

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

**PLAN REVIEW DATA SHEET**

2021 International Building Code  
BASIC DESIGN INFORMATION

Date \_\_\_\_\_ Permit No. \_\_\_\_\_

Building Address \_\_\_\_\_

IBC Use Group(s) \_\_\_\_\_ IBC Const Type \_\_\_\_\_ NFPA Occ Class \_\_\_\_\_

Sprinkler System- ( ) Exists; ( ) Proposed; ( ) Complete; ( ) Partial; ( ) None

Design- ( ) NFPA 13; ( ) NFPA 13R; ( ) NFPA 13D

NOTE: NFPA 13-R limited to maximum 4 stories, including basement per Fire Code.

(Table 504.3 & 504.4) Allowable Building Height/Stories: \_\_\_\_\_ Stories \_\_\_\_\_ Feet

Table 506.2 Allowable Area Factor  $A_t =$  \_\_\_\_\_ sf

Actual Number of Height/Stories: \_\_\_\_\_ Stories \_\_\_\_\_ Feet

Total Building Area All Floors \_\_\_\_\_ sf Area of Largest Floor \_\_\_\_\_ sf  
May not exceed  $A_a$

( ) Unlimited Area Building; ( ) Mixed Uses- ( ) separated ( ) non-separated (Section 508)  
(Section 507)

**GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)**

Building Height, Number of Stories, and Building Area – Applied Independently (Section 503.1)  
Based on Occupancy Classification

Allowable height in feet (Table 504.3) \_\_\_\_\_ ft

Allowable number of stories (Table 504.4) \_\_\_\_\_

Allowable area factor (Table 506.2)  $A_t$  \_\_\_\_\_ sf

Each Story Single Occupancy (506.2.1) 3 sty or less  
 $A_a = A_t + (NS \times I_f) =$  \_\_\_\_\_ sf

Each Story Mixed Use Occupancy (506.2.2)  
(For Each Use Group) = \_\_\_\_\_ sf

Multi-story Single Occupancy (506.2.1) 4 sty or more  
 $A_a = [A_t + (NS \times I_f)] \times S_a =$  \_\_\_\_\_ sf

Multi-story Mixed Occupancy (506.2.2)  
 $A_a = [A_t + (NS \times I_f)] =$  \_\_\_\_\_ sf

Allowed total building area

Of all floors combined =  $A_a$  \_\_\_\_\_ sf x (Sa) \_\_\_\_\_ Stories = \_\_\_\_\_ sf

(506.2.1) Maximum aggregate building area of 4 or more stories (NS) is  $A_a$  (3), Sprinklered  $A_a$  (4) stories  
With no story greater than  $A_a$  (Section 506) - Exceptions)

(506.3.2) min. width frontage 20ft				
(506.3.1) min. 25% frontage to qualify				
Frontage ( $I_f$ )				
(506.3.3)	_____	_____	_____	_____
	North	East	South	West
Total	Total			
Frontage (F) _____ ft	Perimeter (P) _____ ft			
Based on smallest public way or open space				
Area increase (506.3.3) ( $I_f$ ) = _____				
Area increase (506.3.3.1) ( $I_f$ ) = _____				
Section 507 Building				
	$F$			
Open perimeter is	_____ = _____ %			
	$P$			

**DESIGN PROFESSIONAL (IBC SECTION 107.3.4)  
ARCHITECT/ENGINEER CERTIFICATION**

Date \_\_\_\_\_

Permit No. \_\_\_\_\_

Building Address \_\_\_\_\_

I hereby certify under the penalties of perjury and upon personal knowledge (1) that the construction plans and specifications for this permit application were prepared under my supervision and the information thereon complies with the provisions of the Baltimore County building and fire codes, (2) that the site and construction plans submitted are in accordance with any Final Development Plan for this site, as well as any approved Zoning Hearing Plans & (3) if checked, I agree to provide the construction services set out below.

Print Name \_\_\_\_\_ Address \_\_\_\_\_

Signature \_\_\_\_\_ Address \_\_\_\_\_

Phone No. \_\_\_\_\_

License Registration No. \_\_\_\_\_ SEAL

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**PROFESSIONAL SERVICES DURING CONSTRUCTION**

( ) I have been engaged to provide or cause to be provided necessary professional services during construction. In compliance with Chapter 17, Section 110.3.9 and 110.3.10 of the International Building Code, these services include:

1. Periodic observation of foundations and structural members, including reinforcing, concrete, and steel.
2. Review of testing agency reports on soil conditions, concrete strength, structural materials, and methods, etc.
3. Periodic observations of means of egress, stairs, exit doors, hardware, and corridor construction.
4. Periodic observation of the construction and materials of fire rated assemblies.
5. Seismic resistance when required by Section 1705.13 IBC.
6. **Compliance with International Energy Conservation Code.** Including commissioning and energy compliance certificates provided to building inspection.

( ) I request that the requirement to provide professional services during construction be **WAIVED**. I agree to provide consultation when required if any unusual concerns arise during construction or when the county requests my opinion. Compliance with item 6 (**Energy**) is mandatory.

.....  
COUNTY USE ONLY – Professional Services Requirement Waived \_\_\_\_\_  
(Signature of Reviewer)

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**BALTIMORE COUNTY DESIGN STANDARDS**

(For complete county standards, see Baltimore County adopting legislation)

- Wind Speed (Risk Categories 1&2)..... 3-second gust – 90 mph nominal (minimum design)
- Minimum Roof Live Load.....30 psf
- Ground Snow Load.....30 psf
- Frost Depth.....30 inches
- Seismic.....IBC Section 1613.2.5.3 (min. Site Class B)  
IRC Seismic Design Category B