



**COLUMBIA COUNTY BUILDING DEPARTMENT  
RESIDENTIAL CHECK LIST**

MINIMUM PLAN REQUIREMENTS: FLORIDA BUILDING CODE RESIDENTIAL 2023 EFFECTIVE 1 JANUARY 2024 AND  
THE NATIONAL ELECTRICAL 2020 EFFECTIVE 1 JANUARY 2024

ALL REQUIREMENTS ARE SUBJECT TO CHANGE

**ALL BUILDING PLANS MUST INDICATE COMPLIANCE WITH THE CURRENT FLORIDA BUILDING CODES RESIDENTIAL AND THE NATIONAL ELECTRICAL CODE. ALL PLANS OR DRAWINGS SHALL PROVIDE CALCULATIONS AND DETAILS THAT HAVE THE SEAL AND SIGNATURE OF A CERTIFIED ARCHITECT OR ENGINEER REGISTERED IN THE STATE OF FLORIDA, OR ALTERNATE METHODOLOGIES, APPROVED BY THE STATE OF FLORIDA BUILDING COMMISSION FOR ONE-AND-TWO FAMILY DWELLINGS, FBC 1609.1 THRU 1609.6.**

**FOR DESIGN PURPOSES THE FOLLOWING BASIC WIND SPEEDS ARE PER FLORIDA BUILDING CODE FIGURE 1609.3(1) THROUGH 1609.3(4) ULTIMATE DESIGN WIND SPEEDS FOR RISK CATEGORY AND BUILDINGS AND OTHER STRUCTURES Revised 7/1/20**

<p><b>Submit Online at- <a href="http://www.columbiacountyfla.com/BuildingandZoning.asp">http://www.columbiacountyfla.com/BuildingandZoning.asp</a></b></p> <p align="center"><b>GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL</b></p>	<p>Items to Include- Each Box shall be Circled as Applicable</p>
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		<b>Select From Drop down</b>		
<b>1</b>	Two (2) complete sets of plans containing the following:	<input checked="" type="checkbox"/>		
<b>2</b>	All drawings must be clear, concise, drawn to scale, details that are not used shall be marked void	<input checked="" type="checkbox"/>		
<b>3</b>	Condition space (Sq. Ft.)   1215   Total (Sq. Ft.) under roof   1505	Yes	No	NA

Designers name and signature shall be on all documents and a licensed architect or engineer, signature and official embossed seal shall be affixed to the plans and documents as per the FLORIDA BUILDING CODES BUILDING 107.1.

**Site Plan information including:**

<b>4</b>	Dimensions of lot or parcel of land	Yes		<input type="checkbox"/>
<b>5</b>	Dimensions of all building set backs	Yes		<input type="checkbox"/>
<b>6</b>	Location of all other structures (include square footage of structures) on parcel, existing or proposed well and septic tank and all utility easements.			<input type="checkbox"/>
<b>7</b>	Provide a full legal description of property.			<input type="checkbox"/>

**Wind-load Engineering Summary, calculations and any details are required.**

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<b>8</b>	Plans or specifications must show compliance with FBCR Chapter 3	Yes	No	NA
		<b>Select From Drop down</b>		
<b>9</b>	Basic wind speed (3-second gust), miles per hour			<input type="checkbox"/>
<b>10</b>	(Wind exposure – if more than one wind exposure is used, the wind exposure and applicable wind direction shall be indicated)	Yes		<input type="checkbox"/>
<b>11</b>	Wind importance factor and nature of occupancy			<input type="checkbox"/>
<b>12</b>	The applicable internal pressure coefficient, Components and Cladding	Yes		<input type="checkbox"/>
<b>13</b>	The design wind pressure in terms of psf (kN/m <sup>2</sup> ), to be used for the design of exterior component, cladding materials not speciffally designed by the registered design professional.			<input type="checkbox"/>

