



# Columbia County

## BUILDING DEPARTMENT

Revised Jan 2018

### COMMERCIAL MINIMUM PLAN CHECKLIST

**MINIMUM PLAN REQUIREMENTS AND CHECKLIST FOR THE 2017 FLORIDA BUILDING CODE, FLORIDA PLUMBING CODE, FLORIDA MECHANICAL CODE, FLORIDA FUEL AND GAS CODE 2017 EFFECTIVE 1 JAN 2018 AND 2014 NATIONAL ELECTRICAL**

ALL REQUIREMENTS ARE SUBJECT TO CHANGE

**ALL BUILDING PLANS MUST INDICATE COMPLIANCE WITH THE CURRENT FLORIDA BUILDING CODES. ALL PLANS OR DRAWING SHALL PROVIDED 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 DESIGN PURPOSES THE FOLLOWING BASIC WIND SPEEDS ARE PER FLORIDA BUILDING CODE FIGURE 1609.3 (1) THROUGH (3) ULTIMATE DESIGN WIND SPEEDS FOR RISK CATEGORY AND BUILDINGS AND OTHER STRUCTURES**

GENERAL REQUIREMENTS:		Items to Include Each Box shall be Marked as Applicable		
1	All drawings must be clear, concise and drawn to scale, details that are not used shall be marked void.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/> - yes
2	If the design professional is an architect or engineer legally registered under the laws of this state regulating the practice of architecture as provided for in Chapter 481, Florida Statutes, Part I, or engineering as provided for in Chapter 471, Florida Statutes, then he or she shall affix his or her official seal to said drawings, specifications and accompanying data, as required by Florida Statute.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/> - yes
3	The design professional signature shall be affixed to the plans	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/> - yes
4	Two (2) complete sets of plans with the architecture or engineer signature and the date the affix embossed official seal was placed on the plans	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/> - yes

**Two (2) complete sets of plans containing the following information:**

Building Site Plan Requirements		Items to Include- Each Box shall be Marked as Applicable		
4	Parking, including provision Florida Building Code Accessibility Code	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/> -
5	Fire access, showing all drive way which will be accessible for emergency vehicles	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/> -
6	Driving/turning radius of parking lots	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/> -
7	Vehicle loading include truck dock loading or rail site loading	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/> -
8	Nearest or number of onsite Fire hydrant/water supply/post indicator valve (PIV)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/> -
9	Set back of all existing or proposed structures from each structure and property boundaries, Show all separation including assumed property lines	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/> -
10	Location of specific tanks (above or under ground), water lines and sewer lines and septic tank and drain fields	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/> -

11	All structures exterior views include finished floor elevation						Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
12	Total height of structure(s) from established grade						Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
<p align="center"><b>Review required by the Columbia County Fire Department Items 13<sup>th</sup> 43</b>  <b>(We Contact the Fire Inspector For You.)</b></p>											
<b>Occupancy group use circle all uses:</b>		Group A	Group B	Group E	Group F	Group H	Group I	Group M	Group R	Group S	Group U D
13	Special occupancy requirements.						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
14	Incidental use areas (total square footage for each room of use area)						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
15	Mixed occupancies						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
16	REQUIRED SEPARATION OF OCCUPANCIES IN HOURS FBC TABLE 707.3.10						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
<b>Minimum type of permitted construction by code for occupancy use circle the construction type FBC 602</b>											
17	Type I (FBC:602.2)	Type II (FBC:602.2)	Type III (FBC:602.3)	Type IV (FBC:602.4)	Type V (FBC:602.5)						
<b>Fire-resistant construction requirements shall be shown, include the following components</b>											
18	Fire-resistant separations						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
19	Fire-resistant protection for type of construction						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
20	Protection of openings and penetrations of rated walls						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
21	Protection of corridors and penetrations of rated walls						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
22	Fire blocking and draftstopping and calculated fire resistance						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
<b>Fire suppression systems shall be shown include:</b>											
23	Early warning smoke evacuation systems Schematic fire sprinklers Standpipes						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
24	Standpipes						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
25	Pre-engineered systems						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
26	Riser diagram						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
<b>Life safety systems shall be shown include the following requirements:</b>											
27	Occupant load and egress capacities						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
28	Early warning						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
29	Smoke control						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
30	Stair pressurization						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
31	Systems schematic						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
<b>Occupancy load/egress requirements shall be shown include:</b>											
32	Occupancy load						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
33	Gross occupancy load						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
34	Net occupancy load						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
35	Means of egress						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
36	Exit access						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
37	Exit discharge						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
38	Stairs construction/geometry and protection						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
39	Doors						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
40	Emergency lighting and exit signs						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	
41	Specific occupancy requirements						Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	-	



42	Construction requirements	Yes	No	N/A	-
43	Horizontal exits/exit passageways	Yes	No	N/A	-

  

