New Commercial Building Plan Review Record

2021 Virginia Construction Code (VCC)

Building Division/Building Plan Review Department
Fairfax County Land Development Services
12055 Government Center Parkway, Suite 307, Fairfax, VA 22035
Phone: 703-631-5101, TTY 711 www.fairfaxcounty.gov/landdevelopment

This plan review record shall be completed by the certified peer reviewer and submitted with the construction documents for Fairfax County Expedited Building Plan Review Program. This can also be used as a guide/ checklist by architects and engineers for construction-ready plans and for permit application.

Instructions. Complete the project-related information below. For each technical- or code-related item on the following pages, signify its compliance or applicability. The items listed in this plan review record are the most typical for most projects and do not constitute all design elements checked by peer reviewers or county staff.

Project Information

Project Name: _____

Street Address: _____

Parcel ID: _____ Permit Number: _____

Designer Information

Name: _____

License No.: _____ Telephone: _____

Email: _____

Peer Reviewer Information (if applicable)

Name: _____

PR No.: _____ Telephone: _____

Email: _____

Code Information

Check all that apply:

☐ Virginia Construction Code (new commercial, multi-family and Group R-3 residential construction)

☐ New Building ☐ Addition

A. Occupancy and Building Information

Occupancy/Group:

Proposed Group(s):_____ (VCC Chapter 3)

Mixed use and occupancy (check all that apply): (VCC Section 508)

☐Non-separated mixed use ☐Separated mixed use

☐Incidental use areas (meets all incidental use provisions) ☐Accessory occupancies

Type(s) of Construction:_____(VCC Section 601) Number of stories: _____(VCC Section 504.4)

Building Information:				
	Critical Structure:	☐Yes	☐No	
	Sprinklered:	☐Full	☐Partial	☐None
	Monitored:	☐Yes	☐No	
	Unlimited Area Building:	☐Yes	☐No	
	High Rise:	☐Yes	☐No	

B. Administrative Requirements

Complies N/A

☐☐ Building Plan Review Coversheet included or incorporated in the building drawings.

☐☐ Clear scope of work statement provided on the plans.

☐☐ Statement of Special Inspections provided and complete including signature of Structural Engineer per VCC Section 109.4 and Chapter 17.

☐☐ Drawings reference all applicable codes and standards.

☐☐ ICC-ES evaluation report for EIFS and other proprietary materials / devices is attached.

☐☐ The Industrialized Building Affidavit is completed and attached.

☐☐ Designer contact information provided on drawings.

☐☐ Drawings, details, and calculations are signed and sealed by Virginia Registered Design Professional.

C. Site/Proffers/Soils

Complies N/A

☐☐ Site plan provided.

- ☐Footprint of construction matches that on construction documents.
- ☐Use group(s) and type(s) of construction match construction documents.

☐☐ An architectural site plan provided.

- ☐Imaginary lot lines are shown between buildings on the same lot. An average grade plane analysis is provided.

☐☐ Building related proffers:

- ☐Proffer requirements are incorporated in the drawings.
- ☐Approved Proffer/Development Conditions document from designer are attached to drawings.

☐☐ Geotechnical soils report is required when soil bearing capacity exceeds 2,000psf (VCC Section 1806) or any deep foundation method is applied (VCC Section 1810).

Note: Where deep foundations are used, a complete deep foundation design is required (Fairfax County policy). Deep foundations include but are not limited to aggregate piers, driven piles (steel, concrete, timber), caissons, auger cast piles, helical piers, etc.

D. General Building Limitations

Complies N/A

☐☐ Building height per VCC Section 504.4:

- ☐Actual and allowable building height are indicated.
- ☐Actual and allowable number of stories are indicated.

☐☐ Building area per VCC Section 506:

- ☐Actual and allowable area per story are indicated.
- ☐Frontage increases applied per VCC Section 506.3.

