

COLUMBIA COUNTY BUILDING DEPARTMENT

RESIDENTIAL CHECKLIST

MINIMUM PLAN REQUIREMENTS:

FLORIDA BUILDING CODE RESIDENTIAL 2023 and NATIONAL ELECTRIC CODE 2020

ALL REQUIREMENTS ARE SUBJECT TO CHANGE

ALL BUILDING PLANS MUST INDICATE COMPLIANCE WITH THE CURRENT FLORIDA BUILDING CODES RESIDENTIAL AND 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.

APPLICANT - PLEASE CHECK ALL BOXES BEFORE SUBMITTAL						
GENERAL REQUIREMENTS						
Job Site Address.			YES	NO	N/A	
Two (2) complete sets of plans containing the following:						
1	All drawings must be clear, concise, drawn to scale, details that are not used shall be marked void			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Conditioned Space (Sq Ft.):	3160 (LOFT)	Total (Sq Ft.) Under Roof:	4280		
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						
3	Dimensions of lot or parcel of land			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Dimensions of all building setbacks			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Location of all other structures (include square footage of structures) on parcel, existing or proposed well and septic and all utility easements			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Provide a full legal description of property			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WIND-LOAD ENGINEERING SUMMARY, CALCULATIONS, AND ANY DETAILS REQUIRED						
Plans or specifications must show compliance with FBCR Chapter 3						
7	Basic wind speed (3-second gust), miles per hour			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Wind exposure-- if more than one wind exposure is used, the wind exposure and applicable wind direction shall be indicated			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Wind Importance factor and nature of occupancy			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The applicable internal pressure coefficient, Components and Cladding			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	The design wind pressure in terms of psf (kN/m), to be used for the design of exterior component, cladding materials not specifically designed by the registered design professional			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELEVATIONS DRAWING						
12	All side views of the structure			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Roof Pitch			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Overhang dimensions and detail with attic ventilation			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Location, size and height above roof of chimneys			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Location and size of skylights with Florida Product Approval			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Number of stories			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18	Building height from the established grade to the roofs highest peak			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19	Dimensioned area plan showing rooms, attached garages, breeze ways, covered porches, deck, balconies			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FLOOR PLAN

		YES	NO	N/A
20	Raised floor surfaces located more than 30 inches above the floor or grade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21	All exterior and interior shear walls indicated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22	Shear wall opening shown (Windows, Doors, and Garage doors)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23	Show compliance with Section FBCR 310. Emergency escape and rescue opening shown in each bedroom (net clear opening shown) Show Compliance with Section FBCR 312.2.1 where the opening of an operable window is located 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24	Safety glazing of glass where needed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25	Fireplace types (gas appliance, vented or non-vented) or wood burning with Hearth (See Chapter 10 and Chapter 24 of FBCR)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26	Show stairs with dimensions (width, tread and riser and total run) details of guardrails, handrails	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27	Identify accessibility of bathroom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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)

FBCR403: FOUNDATION PLANS

28	Location of all load-bearing wall footings indicated as standard, monolithic, dimensions, size and type of reinforcing.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29	All posts and/or column footing including size and reinforcing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30	Any special support required by soil analysis such as piling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31	Assumed load-bearing value of soil _____ Pound Per Square Foot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32	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 a grounding electrode system. Per the National Electrical Code article 250.52.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FBCR506: CONCRETE SLAB ON GRADE

33	Show Vapor retarder (6 mil. Polyethylene with joints overlaid 6 inches and sealed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34	Show control joints, synthetic fiber reinforcement or welded wire fabric reinforcement and supports	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FBCR318: PROTECTION AGAINST TERMITES

35	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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FBCR606: MASONRY WALLS AND STEM WALLS (LOAD BEARING & SHEAR WALLS)

36	Show all materials making up walls, wall height, block size, and mortar type	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
37	Show all lintel sizes, type, spans, and tie-beams sizes and spacing of reinforcement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