		Items to Include Each Box shall be Marked as Applicable			
<b>Structural requirements shall be shown include:</b>					
44	Soil conditions/analysis	Yes ✓	No	N/A	-
45	Termite protection	Yes ✓	No	N/A	-
46	Design loads	Yes ✓	No	N/A	-
47	Wind requirements	Yes ✓	No	N/A	-
48	Building envelope	Yes	No	N/A	-
49	Structural calculations (if required)	Yes ✓	No	N/A	-
50	Foundation <b>For</b> 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	Yes ✓	No	N/A	-
51	Wall systems	Yes	No	N/A ✓	-
52	Floor systems	Yes	No	N/A ✓	-
53	Roof systems	Yes	No	N/A	-
54	Threshold inspection plan	Yes	No	N/A	-
55	Stair systems	Yes	No	N/A ✓	-
<b>Materials shall be shown include the following</b>					
56	Wood <i>studs</i>	Yes ✓	No	N/A	-
57	Steel <i>Re-bar/Fasteners</i>	Yes ✓	No	N/A	-
58	Aluminum	Yes	No	N/A	-
59	Concrete <i>slab</i>	Yes ✓	No	N/A	-
60	Plastic <i>6 mil /slab</i>	Yes ✓	No	N/A	-
61	Glass	Yes	No	N/A ✓	-
62	Masonry	Yes ✓	No	N/A	-
63	Gypsum board and plaster	Yes ✓	No	N/A	-
64	Insulating (mechanical)	Yes ✓	No	N/A	-
65	Roofing	Yes ✓	No	N/A	-
66	Insulation	Yes ✓	No	N/A	-
<b>Accessibility requirements shall be shown include the following</b>					
67	Site requirements	Yes ✓	No	N/A	-
68	Accessible route	Yes ✓	No	N/A	-
69	Vertical accessibility	Yes ✓	No	N/A	-
70	Toilet and bathing facilities	Yes ✓	No	N/A	-
71	Drinking fountains	Yes ✓	No	N/A ✓	-
72	Equipment	Yes	No	N/A ✓	-
73	Special occupancy requirements <i>ADA bath ramps</i>	Yes ✓	No	N/A	-
74	Fair housing requirements	Yes	No	N/A ✓	-

Interior requirements shall include the following				
75	Review required by the Columbia County Fire Department Items 75 <sup>th</sup> 80	Yes	No	N/A
	Interior finishes (flame spread/smoke development)			
76	Light and ventilation	Yes	No	N/A
77	Sanitation	Yes	No	N/A
Special systems				
78	Elevators	Yes	No	N/A
79	Escalators	Yes	No	N/A
80	Lifts	Yes	No	N/A
Swimming pools				
81	Barrier requirements	Yes	No	N/A
82	Spas and Wading pools	Yes	No	N/A
83	Access required per Florida Building Code 454.1.2.5	Yes	No	N/A

Items to Include-Each Box shall be Circled as Applicable				
Electrical				
84	Wiring	Yes	No	N/A
85	Services <b>For</b> 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	Yes	No	N/A
86	Feeders and branch circuits	Yes	No	N/A
87	Overcurrent protection	Yes	No	N/A
88	Grounding	Yes	No	N/A
89	Wiring methods and materials	Yes	No	N/A
90	GFCIs	Yes	No	N/A
91	Equipment	Yes	No	N/A
92	Special occupancies	Yes	No	N/A
93	Emergency systems	Yes	No	N/A
94	Communication systems	Yes	No	N/A
95	Low voltage	Yes	No	N/A
96	Load calculations	Yes	No	N/A
Plumbing				
97	Minimum plumbing facilities	Yes	No	N/A
98	Fixture requirements	Yes	No	N/A
99	Water supply piping	Yes	No	N/A
100	Sanitary drainage	Yes	No	N/A
101	Water heaters	Yes	No	N/A
102	Vents	Yes	No	N/A
103	Roof drainage	Yes	No	N/A
104	Back flow prevention	Yes	No	N/A



105	Irrigation	Yes	<input checked="" type="radio"/> No	N/A	-
106	Location of water supply line	<input checked="" type="radio"/> Yes	No	N/A	-
107	Grease traps	Yes	<input checked="" type="radio"/> No	N/A	-
108	Environmental requirements	<input checked="" type="radio"/> Yes	No	N/A	-
109	Plumbing riser	<input checked="" type="radio"/> Yes	No	N/A	-
<b>Mechanical</b>					
110	Energy calculations	<input checked="" type="radio"/> Yes	No	N/A	-
111	<b>Review required by the Columbia County Fire Department Items 111<sup>th</sup> 114</b>	Yes	No	N/A	-
112	Exhaust systems				
112	Clothes dryer exhaust	Yes	No	N/A	-
113	Kitchen equipment exhaust	Yes	No	N/A	-
114	Specialty exhaust systems	Yes	No	N/A	-
<b>Equipment location</b>					
115	Make-up air	<input checked="" type="radio"/> Yes	No	N/A	-
116	Roof-mounted equipment	Yes	<input checked="" type="radio"/> No	N/A	-
117	Duct systems	<input checked="" type="radio"/> Yes	No	N/A	-
118	Ventilation	<input checked="" type="radio"/> Yes	No	N/A	-
119	Laboratory	Yes	No	N/A	-
120	Combustion air	Yes	No	N/A	-
121	Chimneys, fireplaces and vents	Yes	No	N/A	-
122	Appliances	Yes	No	N/A	-
123	Boilers	Yes	No	N/A	-
124	Refrigeration	Yes	No	N/A	-
125	Bathroom ventilation	<input checked="" type="radio"/> Yes	No	N/A	-
<div style="text-align: right;"> <b>Items to Include-</b>  Each Box shall be  Marked as  Applicable </div>					
<b>Gas</b>					
126	<b>Review required by the Columbia County Fire Department Items 126<sup>th</sup> 134</b>	Yes	No	N/A	-
126	Gas piping				
127	Venting	Yes	No	N/A	-
128	Combustion air	Yes	No	N/A	-
129	Chimneys and vents	Yes	No	N/A	-
130	Appliances	Yes	No	N/A	-
131	Type of gas	Yes	No	N/A	-
132	Fireplaces	Yes	No	N/A	-
133	LP tank location	Yes	No	N/A	-
134	Riser diagram/shutoffs	Yes	No	N/A	-
<b>Notice of Commencement</b>					
135	A recorded (in the Columbia County Clerk Office) notice of commencement is required to be on file with the building department. <i>Before Any Inspections Will Be Done</i>	<input checked="" type="radio"/> Yes	No	N/A	-
<b>Disclosure Statement for Owner Builders</b>		Yes	No	N/A	-