**Elevations Drawing including:**

			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>

14	All side views of the structure	Yes		
15	Roof pitch	Yes		
16	Overhang dimensions and detail with attic ventilation	Yes		
17	Location, size and height above roof of chimneys	Yes		
18	Location and size of skylights with Florida Product Approval	NA		
19	Number of stories	Yes		
20	Building height from the established grade to the roofs highest peak	Yes		
<b>Floor Plan Including:</b>				
21	Dimensioned area plan showing rooms, attached garage, breeze ways, covered porches, deck, balconies			
22	Raised floor surfaces located more than 30 inches above the floor or grade			
23	All exterior and interior shear walls indicated	Yes		<input type="checkbox"/>
24	Shear wall opening shown (Windows, Doors and Garage doors)			
25	Show compliance with Section FBCR 310 Emergency escape and rescue opening shown in each bedroom (net clear opening shown) and Show compliance with Section FBCR 312.2.1 where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches shall be fixed or have openings through which a 4-inch-diameter sphere cannot pass.			
26	Safety glazing of glass where needed	Yes		<input type="checkbox"/>
27	Fireplaces types (gas appliance) (vented or non-vented) or wood burning with Hearth (see chapter 10 and chapter 24 of FBCR)	NA		<input type="checkbox"/>
28	Show stairs with dimensions (width, tread and riser and total run) details of guardrails, Handrails	Yes		<input type="checkbox"/>
29	Identify accessibility of bathroom (see FBCR SECTION 320)			

**All materials placed within opening or onto/into exterior walls, soffits or roofs shall have Florida product approval number and mfg. installation information submitted with the plans (see Florida product approval form)**

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**FBCR 403: Foundation Plans**

		Select From Drop down
30	Location of all load-bearing walls footings indicated as standard, monolithic, dimensions, size and type of reinforcing.	
31	All posts and/or column footing including size and reinforcing	
32	Any special support required by soil analysis such as piling.	Yes <input type="checkbox"/>
33	Assumed load-bearing value of soil 2000 Pound Per Square Foot	
34	Location of horizontal and vertical steel, for foundation or walls (include # size and type) For structures with foundation which establish new electrical utility companies service connection a Concrete Encased Electrode will be required within the foundation to serve as an grounding electrode system. Per the National Electrical Code article 250.52.3	-

**FBCR 506: CONCRETE SLAB ON GRADE**

35	Show Va or retarder (6mil. Polyethylene with joints overlaid 6 inches and sealed)	
36	Show control joints, synthetic fiber reinforcement or welded fire fabric reinforcement and Supports	

**FBCR 318: PROTECTION AGAINST TERMITES**

37	Indicate on the foundation plan if soil treatment is used for subterranean termite prevention or Submit other approved termite protection methods. Protection shall be provided by registered termiticides	
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**FBCR 606: Masonry Walls and Stem walls (load bearing & shear Walls)**

38	Show all materials making up walls, wall height, and Block size, mortar type	Yes	<input type="checkbox"/>
39	Show all Lintel sizes, type, spans and tie-beam sizes and spacing of reinforcement	Yes	<input type="checkbox"/>

**Metal frame shear wall and roof systems shall be designed, signed and sealed by Florida Prof. Engineer or Architect**

**Floor Framing System: First and/or second story**

40	Floor truss package shall including layout and details, signed and sealed by Florida Registered Professional Engineer		
41	Show conventional floor joist type, size, span, spacing and attachment to load bearing walls, stem walls and/or piers		
42	Girder type, size and spacing to load bearing walls, stem wall and/or piers	Yes	<input type="checkbox"/>
43	Attachment of joist to girder	Yes	<input type="checkbox"/>
44	Wind load requirements where applicable		
45	Show required under-floor crawl space		
46	Show required amount of ventilation opening for under-floor spaces	Yes	<input type="checkbox"/>
47	Show required covering of ventilation opening		
48	Show the required access opening to access to under-floor spaces	Yes	<input type="checkbox"/>
49	Show the sub-floor structural panel sheathing type, thickness and fastener schedule on the edges & intermediate of the areas structural panel sheathing	Yes	<input type="checkbox"/>
50	Show Draftstopping, Fire caulking and Fire blocking		
51	Show fireproofing requirements for garages attached to living spaces, per FBCR section 302.6		
52	Provide live and dead load rating of floor framing systems (psf).		