FLOOR FRAMING SYSTEM: FIRST AND/OR SECOND STORY

38	Floor truss package shall include layout and details, signed and sealed by Florida Registered Professional Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
39	Show conventional floor joist type, size, span, spacing and attachment to load bearing walls, stem walls, and/or piers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
40	Girder type, size and spacing to load bearing walls, stem wall and/or piers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
41	Attachment of joist to girder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
42	Wind load requirements where applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
43	Show required under-floor crawl space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FLOOR FRAMING SYSTEM: FIRST AND/OR SECOND STORY (CONT'D)

		YES	NO	N/A
44	Show required amount of ventilation opening for under-floor spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
45	Show required covering of ventilation opening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
46	Show the required access opening to access to under-floor spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
47	Show the sub-floor structural panel sheathing type, thickness and fastener schedule on the edges & intermediate of the areas structural panel sheathing.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
48	Show Draftstopping, Fire caulking and Fire blocking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
49	Show fireproofing requirements for garages attached to living spaces, per FBCR section 302.6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
50	Provide live and dead load rating of floor framind systems (psf.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FBCR CHAPTER 6 WOOD WALL FRAMING CONSTRUCTION

51	Stud type, grade, size, wall height and oc spacing for all load bearing or shear walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
52	Fastener schedule for structural members per table FBC 2304.10.1 are to be shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
53	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
54	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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
55	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
56	Indicate where pressure treated wood will be placed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
57	Show all wall structural panel sheathing, grade, thickness and show fastener schedule for structural panel sheathing edges & intermediate areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
58	A detail showing gable truss bracing, wall balloon framing details and/or wall hinge bracing detail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FBC ROOF SYSTEMS

59	Truss design drawing shall meet section FBC 2303 1 Wood Trusses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
60	Include a layout and truss details, signed and sealed by Florida Professional Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
61	Show types of connector's assemblies' and resistance uplift rating for all trusses and rafters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
62	Show gable ends with rake beams showing reinforcement or gable truss and wall bracing details	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
63	Provide dead load rating of trusses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FBC 2304.4: CONVENTIONAL ROOF FRAMING LAYOUT

64	Rafter and ridge beams sizes, span, species and spacing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
65	Connectors to wall assemblies include assemblies resistance to uplift rating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
66	Valley framing and support details	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
67	Attachment of joist to girder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FBC 2304.8: ROOF SHEATHING

68	Include all materials which will make up the roof decking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
69	Show fastener size and schedule for structural panel sheathing on the edges & intermedlate areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ROOF ASSEMBLIES FRC CHAPTER 9

70	Include all materials which will make up the roof assemblies covering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ROOF ASSEMBLIES FRC CHAPTER 9 (CONT'D)

		YES	NO	N/A
71	Submit Florida Product Approval numbers for each component of the roof assemblies covering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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.

72	Show the insulation R value for the following areas of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
73	Attic space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
74	Exterior wall cavity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
75	Crawl space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

HVAC INFORMATION

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

PLUMBING FIXTURE LAYOUT

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

PRIVATE POTABLE WATER

81	Pump motor horse power	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
82	Reservoir pressure tank gallon capacity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
83	Rating of cycle stop valve if used	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ELECTRICAL LAYOUT

84	Show switches, receptacle outlets, lighting fixtures and ceiling fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
85	Show all 120-volt, single phase, 15- and 20-ampere branch circuits outlets required to be protected by Ground-Fault Circuit Interrupter (GFCI) Article 210.8 A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
86	Show the location of smoke detectors & carbon monoxide detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
87	Show service panel, sub-panel, location(s) and total amperage ratings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
88	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 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 a Grounding electrode system. Per the National Electrical Code article 250.52.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
89	Appliances and HVAC equipment and disconnects	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
90	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 Combination are-fault circuit interrupter , Protection device.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOTICE OF COMMENCEMENT: A notice of commencement for RECORDED in the Columbia County Clerks Office is required to be filed with the Building Department BEFORE ANY INSPECTIONS will be granted.