E. Mezzanines and Platforms

Complies N/A

- ☐☐ Proposed construction is in accordance with VCC Chapter 2 definition of mezzanine.
- ☐☐ Mezzanine area limitations with respect to the room in which it opens into are in accordance with VCC Section 505.2.1.
- ☐☐ Mezzanine egress complies with the requirements of VCC Sections 505.2.2.
- ☐☐ Mezzanine openness meets the requirements of VCC Section 505.2.3.
- ☐☐ Mezzanine floor construction is fire-rated in accordance with VCC Table 601.
- ☐☐ Equipment platform meets the definition in VCC Chapter 2.
- ☐☐ Equipment platform meets the area limitations of VCC Section 505.3.1.
- ☐☐ Equipment platform meets the automatic sprinkler system requirements of VCC Section 505.3.2.

F. Fire Resistance

Complies N/A

- ☐☐ Identify fire-resistance rating requirements for building elements per Construction Type in accordance with VCC Table 601.
- ☐☐ Combustible materials in Type I & II buildings comply w/ VCC Sections 603.1 & 805.
- ☐☐ Fire- resistance-rated wall construction identified on the plans to include fire walls, fire barriers, and fire partitions per VCC Sections 706-708.
  - ☐ Fire walls are structurally independent per VCC Section 706.2.
  - ☐ Fire walls meet horizontal and vertical continuity provisions per VCC Sections 706.5 & 706.6.
- ☐☐ Fire- resistance-rated floor and roof construction identified on the plans per VCC Section 711.
- ☐☐ Vertical openings meet the requirements of VCC Section 712.
- ☐☐ Shaft enclosures meet the requirements of VCC Section 713.
  - ☐ Structural elements supporting rated shafts have a rating equal to or greater than the shaft.
- ☐☐ Fire-resistance-rated wall penetrations meet the requirements of VCC Section 714.
- ☐☐ Opening protectives meet the requirements of VCC Sections 716 & 717.
- ☐☐ Concealed spaces meet the requirements of VCC Section 718.
- ☐☐ List UL design numbers (or equivalent) for all fire rated assemblies OR indicate prescriptive and/or calculated fire resistance per VCC Sections 721 & 722.
- ☐☐ List minimum interior finish requirements per VCC Table 803 and Section 804.

G. Fire Protection Systems

Complies N/A

- ☐☐ Automatic sprinkler system is provided per VCC Section 903.
- ☐☐ Standpipe system is provided per VCC Section 905.
- ☐☐ Portable fire extinguishers are provided per VCC Section 906.
- ☐☐ Fire alarm and detection system provided per VCC Section 907.
- ☐☐ Smoke control system complies with VCC Section 909.
  - ☐ Atriums in I-1 or I-2 or atriums connecting more than two stories have a smoke control system per VCC Section 404.5.
- ☐☐ Carbon monoxide detection provided in Groups I, R, and E per VCC Section 915.

H. Means of Egress

Complies N/A

- ☐ ☐ Occupant load calculated per functionality of space in accordance with VCC Table 1004.5
- ☐ ☐ Furniture plan provided to support proposed occupant load per VCC 109.3 and Table 1004.5.
- ☐ ☐ Number of exits and exit access doorways meet the requirements per VCC Section 1006.
- ☐ ☐ Configuration and remoteness of exits and exit access doorways meet the requirements per VCC Section 1007.
- ☐ ☐ Means of egress illumination meets the requirements per VCC Section 1008.
- ☐ ☐ Accessible means of egress provided per VCC Section 1009.
- ☐ ☐ Doors, gates, and turnstiles meet the requirements per VCC Section 1010.
- ☐ ☐ Door schedule provided identifying all door types per VCC 109.4, 716, and 1010.
- ☐ ☐ Door hardware schedule provided identifying door operations per VCC 109.4 and 1010.1.9.
- ☐ ☐ Stairways meet the requirements per VCC Section 1011.
- ☐ ☐ Ramps meet the requirements per VCC Section 1012.
- ☐ ☐ Exit signs provided and meet the requirements per VCC Section 1013.
- ☐ ☐ Handrails meet the requirements per VCC Section 1014.
- ☐ ☐ Guards meet the requirements per VCC Section 1015.
- ☐ ☐ Egress access (through intervening spaces, common path, travel distance, and aisles) comply with VCC Sections 1016, 1017, and 1018.
- ☐ ☐ Corridors meet the requirements per VCC Section 1020.
- ☐ ☐ Interior exit stairways and ramps meet the requirements per VCC Section 1023.
- ☐ ☐ Exit passageways meet the requirements per VCC Section 1024.
- ☐ ☐ Horizontal exits meet the requirements per VCC Section 1026.
- ☐ ☐ Exit discharge complies with the requirements per VCC Section 1028.

