

Stage II, Preliminary Plans

Preliminary plans are produced during the intermediate stage of project development. Submission at this stage of development is not required, but a stage II approval is a prerequisite for requesting permission to commence limited construction activities prior to receiving a stage III approval.

Additionally, approval of stage II documents will permit to use of the applicable codes in effect at the time of the approval throughout the project provided that both stage III approval is obtained, and continuous construction is commenced within 12 months of the approval date. Consult with local authorities having jurisdiction regarding the timeframe for using applicable codes as their rules will likely vary.

Submission Requirements (first 3 items not required if submitted at Stage 1):

- A completed [Project Review Application \(PRA\)](#).
- An initial application of fee of \$2,000.00 (see [Fees and Payments](#)).
- If the project will create a new licensed facility, a completed [New Facility Form](#).
- Preliminary documents as described below.

At a minimum, the following must be incorporated into the preliminary plans:

- A transmittal which includes the facility name, project ID number (if assigned), a list of the attachments included in the submission.

General

- **Outline Specifications.** Outline specifications must include a general description of the construction, including construction classification and ratings of components, interior finishes, general types and locations of acoustical material, floor coverings, ventilating equipment, plumbing fixtures, fire protection equipment, medical gas equipment and electrical equipment.
- Whenever an existing building is to be converted to a health care facility, the general layout of spaces of the existing structure shall be submitted with the preliminary plans for the proposed facility.
- Whenever an addition, alteration, renovation or remodeling to an existing facility is proposed, the general layout of spaces of the existing facility shall be submitted with the preliminary plans.

Vicinity Map

- For new facility construction, provide a vicinity map showing the major local highway intersections.

Site Development Plans

- Plans depicting existing grades and proposed improvements.
- Building location dimensions.
- Evidence of compliance with the hospital disaster preparedness site standards of the Florida Building Code, must be provided for projects that involve a new facility, an addition to an existing facility, or substantial improvements to an existing facility.
- Location of the fire protection services water source to the building.

Architectural Plans

- Floor plans, 1/8-inch scale minimum, showing door swings, windows, case work and mill work, fixed equipment and plumbing fixtures. Indicate the function of each space.
- A large-scale plan of typical new bedrooms with a tabulation of gross and net square footage of each bedroom. Tabulate the size of the bedroom window glass.
- Typical large-scale interior and exterior wall sections to include typical rated fire and fire/smoke barriers and a typical corridor partition.
- All exterior building elevations.
- Equipment which is not included in the construction contract that requires mechanical or electrical service connections or construction modifications shall be identified to assure coordination with the architectural, mechanical and electrical phases of construction.
- If the project is located in an occupied facility, preliminary phasing plans indicating how the project is to be separated from all occupied areas.

Life Safety Plans

- Life safety plans must include the following:
 - Single-sheet floor plans depicting required fire and smoke compartmentation, all means of egress and all exit signs. If smoke compartmentation is required, depict and provide the dimension for the longest path of travel in each smoke compartment to the door(s) accessing the nearest adjoining smoke compartment, calculate the total area of the smoke compartment in square feet, and tabulate exit inches.
 - All sprinklered areas.
 - All fire extinguishers.
 - All fire alarm devices and pull station locations.
- If the project is an addition, or conversion of an existing building, fully developed life safety plans must be submitted.
- If the project is a renovation in an existing building, life safety plans of the floor being renovated, and the required exit egress floor(s) must be submitted.
- When demolition or construction in and around occupied buildings will be undertaken, a life safety plan indicating temporary egress, and detailed phasing plans indicating how the area(s) to be demolished or constructed will be separated from all occupied areas must be submitted.

Mechanical Engineering Plans

- Single-sheet floor plans with a one-line diagram of the ventilating system with relative pressures of each space. Provide a written description and drawings of the anticipated smoke control system, passive or active, and a sequence of operation correlated with the life safety plans.
- The general location of all fire and smoke dampers, all duct smoke detectors and fire stats.
- If the building is equipped with fire sprinklers, indicate the location of the sprinkler system risers and the point of connection for the fire sprinkler system. State the method of design for the existing and new fire sprinkler systems.
- The locations of all plumbing fixtures and other items of equipment requiring plumbing services and/or gas services.
- The locations of any fume, radiological or chemical hoods.
- The locations of all medical gas outlets, piping distribution risers, terminals, alarm panel(s), low pressure emergency oxygen connection, isolation/zone valve(s), and gas source location(s).
- The locations and relative size of major items of mechanical equipment such as chillers, air handling units, fire pumps, medical gas storage, boilers, vacuum pumps, air compressors and fuel storage vessels.
- The locations of hazardous areas and the volume of products to be contained therein.
- The location of fire pump, standpipes, and sprinkler riser(s).

Electrical Engineering Drawings

- A one-line diagram of normal and essential electrical power systems showing service transformers and entrances, switchboards, transfer switches, distribution feeders and over-current devices, panel boards and step-down transformers. The diagram shall include a preliminary listing and description of new and existing, normal and emergency loads, preliminary estimates of available short-circuit current and all new equipment and existing equipment serving any new equipment, short-circuit and withstand ratings of existing equipment serving new loads and any new or revised grounding requirements.
- Show fire alarm zones and correlate with the life safety plan.