



The Most Frequent Plan Review Deficiencies

The following design items most frequently cause the rejection of plans.

1. Incomplete building code studies for new buildings and tenant improvements.
2. Site plans that lack complying emergency fire access roads.
3. Site plans that do not provide available water flow information, size and location of water mains, and the distance and locations to hydrants.
4. Fire department connections that are not in an accessible location near the front entry point of the building.
5. Residential smoke detector locations that are not detailed nor provided in all the required locations.
6. Fire extinguisher classification type and mounting locations are not detailed.
7. Fire extinguisher cabinets that are recessed into fire rated assemblies that do not provide a listed or approved detail of how the wall assembly fire rating is maintained.
8. Emergency access lock box mounting location is not detailed.
9. Hazardous materials inventory statements are not provided.
10. Complete information and design details (14) for high-piled storage areas are not provided as outlined in Chapter 23 of the International Fire Code.
11. Emergency lighting designs seldom provide the required 1 footcandle at the floor level throughout the exit path.
12. Generic sprinkler head placement on reflected ceiling plans or device placement for fire alarm systems components instead of design documents.
13. Using “As approved or determined by the Fire Marshal” or “To be determined by...” instead of determining and designing the requirement on the plans.