

**COLUMBIA COUNTY BUILDING DEPARTMENT**

*Bryan Zacher*  
*Const*  
*lot 3*  
*Em Lakes*

**RESIDENTIAL MINIMUM PLAN REQUIREMENTS AND CHECKLIST FOR  
FLORIDA BUILDING CODE 2001**

**ONE (1) AND TWO (2) FAMILY DWELLINGS**

ALL REQUIREMENTS ARE SUBJECT TO CHANGE

EFFECTIVE MARCH 1, 2002

ALL BUILDING PLANS MUST INDICATE THE FOLLOWING ITEMS AND INDICATE COMPLIANCE WITH CHAPTER 1606 OF THE FLORIDA BUILDING CODE 2001 BY PROVIDING 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. FOR DESIGN PURPOSES THE FOLLOWING BASIC WIND SPEED AS PER FIGURE 1606 SHALL BE USED.

WIND SPEED LINE SHALL BE DEFINED AS FOLLOWS: THE CENTERLINE OF INTERSTATE 75.

1. ALL BUILDINGS CONSTRUCTED EAST OF SAID LINE SHALL BE ----- 100 MPH
2. ALL BUILDINGS CONSTRUCTED WEST OF SAID LINE SHALL BE ----- 110 MPH
3. NO AREA IN COLUMBIA COUNTY IS IN A WIND BORNE DEBRIS REGION

**APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL**

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

**Applicant**      **Plans Examiner**

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All drawings must be clear, concise and drawn to scale ("Optional " details that are not used shall be marked void or crossed off). Square footage of different areas shall be shown on plans.

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Designers name and signature on document (FBC 104.2.1). If licensed architect or engineer, official seal shall be affixed.

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**Site Plan including:**

- a) Dimensions of lot
- b) Dimensions of building set backs
- c) Location of all other buildings on lot, well and septic tank if applicable, and all utility easements.
- d) Provide a full legal description of property.

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

- a) Plans or specifications must state compliance with FBC Section 1606
- b) The following information must be shown as per section 1606.1.7 FBC
  - a. Basic wind speed (MPH)
  - b. Wind importance factor (I) and building category
  - c. Wind exposure – if more than one wind exposure is used, the wind exposure and applicable wind direction shall be indicated
  - d. The applicable internal pressure coefficient
  - e. Components and Cladding. The design wind pressure in terms of psf (kN/m<sup>2</sup>), to be used for the design of exterior component and cladding materials not specifiically designed by the registered design professional

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**Elevations including:**

- a) All sides
- b) Roof pitch
- c) Overhang dimensions and detail with attic ventilation
- d) Location, size and height above roof of chimneys
- e) Location and size of skylights
- f) Building height
- e) Number of stories

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*N/A*  
*N/A*

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Floor Plan including:</b>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	a) Rooms labeled and dimensioned
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	b) Shear walls
N/A	N/A	c) Windows and doors (including garage doors) showing size, mfg., approval listing and attachment specs. (FBC 1707) and safety glazing where needed (egress windows in bedrooms to be shown)
N/A	N/A	d) Fireplaces (gas appliance) (vented or non-vented) or wood burning with hearth
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	e) Stairs with dimensions (width, tread and riser) and details of guardrails and handrails
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	f) Must show and identify accessibility requirements (accessible bathroom)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Foundation Plan including:</b>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	a) Location of all load-bearing wall with required footings indicated as standard Or monolithic and dimensions and reinforcing
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	b) All posts and/or column footing including size and reinforcing
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	c) Any special support required by soil analysis such as piling
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	d) Location of any vertical steel
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Roof System:</b>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	a) Truss package including:
		1. Truss layout and truss details signed and sealed by Fl. Pro. Eng.
		2. Roof assembly (FBC 104.2.1 Roofing system, materials, manufacturer, fastening requirements and product evaluation with wind resistance rating)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	b) Conventional Framing Layout including:
		1. Rafter size, species and spacing
		2. Attachment to wall and uplift
		3. Ridge beam sized and valley framing and support details
		4. Roof assembly (FBC 104.2.1 Roofing systems, materials, manufacturer, fastening requirements and product evaluation with wind resistance rating)
N/A	N/A	<b>Wall Sections including:</b>
		a) Masonry wall
		1. All materials making up wall
		2. Block size and mortar type with size and spacing of reinforcement
		3. Lintel, tie-beam sizes and reinforcement
		4. Gable ends with rake beams showing reinforcement or gable truss and wall bracing details
		5. All required connectors with uplift rating and required number and size of fasteners for continuous tie from roof to foundation
		6. Roof assembly shown here or on roof system detail (FBC 104.2.1 Roofing system, materials, manufacturer, fastening requirements and product evaluation with resistance rating)
		7. Fire resistant construction (if required)
		8. Fireproofing requirements
		9. Shoe type of termite treatment (termiteicide or alternative method)
		10. Slab on grade
		a. Vapor retarder (6mil. Polyethylene with joints lapped 6 inches and sealed)
		b. Must show control joints, synthetic fiber reinforcement or Welded fire fabric reinforcement and supports
		11. Indicate where pressure treated wood will be placed
		12. Provide insulation R value for the following:
		a. Attic space
		b. Exterior wall cavity
		c. Crawl space (if applicable)