Private Potable Water						
136	Horse power of pump motor	SEE PAGE 7- ON HOW TO PROVIDE THIS DOCUMENTATION.	<input checked="" type="radio"/> Yes	No	N/A	-
137	Capacity of pressure tank		<input checked="" type="radio"/> Yes	No	N/A	-
138	Cycle stop valve if used		Yes	No	N/A	-
						Items to Include- Each Box shall be Marked as Applicable

**THE FOLLOWING ITEMS MUST BE SUBMITTED WITH BUILDING PLANS**

139	<b>Building Permit Application</b>	A Building Permit Application is to be completed by following the checklist all supporting documents must be submitted. Completed Applications can be mailed with The \$15.00 application fee.	<input checked="" type="radio"/> Yes	No	N/A	-
140	<b>Parcel Number</b>	The parcel number (Tax ID number) from the Property Appraiser is required. A copy of property deed is also required. (386) 758-1084	<input checked="" type="radio"/> Yes	No	N/A	-
141	<b>Environmental Health Permit or Sewer Tap Approval</b>	A copy of an approved Environmental Health (386) 758-1058 waste water disposal permit or an approved City of Lake City (386) 752-2031 OR County sewer tap letter is required before a building permit can be issued.  <b>Toilet facilities shall be provided for construction workers</b>	<input checked="" type="radio"/> Yes	No	N/A	-
142	<b>Driveway Connection</b>	If the property does not have an existing access to a public road, then an application for a culvert permit must be made (\$25.00). County Public Works Dept. determines the size and length of every culvert before installation and completes a final inspection before permanent power is granted. Culvert installation for commercial, industrial and other uses shall conform to the approved site plan or to the specifications of a registered engineer. Use or joint use of driveways will comply with Florida Department of Transportation specifications. 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.	<input checked="" type="radio"/> Yes	No	<input checked="" type="radio"/> N/A	-
143	<b>Suwannee River Water Management District Approval</b>	All commercial projects must have an SRWMD permit issued or an exemption letter, before a building permit will be issued.	<input checked="" type="radio"/> Yes	No	N/A	-
144	<b>Flood Management</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 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 8.8 of the Columbia County Land Development Regulations. Any project that is located within a flood zone where the base flood elevation (100 year flood) has not been established shall meet the requirements of section 8.7 of Columbia County Land Development Regulations. A development permit will also be required. The development permit cost is \$50.00	Yes	No	<input checked="" type="radio"/> N/A	-
145	<b>Flood Management</b>	A CERTIFIED FINISHED FLOOR ELEVATIONS WILL BE REQUIRED ON ANY PROJECT WHERE THE BASE FLOOD ELEVATION (100 YEAR FLOOD) HAS BEEN ESTABLISHED OR IT HAS BEEN DETERMINED BY THE PLAT	Yes	No	<input checked="" type="radio"/> N/A	-
146	<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	No	<input checked="" type="radio"/> N/A	-



## **ONCE ZONING HAS BEEN APPROVED FOR THIS PROJECT.**

### **Private Potable Water**

Well letter provided by the well driller OR City of Lake City Utilities Department (386-752-2031) Letter of Availability OR Ellisville/County Utilities (386-758-1019) Letter of Availability.

### **Sewage Disposal**

**Septic System** – An approved signed site plan from Environmental Health (386-758-1058)

**City OR County Sewage**- A Letter of Availability from either department. (See above contact numbers.)

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Pursuant to Chapter one (administration) section 101.2 of the Florida Building Code: Section 105.3.2 **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.

Pursuant to Chapter one (administration) section 101.2 of the Florida Building Code: Section 105.4.1 **Permit intent.** 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.

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.

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.

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.

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

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**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.

**When the submitted application is approved for permitting the applicant will be notified by phone as to the date and time a building permit will be prepared and issued by the Columbia County Building & Zoning Department.**