**FBCR CHAPTER 6 WOOD WALL FRAMING CONSTRUCTION**

<b>GENERAL REQUIREMENTS:</b>			
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		Items to Include- Each Box shall be Circled as Applicable	

Select from Drop down

53	Stud type, grade, size, wall height and oc spacing for all load bearing or shear walls		
54	Fastener schedule for structural members per table FBC 2304.10.1 are to be shown		
55	Show wood structural panel's sheathing attachment to studs, joist, trusses, rafters and structural members, showing fastener schedule attachment on the edges & intermediate of the areas structural panel sheathing		
56	Show all required connectors with a max uplift rating and required number of connectors and oc spacing for continuous connection of structural walls to foundation and roof trusses or rafter systems	Yes	<input type="checkbox"/>
57	Show sizes, type, span lengths and required number of support jack studs, king studs for shear wall opening and girder or header per FBC 2304.3.		
58	Indicate where pressure treated wood will be placed		
59	Show all wall structural panel sheathing, grade, thickness and show fastener schedule for structural panel sheathing edges & intermediate areas		
60	A detail showing gable truss bracing, wall balloon framing details or/and wall hinge bracing detail		

**FBC :ROOF SYSTEMS:**

61	Truss design drawing shall meet section FBC 2303.1.1.1 Wood trusses		
62	Include a layout and truss details, signed and sealed by Florida Professional Engineer		
63	Show types of connector's assemblies' and resistance uplift rating for all trusses and rafters		
64	Show gable ends with rake beams showing reinforcement or gable truss and wall bracing details		
65	Provide dead load rating of trusses	Yes	<input type="checkbox"/>

**FBC 2304.4:Conventional Roof Framing Layout**

66	Rafter and ridge beams sizes, span, species and spacing		
67	Connectors to wall assemblies' include assemblies' resistance to uplift rating		
68	Valley framing and support details		
69	Provide dead load rating of rafter system		

**FBC 2304.8 ROOF SHEATHING**

70	Include all materials which will make up the roof decking, identification of structural panel sheathing, grade, thickness	Yes	<input type="checkbox"/>
71	Show fastener Size and schedule for structural panel sheathing on the edges & intermediate areas	Yes	<input type="checkbox"/>

**ROOF ASSEMBLIES FRC Chapter 15**

72	Include all materials which will make up the roof assemblies covering	<input type="checkbox"/>
73	Submit Florida Product Approval numbers for each component of the roof assemblies covering	<input type="checkbox"/>

**FBC Energy Chapter 4**

Residential construction shall comply with this code by using the following compliance methods in the FBC Chapter 4, Residential buildings compliance methods. **Two of the required forms are to be submitted, N1100.1.1.1 As an alternative to the computerized Compliance Method A, the Alternate Residential Point System Method hand calculation, Alternate Form 600A, may be used. All requirements specific to this calculation are located in Sub appendix C to Appendix G. Buildings complying by this alternative shall meet all mandatory requirements of this chapter. Computerized versions of the Alternate Residential Point System Method shall not be acceptable for code compliance.**

<b>GENERAL REQUIREMENTS:</b>		Items to Include- Each Box shall be Circled as Applicable
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Select from Drop Down

74	Show the insulation R value for the following areas of the structure		<input type="checkbox"/>
75	Attic space	NA	<input type="checkbox"/>
76	Exterior wall cavity	Yes	<input type="checkbox"/>
77	Crawl space	Yes	<input type="checkbox"/>

**HVAC information**

78	Submit two copies of a Manual J sizing equipment or equivalent computation study		<input type="checkbox"/>
79	Exhaust fans shown in bathrooms Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous required	Yes	<input type="checkbox"/>
80	Show clothes dryer route and total run of exhaust duct		<input type="checkbox"/>

**Plumbing Fixture layout shown**

81	All fixtures waste water lines shall be shown on the foundation plan		<input type="checkbox"/>
82	Show the location of water heater		<input type="checkbox"/>

**Private Potable Water**

83	Pump motor horse power	NA	<input type="checkbox"/>
84	Reservoir pressure tank gallon capacity	-	<input type="checkbox"/>
85	Rating of cycle stop valve if used	-	<input type="checkbox"/>

