Bay County Builders Services has reviewed the plans submitted for building and fire code compliance. The construction is subject to the 6th Edition Florida Building Code and 2014 N.E.C. The codes are viewable on line at Florida Codes. Section 553.79(1) and (2) of Florida Statutes along with section 105.3.1 of the Building Code require items not in compliance with the code to be specifically noted in writing for the review. Please click on the blue links for additional information.

The following is noted regarding the review:

1. We need clarification of intended occupancy on form B03
2. This is defined as a threshold building per section 202 of the FL Building Code (FBC) and per 110.8.5 we can ONLY issue a building permit for this project to a Florida LICENSED BUILDING or GENERAL CONTRACTOR as defined in F.S.S 489.105(3) (a) or (b) documentation of your qualification required.
3. Per 107.3.5 Because this is a threshold building a threshold inspection plan is required before we can issue a permit.
4. This four story building requires a fire sprinkler system. Provide sprinkler documents for review. Be aware that the domestic water line may have to be increased for added demand.
5. Provide a completed EPL card from Energy packet.
6. Per NEC 210.52 There are several locations on the plans that do not appear to meet the placement requirements for electrical receptacles. (floor receptacles may be needed to meet the code requirement under windows)
7. Per 314.3 and 315. FRC Smoke detectors and carbon monoxide alarms are required in specific locations that are not marked on plans.
8. Provide Elevator documentation for review.
9. We need a copy of the water / sewer receipt from Panama City Beach Utilities.
10. The plans show no kitchen details, so no comments for possible issues in kitchen area.

Sincerely

Paul Beauchene
Building Plans Examiner