
3. Group A Construction (Sec. 303)
4. Group B Construction (Sec. 304)
5. Group E Construction (Sec. 305)
6. Group F Construction (Sec. 306)
7. Group H Construction (Sec. 307)
8. Group I Construction (Sec. 308)
9. Group M Construction (Sec. 309)
10. Group R Construction (Sec. 310)
11. Group S Construction (Sec. 311)
12. Group SR Board and Care (Appendix SR)
13. Exempt Amounts of Materials (Table 3-D)
14. Atria (Sec. 404)
15. Hi-Rise Provisions (Sec. 403)
16. Covered Mall Bldgs. (Sec. 402)
17. Stages and Platforms (Sec. 410)

18. Pedestrian Walkways (Sec. 409)
19. Medical Gas Systems (Sec. 410)
20. Premises Identification (Sec. 502)
21. Occupancy Separation (Sec. 302.3.2 & Tab. 302.3.2)
22. Fire Resistance of Walls (Sec. 704.5 & Tab. 601, 602)
23. Buildings on Same Property (Se. 503.1.3)
24. Area Separation (Sec. 504.6)
25. Mezzanines (Sec. 505)
26. Fire-Resistive Substitution (Sec. 508)
27. Guardrails (Sec. 1012)
28. Type II Buildings (Sec. 602.2)
29. Type III Buildings (Sec. 602.3)
30. Type V Buildings (Sec. 602.5)
31. Types of Const./Fire-Resist Rqmts. (Table 601)
32. Fire Protect. Of Struct. Members (Sec 704,714& T-7-A)
33. Projections (Sec. 705 & 705.5.2)
34. Flame Spread & Smoke Density for Insulation (Sec. 719)
35. Fire Blocks and Draft Stops (Sec. 717)
36. Fire-Resis. Walls & Partitions (Sec.709,705.4,706&T-7B)
37. Vertical Fire Spread (Sec. 709.3.2)
38. Parapets (Sec. 704.11)
39. Fire-Resist Floor/Clg.-Roof Clg. (Sec. 710 & T-7-C)
40. Shaft Enclosures (Sec. 707)
41. Useable Space Under Floors (Sec. 712)
42. Fire-Resist Openings (Sec. 715)
43. Smoke Dampers (Sec. 716)
44. Thru-Penetration Fire Stops (Sec. 712)
45. Interior Finishes (Chap. 8)
46. Toilet and Shower Room Construction (Sec. 1210)
47. Fire-Extinguishing Systems (Sec. 904)
48. Sprinkler System Alarms (Sec. 903.4.2)
49. Smoke-Control (Sec. 909)
50. Smoke & Heat vents (Sec. 910)
51. Ext. Stairway Construction (Sec. 1022)

52. Exit Width Required (Sec. 1005)
53. Occupant Load (Sec. 1004)
54. Number of Exits Required (Sec. 1018)
55. Exit Signs (Sec. 1011)
56. Mean of Egress Illumination (Sec. 1006)
57. Special Egress-Control Devices (Sec. 1008.1.3.1.1)
58. Special Doors, Revolving, etc. (Sec. 1008.1.3)
59. Exit Door Width & Height (Sec. 1008.1.1)
60. Max. Exit Door Leaf Width (Sec. 1008.1)
61. Direction of Door Swing Threshold (Sec. 1008.1.2)
62. Change in Floor Level @ Doors (Sec. 1008.1.6)
63. Door Lock or Latch Hardware (Sec. 1008.1.8, 1008.1.8.3)
64. Panic Hardware (Sec. 1008.1.9)
65. Stairway Width (Sec. 1009.1)
66. Stairway Rise & Run (Sec. 1009.3)
67. Stairway Headroom (Sec. 1009.2)
68. Stair Landings (Sec. 1009.4)
69. Stair Handrails (Sec. 1009.11)
70. Winding, Circular & Spiral Stairs (Sec. 1009.7, .8 & .9)
71. Int. Stairway Construction (Sec. 1019.1.5)
72. Ext. Stairway Opening Protection (Sec. 1022.6 & 1019.1)
73. Stairway to Roof (Sec. 1009.12)
74. Stairway Identification (1019.1.7)
75. Ramps (Sec. 1010)
76. Exit through Rooms & Hallways (Sec. 1004.2.2, 1005.2.3) Egress thru intervent. spaces (Sec. 1013.2)
77. Exit Access Doorways (Sec. 1014)
78. Exit Access Travel Distance (Sec. 1015 & Tab. 1015.1)
79. Aisles (Sec. 1013.4)
80. Seat Spacing (Sec. 1013.4.2 & .2.1, .2, .3)
81. Aisle Termination (1024.9.5)
82. Aisle Steps (1024.11)
83. Aisle Ramps (1024.11)
84. Aisle Handrail (1024.13)
85. Corridors (1016)

