**PLANS REVIEW**

The Review Plan establishes regulations affecting or relating to structures, processes, premises, and safeguards regarding:

1. The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices;
2. Conditions hazardous to life, property or public welfare in the occupancy of structures or premises;
3. Fire hazards in the structure or on the premises from occupancy or operation;
4. Matters related to the construction, extension, repair, alteration or removal of fire suppression or alarm systems.
5. Review plans and specifications for proposed buildings and structures, issue building permits when plans are approved, and conduct fire safety inspections of such buildings and structures

It shall be unlawful to construct, erect, or alter any commercial building without construction documents approved by the fire chief or his designee for fire department accessibility, fire hydrant requirements, Life Safety Code requirements for assembly occupancy and flammable and combustible liquid tank installations.

**How can I submit for a plan review?**

For more information related to Plans Review inside Barrow County Georgia please Contact Captain Glen Cain at 770-307-2987 ext.5802

**What do I need to submit to complete my Plan Review?**

Construction documents shall be submitted in one or more sets and in such form and detail as required by Barrow County Fire Marshal’s Office. The construction documents shall be prepared by a registered design professional where required by the Barrow County Planning and Development Department.   
  
Construction documents shall be drawn to scale upon suitable material. Electronic media documents are allowed to be submitted when approved by the fire code official. Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules, and regulations as determined by the fire code official.   
  
It shall be the responsibility of the applicant to ensure that the construction documents include all of the fire protection requirements and the shop drawings are complete and in compliance with the applicable codes and standards. 

**What is needed for a Plan Review?**

1. Plans may be submitted via zip drive, drop box, google drive, or one drive. Hard copies will no longer be accepted unless approval for acceptance is given by the Fire Marshal.
2. Payment is expected at the time services rendered, presently the only form of payment accepted is check or money order. No cash. Payment made out to **BARROW COUNTY EMERGENCY SERVICES** WE ARE CURRENTLY WORKING TO BE ABLE TO ACCEPT OTHER METHODS OF PAYMENT AND WILL NOTIFY WHEN THIS IS ADVALIABLE, WE APOLOGIZE FOR ANY INCONVEINCE.
3. Plans Review can vary in cost depending on the square footage of the building being presented under said plans.

**Building Plans**

Plans Review FY2020 FY2021

5,000 or less sq. ft. $ 100.00 $ 100.00

5,001 to 10,000 sq. ft. $ 125.00 $ 125.00

10,001 to 20,000 sq. ft. $ 150.00 $ 150.00

20,001 to 40,000 sq. ft. $ 175.00 $ 175.00

40,001 to 100,000 sq. ft. 0.0008 Per sq. ft. 0.0008 Per sq. ft.

100,001 to 200,000 sq. ft. 0.010 Per sq. ft. 0.010 Per sq. ft.

200,001 and above sq. ft. 0.015 Per sq. ft. 0.015 Per sq. ft.

**Site Plans**

5 acres of land or less $ 150.00 $ 150.00

Greater than 5 acres of land $ 250.00 $ 250.00

**When will I need a Plan Review by the Barrow County Fire Marshal’s Office?**

Permitting for projects which contain any of the following **require** an approved review plan by the Barrow County Emergency Services Fire Marshal’s Office:

1. Site Development and or a change of occupancy   
     • Construction area   
     • Proposed structure   
     • Utility installations (show all hydrants, exits, FDC, transformers ...   
     • Property Boundary lines   
     • Street widths   
     • Change of usage of the structure or property
2. Flammable/combustible liquids storage; including:   
     • AST (aboveground storage tanks) or UST (underground storage tanks) installations or removals   
     • Gas stations   
     • Fleet service//card key stations   
     • Heliports   
     • Generator installations   
     • Biodiesel installations   
     • Oil water separators   
     • Fuel farms   
     • Fuel hydrant systems
3. Public assembly(occupant loads of 50 or more); including:   
     • Spas   
     • Swimming pools/courtyards   
     • Dance studios   
     • Multipurpose rooms   
     • Gymnasiums   
     • Production studios   
     • Auditoriums
4. LPG (Liquefied Petroleum Gas), LNG ( Liquefied Natural Gas), and CNG (Compressed Natural Gas); including:   
     • Filling stations   
     • Utility plants   
     • Automotive dispensing locations
5. Tents/Carnivals   
     • Festivals   
     • Floor show plans   
     • Carnivals   
     • Circus