PLAN REVIEW FORM
2012 International Building Code

Date: ________________

Registered Design Professional In Charge of the Project:

Name: ______________________
Firm: ______________________

1. Construction Type, Use, Height and Area

Type of Construction_________ (IBC Chapter 6) Occupancy Group_________ (IBC Chapter 3)
Number of Stories_________ (IBC Chapter 5) Total Building Area_________ (IBC Chapter 5)
Area per floor 1_________ 2_________ 3_________ 4_________ 5_________
(List any additional floors in Section 8 of this document if necessary)

2. Building or Zoning Code Waivers:

(a) Zoning Board of Appeals…….# _____________________ Date ________________
(b) Building Board of Review…….# _____________________ Date ________________
(c) City Council Resolution……. # _____________________ Date ________________

3. Live Loads (IBC Chapter 16)

(a) Roof: (including drifts)……. IBC Min: __________ lbs/sq. ft. Designed: __________ lbs/sq. ft.
(b) Floors:____________________ IBC Min: __________ lbs/sq. ft. Designed: __________ lbs/sq. ft.
(c) Corridors:__________________ IBC Min: __________ lbs/sq. ft. Designed: __________ lbs/sq. ft.
(d) Wind Load:________________ IBC Min: __________ Designed: __________
4. Fire Protection Required Based on Type of Construction (IBC Tables 601 & 602)

(a) Exterior Bearing Walls:………. Required: ____________ Hr.  Provided: ____________ Hr.
(b) Interior Bearing Walls:……….  Required: ____________ Hr.  Provided: ____________ Hr.
(c) Exterior Non-Bearing Walls:…… Required: ____________ Hr.  Provided: ____________ Hr.
(d) Structural Frame………………. Required: ____________ Hr.  Provided: ____________ Hr.
(e) Fire walls: (IBC Section 706)… Required: ____________ Hr.  Provided: ____________ Hr.
(f) Shaft Enclosures:……………… Required: ____________ Hr.  Provided: ____________ Hr.
(g) Floors:………………………… Required: ____________ Hr.  Provided: ____________ Hr.
(h) Roofs:………………………… Required: ____________ Hr.  Provided: ____________ Hr.
(i) Roofing Material Class:………. Required: ____________ Hr.  Provided: ____________ Hr.
(j) Openings in Exterior Walls:…… Required: ____________ Hr.  Provided: ____________ Hr.
(k) Parapets: (IBC Section 705.11) … Required: Yes____ No ____  Provided: Yes ____ No __
(l) Draft Stops: (IBC Section 718)….. Required: Yes____ No____  Provided: Yes ____ No___

5. Exit Requirements (IBC Chapter 10)

(a) Number of Exits Each Floor:……. Required: _________________ Provided: _______________
(b) Number of Exits Total Building:…. Required: ________________ Provided: _______________
(c) Exit Width to Exterior:…………… Required: ________________ Provided: _______________
(d) Maximum Distance to an Exit:…… Allowed: ________________ Provided: _______________
(e) Corridor Width:………………… Required: _____ Ft. _____ In.  Provided: _____ Ft. _____ In.
(f) Corridor Protection Required:……… Required: Yes____ No____  Fire Rating Provided: _______ Hr.


☐ This building complies with IECC Chapter 5, Commercial Energy Efficiency.
☐ An alternative means was used to achieve full energy code compliance.

* Method used: ____________________________________________________________

Analysis performed by:   Architect ____  Engineer ____  Registration No.: ________________
Name: ____________________________  Firm: ________________________________
Phone (_____) ____________________  Fax: (_____) ____________________________

* Submit all necessary tables, calculations, forms, etc., to verify full code compliance.
7. Special Inspections (2012 IBC Sec. 1704)

Are special inspections required for this project?  ☐ Yes  ☐ No

* If yes, submit a complete statement of special inspections prepared by the registered design professional in responsible charge, to the Permits and Inspections Division. The special inspections statement shall include the following information, and any other pertinent information as required by Section 1705 of the 2012 IBC.