I. Accessibility

Complies N/A

- ☐ ☐ Accessible route is provided per VCC Section 1104 and ICC/ANSI A117.1 Section 402.
- ☐ ☐ Accessible entrance(s) are provided per VCC Section 1105.
- ☐ ☐ Accessible parking provided per VCC Section 1106.
- ☐ ☐ Accessible dwelling and sleeping units are provided per VCC Section 1107.
- ☐ ☐ Door approaches comply with required clearances per ICC/ANSI A117.1 Section 404.
- ☐ ☐ Ramps comply with VCC Section 1012 and ICC/ANSI A117.1 Section 405.
- ☐ ☐ Accessible seating in assembly areas is provided per VCC Section 1108.2 and ICC/ANSI A117.1 Section 802.
- ☐ ☐ Counter heights are accessible per ICC/ANSI A117.1 Sections 306, 308, and 902.
- ☐ ☐ Drinking fountain(s) are provided per VCC Section 1109.5, Table 2902.1, and ICC/ANSI A117.1 Section 602.
- ☐ ☐ All required plumbing fixtures are accessible per VCC Section 1109.2–1109.5 and ICC/ANSI A117.1 Chapter 6.

J. Structural

Complies N/A

☐☐ Structural design loads are listed on the plans per VCC Section 1603.

☐☐ Live loads provided per VCC Section 1607 and Table 1607.1.

☐☐ Roof snow loads provided per VCC Section 1603.1.3 to include Pg, Pf, Ce, I, and Ct. If applicable, provide drift surcharge load Pd and width W. For Fairfax County: ground snow load = 25 psf.

☐☐ Wind and Tornedo design data provided per VCC Section 1603.1.4 to include basic wind speed(V), Tornedo speed (Vt), allowable stress design wind speed (Vasd), risk category, wind exposure, internal pressure coefficient, and design wind pressure for components and cladding. For Fairfax County Basic wind 90 speed mph 40 m/s, Ultimate (Vult) 115 mph 51 m/s.

☐☐ Seismic loads and factors provided per VCC Section 1603.1.5 to include risk category, importance factor, mapped and design spectral response parameters, site class, design category, basic seismic force-resisting system(s), design base shear(s), response coefficient, response modification coefficient, and analysis procedure. For Fairfax County: Earthquake mapped spectral response accelerations Ss =0.129 and S1 =0.053.

☐☐ Structural Design and Details provided per VCC Section 109.3 to include the size, section, and relative locations of structural members with floor levels, column centers, and offsets dimensioned per VCC Section 1603.1.

- ☐Foundation design complies with geotechnical report.
- ☐Foundation Plan.
- ☐Column and Footing Schedule.
- ☐Framing Plan (showing all structural members).
- ☐Connection/attachment details provided.
- ☐Complete Structural design drawings provided for deep foundations per VCC 1810.

☐☐ Structural calculations provided for special designs per VCC Section 109.3.

☐☐ Statement of Special Inspections provided and complete including signature of Structural Engineer per VCC Section 109.4 and Chapter 17.

☐☐ For proprietary materials and devices, including anchors, adhesives, and fasteners, provide copy of acceptable evaluation report and identify report number in drawings per VCC 112.2.

☐☐ Floor/Roof Truss drawings: Complete “Truss Plan Coversheet” and submit truss drawings for review if truss shop drawings are available during peer review. The truss drawings must be submitted to and approved by Fairfax County prior to installation.

☐☐ Structural Observation were required per VCC section 1704.6.1.

- ☐The structural observer shall submit to the Building Official a written statement identifying the frequency and extent of the structural observation.