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b) Wood frame wall

- ☒ 1. All materials making up wall
- ☒ 2. Size and species of studs
- ☒ 3. Sheathing size, type and nailing schedule
- ☒ 4. Headers sized
- ☒ 5. Gable end showing balloon framing detail or gable truss and wall hinge bracing detail
- ☒ 6. All required fasteners for continuous tie from roof to foundation (truss anchors, straps, anchor bolts and washers)
- ☒ 7. Roof assembly shown here or on roof system detail (FBC104.2.1 Roofing system, materials, manufacturer, fastening requirements and product evaluation with wind resistance rating)
- ☒ 8. Fire resistant construction (if applicable)
- ☒ 9. Fireproofing requirements
- ☒ 10. Show type of termite treatment (termicide or alternative method)
- ☒ 11. Slab on grade
  - ☒ a. Vapor retarder (6Mil. Polyethylene with joints lapped 6 inches and sealed)
  - ☒ b. Must show control joints, synthetic fiber reinforcement or welded wire fabric reinforcement and supports
- ☒ 12. Indicate where pressure treated wood will be placed
- ☒ 13. Provide insulation R value for the following:
  - ☒ a. Attic space
  - ☒ b. Exterior wall cavity
  - ☒ c. Crawl space (if applicable)

N/A

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N/A

c) Metal frame wall and roof (designed, signed and sealed by Florida Prof. Engineer or Architect)

**Floor Framing System:**

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- a) Floor truss package including layout and details, signed and sealed by Florida Registered Professional Engineer
- b) Floor joist size and spacing
- c) Girder size and spacing
- d) Attachment of joist to girder
- e) Wind load requirements where applicable

**Plumbing Fixture layout**

**Electrical layout including:**

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- a) Switches, outlets/receptacles, lighting and all required GFCI outlets identified
- b) Ceiling fans
- c) Smoke detectors
- d) Service panel and sub-panel size and location(s)
- e) Meter location with type of service entrance (overhead or underground)
- f) Appliances and HVAC equipment
- g) Arc Fault Circuits (AFCI) in bedrooms

**HVAC information**

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- a) Manual J sizing equipment or equivalent computation
- b) Exhaust fans in bathroom

**Energy Calculations** (dimensions shall match plans)

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**Gas System** Type (LP or Natural) Location and BTU demand of equipment

**Disclosure Statement for Owner Builders**

**Notice Of Commencement**

**Private Potable Water**

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- a) Size of pump motor
- b) Size of pressure tank
- c) Cycle stop valve if used

N/A

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N/A

N/A

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

1. **Building Permit Application:** A current Building Permit Application form is to be completed and submitted for all residential projects.
2. **Parcel Number:** The parcel number (Tax ID number) from the Property Appraiser (386) 758-1084 is required. A copy of property deed is also requested.
3. **Environmental Health Permit or Sewer Tap Approval:** A copy of the Environmental Health permit, existing septic approval or sewer tap approval is required before a building permit can be issued. (386) 758-1058
4. **City Approval:** If the project is to be located within the city limits of the Town of Fort White, prior approval is required. The Town of Fort White approval letter is required to be submitted by the owner or contractor to this office when applying for a Building Permit.
5. **Flood Information:** 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 located within a flood zone where the base flood elevation has not been established (Zone A) shall meet the requirements of Section 8.7 of the Columbia County Land Development Regulations. **CERTIFIED FINISHED FLOOR ELEVATIONS WILL BE REQUIRED ON ANY PROJECT WHERE THE BASE FLOOD ELEVATION (100 YEAR FLOOD) HAS BEEN ESTABLISHED.**  
A development permit will also be required. Development permit cost is \$10.00
6. **Driveway Connection:** If the property does not have an existing access to a public road, then an application for a culvert permit (\$5.00) must be made. If the applicant feels that a culvert is not needed, they may apply for a culvert waiver (\$25.00). All culvert waivers are sent to the Columbia County Public Works Department for approval or denial.
7. **911 Address:** If the project is located in an area where the 911 address has been issued, then the proper paperwork from the 911 Addressing Department must be submitted. (386) 758-8787

**ALL REQUIRED INFORMATION IS TO BE SUBMITTED FOR REVIEW. YOU WILL BE NOTIFIED WHEN YOUR APPLICATION AND PLANS ARE APPROVED AND READY TO PERMIT. PLEASE DO NOT EXPECT OR REQUEST THAT PERMIT APPLICATIONS BE REVIEWED OR APPROVED WHILE YOU ARE HERE – TIME WILL NOT ALLOW THIS –PLEASE DO NOT ASK**