

Minimum Required Code Analysis for Commercial Plan Reviews

6/30/2023

Note: the following information shall be placed on an early sheet in plan set:

Adopted Codes

- Applicable Codes (show entire list as indicated)
 - 2021 International Building Code
 - 2021 International Mechanical Code
 - 2021 International Plumbing Code
 - 2021 International Fuel Gas Code
 - 2023 National Electrical Code
 - 2018 International Energy Conservation Code
 - 2017 ANSI-117.1 (Accessibility Standards)

Building Data

- Project Address and Suite Number
- Project Description (scope of work for current phase)
- Last/former Use or Occupancy of space (if applicable)
- Proposed Use or Occupancy of space based on 2021 IBC, Chapter 3

Construction Type and Sprinkler System

- Construction Type, based on Chapter 6, and tables 601 and 705.5, IBC-2021
- Sprinkler System? (yes or no); (indicate NFPA 13 or 13R)

Allowable Stories, Height, and Floor Area

- Allowable Number of Stories per IBC-2021, table 504.4
- Proposed Number of Stories
- Allowable Building Height per IBC-2021, Table 504.3
- Proposed Building Height (show dimensions on Building Elevations)
- Allowable Area Factor in Square Feet for Building (based on IBC-2021, Table 506.2)
 - If needed (applicable to new construction or additions only), show calculation for Frontage increases in accordance with IBC 2021, section 506.3 and table 506.3.3 or 506.3.3.1, 507, and table 506.3.3.1
- Existing/New Building Square Footage per story (including basements) and total building square footage
- Current Affected Square Footage for current scope of work (if different from total building square footage, e.g., a tenant finish project or interior remodel within a building)

Occupant Load Calculations

- Occupant Load Factor for applicable Occupancies and uses of space (including incidental and accessory occupancies) based on Table 1004.5, IBC-2021)
- Occupant Loads for each Occupancy Group (including incidental and accessory occupancy groups) and
- Total Occupant Load. Grouped by occupancy group, sub-totaled, and totaled for entire space at bottom of table

Also note that all sheets must be stamped and signed by a Colorado Licensed Architect (architectural sheets) and/or a Colorado Licensed Professional Engineer (for engineering sheets)

NOTE: text must be legible on all drawings.