**Electrical layout shown including**

			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>

86	Show Switches, receptacles outlets, lighting fixtures and Ceiling fans	Yes		
87	Show all 120-volt, single phase, 15- and 20-ampere branch circuits outlets required to be protected by <b>Ground-Fault Circuit Interrupter (GFCI) Article 210.8 A</b>	Yes		
88	Show the location of smoke detectors & Carbon monoxide detectors	Yes		
89	Show service panel, sub-panel, location(s) and total ampere ratings	Yes		
90	On the electrical plans identify the electrical service overcurrent protection device for the main electrical service. This device shall be installed on the exterior of structures to serve as a disconnecting means for the utility company electrical service. Conductors used from the exterior disconnecting means to a panel or sub panel shall have four-wire conductors, of which one conductor shall be used as an equipment ground. Indicate if the utility company service entrance cable will be of the overhead or underground type.  <b>For structures with foundation which establish new electrical utility companies service connection a Concrete Encased Electrode will be required within the foundation to serve as an Grounding electrode system. Per the National Electrical Code article 250.52.3</b>	Yes		
91	<b>Appliances and HVAC equipment and disconnects</b>	Yes		
92	Show all 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed <b>Combination arc-fault circuit interrupter, Protection device.</b>	Yes		

**Notice Of Commencement:**

A notice of commencement form **RECORDED** in the Columbia County Clerk Office is required to be filed with the Building Department **BEFORE ANY INSPECTIONS** can be performed.

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**\*\*ITEMS 95, 96, & 98 Are Required After APPROVAL from the ZONING DEPT.\*\***

*Select from Drop down*

93	<b>Building Permit Application</b> A current Building Permit Application is to be completed, by following the Checklist all supporting documents must be submitted. There is a \$15.00 application fee. The completed application with attached documents and application fee can be mailed.	Yes	▼
94	<b>Parcel Number</b> The parcel number (Tax ID number) from the Property Appraisers Office (386) 758-1083 is required. A copy of property deed is also required. www.columbiacountyfla.com	Yes	▼
95	<b>Environmental Health Permit or Sewer Tap Approval</b> A copy of a approved Columbia County Environmental Health (386) 758-1058	Yes	▼
96	<b>City of Lake City</b> A City Water and/or Sewer letter. Call 386-752-2031	NA	▼
97	<b>Toilet facilities shall be provided for all construction sites</b>	Yes	▼
98	<b>Town of Fort White</b> (386) 497-2321 If the parcel in the application for building permit is within the Corporate city limits of Fort White, an approval land use development letter issued by the Town of Fort is required to be submitted with the application for a building permit.	NA	▼
99	<b>Flood Information:</b> All projects within the Floodway of the Suwannee or Santa Fe Rivers shall require permitting through the Suwannee River Water Management District, before submitting a application to this office. Any project located within a flood zone where the base flood elevation (100 year flood) has been established shall meet the requirements of Section 8.5.2 of the Columbia County Land Development Regulations. Any project located within a flood zone where the base flood elevation has not been established (Zone A) shall meet the requirements of Section 8.5.3 of the Columbia County Land Development Regulations (Municode.com)	Yes	▼
100	<b>CERTIFIED FINISHED FLOOR ELEVATIONS</b> will be required on any project where the approved FIRM Flood Maps show the property is in a AE, Floodway, and AH flood zones. Additionally One Foot Rise letters are required for AE and AH zones. In the Floodway Flood zones a Zero Rise letter is required.	Yes	▼
101	A Flood development permit is also required for AE, Floodway & AH. Development permit cost is \$50.00	NA	▼
102	<b>Driveway Connection:</b> If the property does not have an existing access to a public road, then an application for a culvert permit (\$25.00) must be made. County Public Works Dept. determines the size and length of every culvert before instillation and completes a final inspection before permanent power is granted. If the applicant feels that a culvert is not needed, they may apply for a culvert waiver (\$50.00) Separate Check when issued. If the project is to be located on an F.D.O.T. maintained road, then an F.D.O.T. access permit is required.	NA	▼
103	<b>911 Address:</b> An application for a 911 address must be applied for and received through the Columbia County Emergency Management Office of 911 Addressing Department (386) 758-1125.	Yes	▼

