



COLUMBIA COUNTY BUILDING DEPARTMENT RESIDENTIAL CHECK LIST

MINIMUM PLAN REQUIREMENTS: FLORIDA BUILDING CODE RESIDENTIAL 2017 EFFECTIVE 1 JANUARY 2018
AND THE NATIONAL ELECTRICAL 2014 EFFECTIVE 1 JANUARY 2018

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 1609.3.1 THRU 1609.3.3.

FOR DESIGN PURPOSES THE FOLLOWING BASIC WIND SPEEDS ARE PER FLORIDA BUILDING CODE FIGURE 1609-A THROUGH 1609-C ULTIMATE DESIGN WIND SPEEDS FOR RISK CATEGORY AND BUILDINGS AND OTHER STRUCTURES

Revised 7/1/18

Website: <http://www.columbiacountyfla.com/BuildingandZoning.asp>

Items to Include-
Each Box shall be
Circled as
Applicable

GENERAL REQUIREMENTS:

APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL

Select From Drop down

1	Two (2) complete sets of plans containing the following:	☒			
2	All drawings must be clear, concise, drawn to scale, details that are not used shall be marked void	☒			
3	Condition space (Sq. Ft.)	1967	Total (Sq. Ft.) under roof	3059	
		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 RESIDENTIAL 107.1.

Site Plan information including:

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

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

GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL		Items to Include- Each Box shall be Circled as Applicable		
8	Plans or specifications must show compliance with FBCR Chapter 3	Yes	No	NA
Select From Drop down				
9	Basic wind speed (3-second gust), miles per hour	Yes		☐
10	(Wind exposure – if more than one wind exposure is used, the wind exposure and applicable wind direction shall be indicated)	Yes		☐
11	Wind importance factor and nature of occupancy	Yes		☐
12	The applicable internal pressure coefficient, Components and Cladding	Yes		☐
13	The design wind pressure in terms of psf (kN/m ²), to be used for the design of exterior component, cladding materials not specifi ally designed by the registered design professional.	Yes		☐

Elevations Drawing including:

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	Yes		☐
19	Number of stories	Yes		☐
20	Building height from the established grade to the roofs highest peak	Yes		☐

Floor Plan Including:

21	Dimensioned area plan showing rooms, attached garage, breeze ways, covered porches, deck, balconies	Yes		☐
22	Raised floor surfaces located more than 30 inches above the floor or grade	Yes		☐
23	All exterior and interior shear walls indicated	Yes		☐
24	Shear wall opening shown (Windows, Doors and Garage doors)	Yes		☐
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 FBC 1405.13.2 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.	Yes		☐
26	Safety glazing of glass where needed	Yes		☐
27	Fireplaces types (gas appliance) (vented or non-vented) or wood burning with Hearth (see chapter 10 and chapter 24 of FBCR)	Yes		☐
28	Show stairs with dimensions (width, tread and riser and total run) details of guardrails, Handrails	Yes		☐
29	Identify accessibility of bathroom (see FBCR SECTION 320)	Yes		☐

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)

GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL		Items to Include- Each Box shall be Circled as Applicable		
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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.	Yes		☐
31	All posts and/or column footing including size and reinforcing	Yes		☐
32	Any special support required by soil analysis such as piling.	Yes		☐
33	Assumed load-bearing value of soil _____ Pound Per Square Foot	Yes		☐
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	Yes		☐

FBCR 506: CONCRETE SLAB ON GRADE

35	Show Vapor retarder (6mil. Polyethylene with joints taped 6 inches and sealed)	Yes		☐
36	Show control joints, synthetic fiber reinforcement or welded wire fabric reinforcement and Supports	Yes		☐

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	Yes		☐
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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		☐
39	Show all Lintel sizes, type, spans and tie-beam sizes and spacing of reinforcement	Yes		☐

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	NA		☐
41	Show conventional floor joist type, size, span, spacing and attachment to load bearing walls, stem walls and/or piers	NA		☐
42	Girder type, size and spacing to load bearing walls, stem wall and/or piers	NA		☐
43	Attachment of joist to girder	NA		☐
44	Wind load requirements where applicable	NA		☐
45	Show required under-floor crawl space	NA		☐
46	Show required amount of ventilation opening for under-floor spaces	NA		☐
47	Show required covering of ventilation opening	NA		☐
48	Show the required access opening to access to under-floor spaces	NA		☐
49	Show the sub-floor structural panel sheathing type, thickness and fastener schedule on the edges & intermediate of the areas structural panel sheathing	NA		☐
50	Show Draftstopping, Fire caulking and Fire blocking	NA		☐
51	Show fireproofing requirements for garages attached to living spaces, per FBCR section 302.6	NA		☐
52	Provide live and dead load rating of floor framing systems (psf).	NA		☐

FBCR CHAPTER 6 WOOD WALL FRAMING CONSTRUCTION

GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL		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	Yes		☐
54	Fastener schedule for structural members per table FBC-R602.3.2 are to be shown	Yes		☐
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	Yes		☐
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		☐
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-R602.7.	Yes		☐
58	Indicate where pressure treated wood will be placed	Yes		☐
59	Show all wall structural panel sheathing, grade, thickness and show fastener schedule for structural panel sheathing edges & intermediate areas	Yes		☐
60	A detail showing gable truss bracing, wall balloon framing details or/ and wall hinge bracing detail	Yes		☐

FBCR :ROOF SYSTEMS:

61	Truss design drawing shall meet section FBC-R 802.10. 1 Wood trusses	Yes		☐
62	Include a layout and truss details, signed and sealed by Florida Professional Engineer	Yes		☐
63	Show types of connector's assemblies' and resistance uplift rating for all trusses and rafters	Yes		☐
64	Show gable ends with rake beams showing reinforcement or gable truss and wall bracing details	Yes		☐
65	Provide dead load rating of trusses	Yes		☐

FBCR 802:Conventional Roof Framing Layout

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

FBCR 803 ROOF SHEATHING

70	Include all materials which will make up the roof decking, identification of structural panel sheathing, grade, thickness	Yes		☐
71	Show fastener Size and schedule for structural panel sheathing on the edges & intermediate areas	Yes		☐

ROOF ASSEMBLIES FRC Chapter 9

72	Include all materials which will make up the roof assemblies covering	Yes		☐
73	Submit Florida Product Approval numbers for each component of the roof assemblies covering	Yes		☐

FBCR Chapter 11 Energy Efficiency Code for Residential Building

Residential construction shall comply with this code by using the following compliance methods in the FBCR Chapter 11 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.**

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Select from Drop Down

74	Show the insulation R value for the following areas of the structure	Yes		☐
75	Attic space	Yes		☐
76	Exterior wall cavity	Yes		☐
77	Crawl space	NA		☐

HVAC information

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

Plumbing Fixture layout shown

81	All fixtures waste water lines shall be shown on the foundation plan	Yes		☐
82	Show the location of water heater	Yes		☐

Private Potable Water

83	Pump motor horse power	Yes		☐
84	Reservoir pressure tank gallon capacity	Yes		☐
85	Rating of cycle stop valve if used	Yes		☐

Electrical layout shown including

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 Ground-Fault Circuit Interrupter (GFCI) Article 210.8 A	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. 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	Yes		☐
91	Appliances and HVAC equipment and disconnects	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 Combination arc-fault circuit interrupter, Protection device.	Yes		☐