1. The materials, systems, components and work required to have special inspection or testing by the building official, or by the registered design professional responsible for each portion of the work,
2. The type and extent of each special inspection,
3. The type and extent of each test,
4. Additional requirements for special inspection or testing for seismic or wind resistance as specified in Section 1705.3, 1705.4, 1707 or 1708,
5. For each type of special inspection, identification as to whether it will be continuous special inspection or periodic special inspection.

In accordance with Omaha Municipal Code Sec. 43-76, The person(s) or firm(s) responsible for the special inspections shall be identified prior to the issuance of the building permit and shall be subject to approval by the building official. Final report on the special inspections shall be submitted to the Building Official before the Certificate of Occupancy will be issued.

Special Inspection Agency: ________________________________________________________________

Name: ______________________________  Title: ________________________ Phone: ______________

8. Maximum Allowable Area (Please show entire calculation)

(a) Basic allowable area (Table 503) _______________________________________________________

(b) Increase for frontage (506.2) _________________________________________________________

(c) Increase for sprinklers (506.3) _______________________________________________________

(d) Maximum allowed area per story ______________________________________________________

(e) Total allowable building area _________________________________________________________

(f) Multi-story area determination (506.4) _________________________________________________

List all individual floor areas that are not shown in Section 1 of this document:

_____________________________________________________________________________________
_____________________________________________________________________________________
_____________________________________________________________________________________
_____________________________________________________________________________________
_____________________________________________________________________________________
9. Mixed Uses

(a) Incidental Uses: (Section 509)
Type: ___________________  Separation Provided: __________________
Type: ___________________  Separation Provided: __________________
Type: ___________________  Separation Provided: __________________

(b) Accessory Occupancies: (Section 508.2)
Use: ________________  Area (sq. ft.): ________________  % of Total Area: _________
Use: ________________  Area (sq. ft.): ________________  % of Total Area: _________
Use: ________________  Area (sq. ft.): ________________  % of Total Area: _________

(c) Non-separated Occupancies: (Section 508.3)
List the use with most restrictive height and area limitations: __________________________

NOTE: Building design must be based on the most restrictive provisions when uses are not separated by fire barriers or fire walls.

(d) Separated Occupancies (Identify each separated use in the building): (Section 508.4)
Between Group: __________ and Group: __________  Separation Provided: ______ Hr.
  Sprinkler reduction applied? _____ Yes _____ No
  Identify other reductions & code section applied: __________________________

Between Group: __________ and Group: __________  Separation Provided: ______ Hr.
  Sprinkler reduction applied? _____ Yes _____ No
  Identify other reductions & code section applied: __________________________

Between Group: __________ and Group: __________  Separation Provided: ______ Hr.
  Sprinkler reduction applied? _____ Yes _____ No
  Identify other reductions & code section applied: __________________________

Between Group: __________ and Group: __________  Separation Provided: ______ Hr.
  Sprinkler reduction applied? _____ Yes _____ No
  Identify other reductions & code section applied: __________________________

NOTE: Attach diagram indicating separations provided, or include same with blueprints.

The sum of the ratios is as follows:

Group______________ Group______________ Group______________ Group______________
Actual area       =       Actual area       =       Actual area       =       Actual area       =
Allowed area      Allowed area      Allowed area      Allowed area
Sum of ratios: __________ + __________ + __________ + __________ = __________

* The maximum total building area shall be such that the sum of the ratios for each such area on all floors as calculated according to Section 508.4.2 shall not exceed 2 for two-story buildings and 3 for buildings three stories or higher.
10. Zoning:  

Application for building permit shall contain information required per section 55-882, Site Plan Review of Chapter 55, Zoning Ordinance for the City of Omaha of the Omaha Municipal Code. Projects within urban design overlay districts shall include additional information per 55-937, Urban Design Site Plan Review.

Check all that apply:

- Permitted use
- Conditional use
- Special use
- Site plan review has been completed
- Flood Plain Development
- Airport Zone
- Survey certificate
- Site plan attached, drawn to scale, with dimensions, etc…per 55-881(d)
- Site plan review has been completed
- Overlay Zoning
- Urban Design Site Plan Review has been completed

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<th>Allowed/required</th>
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<td>b. Minimum width</td>
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<td>c. Site area/unit</td>
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<td>d. Floor area</td>
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Bufferyard: (Adjacent Zoning): 

Supplemental Use: 

Supplemental Site: 

Notes: 

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