

TRI-STATE CONSULTANTS
CONSTRUCTION CODE CONSULTING & TRAINING

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Building Code Analysis
(Information That Should Be On a Set of Plans)

1. Description of Project
2. List of all codes used on this project and the year version of each code
3. Occupancy Group(s) - Type(s)
 - a. Single Occupancy
 - b. Mixed Occupancy
 - i. Separated Use
 - ii. Non-Separated Use
 - c. Incidental Use Areas
 - d. Accessory Areas
4. Construction Type
5. Is the Building Sprinklered?
 - a. NFPA 13
 - b. NFPA 13R
 - c. NFPA 13D
6. Allowable Area - Show calculations
 - a. Table 503
 - b. Area Modification
 - i. Frontage Increase
 - ii. Sprinkler Increase
 - c. Unity Formula on Mixed Occupancy
7. Building Height
 - a. Height in Feet
 - b. Height in Stories
8. Fire-Resistance Rating Requirements used for all Building Elements per Table 601
9. Fire-Resistance Rating Requirements used for all Exterior Walls based on Fire Separation Distance - Table 602
10. Exterior Walls Openings
 - a. Openings that are protected
 - i. Ratings of all protective openings
 - b. Openings that are unprotected
11. Occupant Load for building based on each room - Show calculations
12. Means of Egress Layout
13. Egress Requirements - Show calculations

Building Code Analysis

Information that should be on a set of plans Page 2 of 2

14. Ratings of all Fire-Resistant Rated Walls and Horizontal Assemblies
 - a. Show how the rating is achieved - i.e. UL, Generic, Engineer Calculated
15. Plumbing Fixture Requirements - Show calculations
 - a. Based on Occupant load
16. Structural Design Information
 - a. Live Loads
 - b. Snow Loads
 - c. Wind Loads
 - d. Seismic Loads
17. Calculations of the design of the Mechanical System
18. Calculations of the sizing of the Water Distribution System
 - a. Use Appendix E of International Plumbing Code
19. Calculations of the design of the Waste Distribution System
20. Calculations of the design of the Fuel Gas System
21. Calculations of the design of the Electrical System
22. COMCheck Report needs to be with the plans and specifications