Minimum Electrical Plans Review Requirements

(Additional Documentation may be requested at any time)

Over the Counter Permits Issued

Residential:

1. Panel Changes; Service Changes; and Repair, Replace, or Addition of receptacles, switches, and light fixtures

Non over the counter Permits that must have plans review before being issued

Residential/Commercial: Generators, Solar Photovoltaic Systems, and Storage Batteries, and. NEC 445, 690 and 480

Commercial Buildings: Per. FBC 107.3.5 Minimum plans review criteria for buildings and 2011 NEC NFPA 70.

Commercial Building Plans

1. Provide **Lighting** (General, Emergency, and Egress) **and Power plans**: panels and service equipment must be identified and located, and all circuits will be designated and identified on plans. Per. Art. 408.4
2. Provide Lighting and Power **Legends**.
3. Provide adequate **Lighting Inside and Outside** for proper illumination as required within, and at all entry/egress locations within the area outside on building. Per. Art. 210.70(C), FBC Section 1205
4. Provide **GFCI requirements** both inside and outside. Per. Art. 210.8(B)
5. Provide an **Electrical Riser Diagram** of all **service equipment**: (Example: Grounding, Transformer(s), Meter(s), Main Distribution Panel, and Sub Panel(s) with conductor size/type and conduit size/type. (Note the **Existing and New** Equipment). **Information listed on** the equipment **should include**: Volts, Amps, Phase, and **AIC Rating**. AIC Rating for Meter is excluded. AIC rating must be **verified by a dated letter** from the local Serving Utility Company for all new commercial equipment installed. Per. Art. 110.24
6. Provide **Panel Schedule(s)** listing: MLO (Main Lug Only) or MCB (Main Circuit Breaker), Ampacity of Panel, NEMA type, Voltage, Phase, AIC rating, and Load Calculations. Per. Art. 408.4
7. **Commercial Services over 800Amps and 240V,** and **Residential Services over 600Amps and 240V** need to be **designed, sealed, signed, and dated** by an Electrical or Professional Engineer. Per. FS 471.003(2)(h), FS 471.025(1)

Commercial Shell Building Plans

1. Provide **Lighting** (General, Emergency, and Egress) **and Power plans**: panels and service equipment must be identified and located, and all circuits will be designated and identified on plans. Per. Art. 408.4
2. Provide Lighting and Power **Legends**.
3. Provide adequate **Lighting Inside and Outside** for proper illumination as required within, and at all entry/egress locations within the area outside on building. Per. Art. 210.70(C), FBC Section 1205
4. Provide **GFCI requirements** both inside and outside. Per. Art. 210.8(B)
5. Provide an **Electrical Riser Diagram** of all **service equipment**: (Example: Grounding, Transformer(s), Meter(s), Main Distribution Panel, and Sub Panel(s) with conductor size/type and conduit size/type. (Note the **Existing and New** Equipment). **Information listed on** the equipment **should include**: Volts, Amps, Phase, and **AIC Rating**. AIC Rating for Meter is excluded. AIC rating must be **verified by a dated letter** from the local Serving Utility Company for all new commercial equipment installed. Per. Art. 110.24
6. Provide **Panel Schedule(s)** listing: MLO (Main Lug Only) or MCB (Main Circuit Breaker), Ampacity of Panel, NEMA type, Voltage, Phase, AIC rating, and Load Calculations. Per. Art. 408.4
7. **Commercial Services over 800Amps and 240V,** and **Residential Services over 600Amps and 240V** need to be **designed, sealed, signed, and dated** by an Electrical or Professional Engineer. Per. FS 471.003(2)(h), FS 471.025(1)
8. **Exception:** During the initial Shell build-out, receptacles located within the building or structure are not required to be noted until final tenant build-out.
9. Provide a **house panel** for outside perimeter lighting, visibility lighting inside, and **at least one GFCI protected in-use receptacle(s)** for Trades during Tenant Build-out.