86. Corridor Width (Sec. 1016.2)
87. Corridor Fire-Resistive Const. (Sec. 1016.1)
88. Corridor Opening Protect (Tab. 1016.1)
89. Corridor/Elevators (Sec.707.14.1, 1020.3 & .4)
90. Stair, Ramp & Escalator Enclosures (Sec. 707.2)
91. Pressurized Enclosures (Sec.1019.1.18.1 & 909.20.5)
92. Exit Passageways (Sec. 1020)
93. Corridors Dead End (Sec. 1016.3)
94. Horizontal Exits (Sec. 1021)
95. Changes in Elev. in Exit Discharge (Sec. 1023.1)
96. Egress Balcony (Sec. 1013.5)
97. Vertical Exit Enclosures (Sec. 1019)
98. Special Exit Rqmt's by Occ. (Sec. 1007.1 – 1007.6.2)
99. Egress Courts (Sec. 1023.5, 5.1 & .2)
100. \* Special Hazards (Sec. 1014.3, .4 & .5)
101. \* Design Features Required on Plans (Sec. 1101.2)
102. \* Site Accessibility (Sec. 1103)
103. \* Parking Facilities (Sec. 1104)
104. \* Building Accessibility (Sec. 1106)
105. Means of Egress & Area of Resue Assit. (Sec. 1107)
106. \* Facility Accessibility (Sec. 1108)
107. \* Accessible Design Standards (Sec. 1109)
108. \* Covered Multi. Dwelling Units (Sec. 1110.1)
109. \* Existing Bldgs. (Sec. 1111)
110. \* Venilation. (Sec. 1203)
111. \* Lighting (Sec. 1205)
112. \* Yards & Courts (Sec. 1206)
113. \* Sound Transmission Control (Sec. 1207)
114. \* Exterior Envelope Requirements (Sec. 1312)
115. \* HVAC (Sec. 1317)
116. \* System Controls (Sec. 1317.4.1)
117. \* Piping Insulation (Sec. 1314)
118. \* Service Water Htg. (Sec. 1315)
119. \* Lighting (Sec. 1313 & T-13-R)

120. Exterior Wall Coverings (Chap. 14)
  121. Roof Covering Requirements (Sec. 1503 & Tab. 1506.1)
  122. Attic Access & Ventilation (Sec. 1203 & 1209)
  123. \* Roof Drainage (Sec. 1504)
  124. Roof Covering Mat's & Application (Sec. 1507 & 1508)
  125. Penthouse (Sec. 1510.2)
  126. \* Pre-Fab Construction (OAR Chapter 918 Div. 674 & Sec.1611.11).
  127. \*Footings at Slopes (Sec. 1805.3)
  128. \*Foundation Elevation (Sec. 1805.3.4)
  129. \*Post or Pole Footings (Sec. 1806.7)
  130. \*Wall Bracing (Sec. 2308.9.3 & Table 2308.9.3(1) )
  131. Glass and Glazing (Chap. 24)
  132. Glass Skylights (Sec. 2405)
  133. \* Gypsum Wallboard (Sec. 2506)
  134. \* Gypsum in Showers/Water Closets (Sec. 2509)
  135. \* Foam Plastic Insulation (Sec. 2603)
  136. \* Light-Transmitting Plastics (Sec. 2606)
  137. \* Plastic Veneer (Sec. 2605)
  138. \* Plumbing Systems (Chap. 29)
  139. \* Min. No. of Required Plumbing Fixtures (Table 2902.1)
  140. \* Elevators (Chap. 30)
  141. Occupancy of Public Property (Chap. 32)
  142. \* Site Work (Chap. 33)
  143. \* Existing Structures (Chap. 34)
  144. \* Reroofing (Sec. 1511)
  145. \* Snow Load Design (Sec. 1608)
  146. \* Ice Splitter (2002 2nd Edition ASCE 7-02 Sec. 7.9)
  147. \* Special Inspections Required (Sec. 1704)
  148. Plumbing Drawings Required
  149. Mechanical Drawings Required
  150. Electrical Drawings Required
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