**Ordinance Sec. 90-75. - Construction debris.** (e) It shall be unlawful for any person to dispose of or discard solid waste, including construction or demolition debris at any place within the county other than on an authorized disposal site or at the county's solid waste facilities. The temporary storage, not to exceed seven days of solid waste (excluding construction and demolition debris) on the premises where generated or vegetative trash pending disposition as authorized by law or ordinance, shall not be deemed a violation of this section. The temporary storage of construction and demolition debris on the premises where generated or vegetative trash pending disposition as authorized by law or ordinance shall not be deemed in violation of this section; provided, however, such construction and demolition debris must be disposed of in accordance with this article prior to the county's issuance of a certificate of occupancy for the premises. The burning of lumber from a construction or demolition project or vegetative trash when done so with legal and proper permits from the authorized agencies and in accordance with such agencies' rules and regulations, shall not be deemed a violation of this section. No person shall bury, throw, place, or deposit, or cause to be buried, thrown, placed, or deposited, any solid waste, special waste, or debris of any kind into or on any of the public streets, road right-of-way, highways, bridges, alleys, lanes, thoroughfares, waters, canals, or vacant lots or lands within the county. No person shall bury any vegetative trash on any of the public streets, road right-of-way, highways, bridges, lanes, thoroughfares, waters, canals, or lots less than ten acres in size within the county.

**Disclosure Statement for Owner Builders:**

If you as the Applicant will be acting as your own contractor or owner/builder under section 489.103(7) Florida Statutes, you must submit the required notarized Owner Builder Disclosure Statement form.

\*\*This form can be printed from the Columbia County Website on the Building and Zoning page under Documents. Web address is - <http://www.columbiacountyfla.com/BuildingandZoning.asp>

Section 105 of the Florida Building Code defines the:

**Time limitation of application.**

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**Single-family residential dwelling.**

Section 105.3.4 A building permit for a single-family residential dwelling must be issued within 30 working days of application therefor unless unusual circumstances require a longer time for processing the application or unless the permit application fails to satisfy the Florida Building Code or the enforcing agency's laws or ordinances.

**Permit intent.**

Section 105.4.1: A permit issued shall be constructed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

**If work has commenced.**

Section 105.4.1.1: If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

**New Permit.**

Section 105.4.1.2: If a new permit is not obtained within 180 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

**Work Shall Be:**

Section 105.4.1.3: Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.

**The Fee:**

Section 105.4.1.4: The fee for renewal reissuance and extension of a permit shall be set forth by the administrative authority.

**Notification:**

When the application is approved for permitting the applicant will be notified by phone as to the status by the Columbia County Building & Zoning Department.

As required by Florida Statute 553.042 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components listed below if they will be utilized on the construction project for which you are applying for a building permit. We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products. Statewide approved products are listed online @ [www.floridabuilding.org](http://www.floridabuilding.org)

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
<b>1. EXTERIOR DOORS</b>			
A. SWINGING			
B. SLIDING			
C. SECTIONAL/ROLL UP			
D. OTHER			
<b>2. WINDOWS</b>			
A. SINGLE/DOUBLE HUNG			
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. FIXED			
E. MULLION			
F. SKYLIGHTS			
G. OTHER			
<b>3. PANEL WALL</b>			
A. SIDING			
B. SOFFITS			
C. STOREFRONTS			
D. GLASS BLOCK			
E. OTHER			
<b>4. ROOFING PRODUCTS</b>			
A. ASPHALT SHINGLES			
B. NON-STRUCT METAL			
C. ROOFING TILES			
D. SINGLE PLY ROOF			
E. OTHER			
<b>5. STRUCT COMPONENTS</b>			
A. WOOD CONNECTORS			
B. WOOD ANCHORS			
C. TRUSS PLATES			
D. INSULATION FORMS			
E. LINTELS			
F. OTHERS			
<b>6. NEW EXTERIOR</b>			
<b>ENVELOPE PRODUCTS</b>			

The products listed below did not demonstrate product approval at plan review. I understand that at the time of inspection of these products, the following information must be available to the inspector on the jobsite; 1) copy of the product approval, 2) performance characteristics which the product was tested and certified to comply with, 3) copy of the applicable manufacturers installation requirements.

Further, I understand these products may have to be removed if approval cannot be demonstrated during inspection.

NOTES: \_\_\_\_\_

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