PLAN REVIEW MANUAL

BASED ON THE 2009 IBC®

ICC
INTERNATIONAL CODE COUNCIL®

Table of Contents

Preface

This edition of the *Plan Review Manual* intends to provide a step-by-step process for the review of plans under the 2009 edition of the *International Building Code*® (IBC®). The *Plan Review Manual* is not a substitute for the IBC; rather, it should be used in conjunction with the code. Its primary intent is to provide a better understanding of code requirements so as to apply those requirements in plans preparation or plans examination.

True performance codes will permit an infinite variety of designs—each of which can be made to comply with code requirements. This inherent liberty complicates the ability to provide text examples of all possible design options. Consequently, those that are provided in the manual are subjective and may not have general application. This means that in actual practice the examples in this manual should not be relied on for clarification unless the conditions are identical.

Plan review is generally separated into two categories: nonstructural and structural. The nonstructural portion includes such items as fire-resistance-rated construction, maximum sizes of buildings for particular occupancies, means of egress considerations and automatic sprinkler systems. It also provides basic insight into some of the engineering considerations. This text does not intend to be an engineering text. Those interested in a detailed study of a particular engineering subject should consult supplemental material on the subject.

Acknowledgments

The original *Plan Review Manual* has been revised over the years by qualified professionals to reflect the most current building code provisions. The nonstructural portions of this edition were developed by Carroll Lee Pruitt, FAIA, NCARB, with assistance from William Rakatansky, AIA, CSI, NCARB, LEED AP. Mr. Pruitt is President/CEO of Pruitt Consulting, Inc., Keller, Texas. Mr. Pruitt holds numerous ICC certifications and is a registered architect in Texas, Louisiana and Florida. William Rakatansky is a registered architect in North Carolina, Ohio, Indiana and Kentucky, and works as an in-house code consultant for Freeman White, Inc. in Charlotte, North Carolina. The structural portions of this manual were developed by ICC Principal Staff Engineer John Henry, P.E.