

# 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

Designers name and signature shall be on all documents and a licensed architect or engineer, signature and official embossed seal

**Submit Online at-** http://www.columbiacountyfla.com/BuildingandZoning.asp

**GENERAL REQUIREMENTS:** 

APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL

All drawings must be clear, concise, drawn to scale, details that are not used shall be marked void

shall be affixed to the plans and documents as per the FLORIDA BUILDING CODES BUILDING 107.1.

Condition space (Sq. Ft.) 2320 Total (Sq. Ft.) under roof 3719

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

Site Plan information including:

48	Dimensions of lot of parcel of land	-		
5	Dimensions of all building set backs	-		
6	Location of all other structures (include square footage of structures) on parcel, existing or proposed			
	well and septic tank and all utility easements.	_		
7	Provide a full legal description of property.	**		
W	ind-load Engineering Summary, calculations and any details are required.			
	GENERAL REQUIREMENTS:	Item	s to Inclu	de-
	APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Each	Box shal	l be
			Circled as	
		Ap	plicable	
8	Plans or specifications must show compliance with FBCR Chapter 3	Yes	No	NA
·		Select Fr	om Drop	down
9	Basic wind speed (3-second gust), miles per hour	TZ		
10	(Wind exposure – if more than one wind exposure	/	1	1
	is used, the wind exposure and applicable wind direction shall be indicated)	كمرا		
11	Wind importance factor and nature of occupancy	/		
		1		
12	The applicable internal pressure coefficient, Components and Cladding	/		
***************************************	The design wind pressure in terms of psf (kN/m²), to be used for the design of exterior component,			
13	cladding materials not specifally designed by the registered design professional.	1		1
				1
E	evations Drawing including:			numativiti dan araw
14	All side views of the structure	7/		
15	Roof pitch			
16	Overhang dimensions and detail with attic ventilation	1		
17	Location, size and height above roof of chimneys	NA		
18	Location and size of skylights with Florida Product Approval	NA		
19	Number of stories	-1/		
20	Building height from the established grade to the roofs highest peak	1/		

Items to Include-

Each Box shall be

Circled as

Applicable Select From Drop down

No

NA

Yes

Floor Plan Including:

21	Dimensioned area plan showing rooms, attached garage, breeze ways, covered porches,	1/	. Name of Proposition (III Politic Apply Consultant Apply	7
21	deck, balconies	V		1
22	Raised floor surfaces located more than 30 inches above the floor or grade	NA	The state of the state of the state of	
23	All exterior and interior shear walls indicated	1		
24	Shear wall opening shown (Windows, Doors and Garage doors)	12		
25	Show compliance with Section FBCR 310 Emergency escape and rescue opening shown in each		Annah Marana annah a	
	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			
		1_,	1	- 1
	below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above	17 1		
	the finished floor of the room in which the window is located. Glazing between the floor and 24			- 1
	inches shall be fixed or have openings through which a 4-inch-diameter sphere cannot pass.	//		
26	Safety glazing of glass where needed	W-		
	Fireplaces types (gas appliance) (vented or non-vented) or wood burning with Hearth			
27	(see chapter 10 and chapter 24 of FBCR)			- 1
		NO		- 1
28	Show stairs with dimensions (width, tread and riser and total run) details of guardrails, Handrails		-	
		No		1
29	Identify accessibility of bathroom (see FBCR SECTION 320)	NA	THE STREET STREET, STR	

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:	Items to Include-
APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Each Box shall be
	Circled as
	Applicable

**FBCR 403: Foundation Plans** 

		Select F	rom Drop down
30	Location of all load-bearing walls footings indicated as standard, monolithic, dimensions, size and type of reinforcing.	7	
31	All posts and/or column footing including size and reinforcing	J.	
32	Any special support required by soil analysis such as piling.	NB	
33	Assumed load-bearing valve of soil Pound Per Square Foot	7	
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	-	

FRCR	506.	CONCE	THE THE	ST.AR	M	GRADE

[3	5   Show Valor retarder (6mil. Polyethylene with joints overlaid 6 inches and sealed)	2/	 	1
3	6 Show control joints, synthetic fiber reinforcement or welded fire fabric reinforcement and Supports	NA		Ī

## FBCR 318: PROTECTION AGAINST TERMITES

	Indicate on the foundation plan if soil treatment is used for subterranean termite prevention or		
37	Submit other approved termite protection methods. Protection shall be provided by registered termiticides	-/	

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

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

April   Professional Engineer	Flo	or Framing System: First and/or second story		·	
show conventional floor joist type, size, and pacing and attachment to load bearing walls, stem walls and/or priess  22 Girder type, size and spacing to load bearing walks, stem wall and/or priers  33 Attachment of joist to girder  44 Wind load requirements where applicable  45 Show required amount of ventilation opening for under-floor spaces  46 Show required amount of ventilation opening  47 Show required according of ventilation opening  48 Show the required according of ventilation opening  49 Show the required according of ventilation opening  40 Show the sub-floor structural panel sheathing type, thickness and fastener schedule on the edges & intermediate of the areas structural panel sheathing type, thickness and fastener schedule on the edges & intermediate of the areas structural panel sheathing type, thickness and fastener schedule on the edges & intermediate of the areas structural panel sheathing type, thickness and fastener schedule on the edges & intermediate of the areas structural panel sheathing type, thickness and fastener schedule on the edges & intermediate of the areas structural panel sheathing type, thickness and fastener schedule for structural panel sheathing systems (psf).  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 who distructural panel's sheathing attachment to study, joist, trusses, farthers and 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  57 for shear wall opening and girder or header per FBC 2304.3.  58 Indicate where pressure treated wood will be placed  59 Show will succutural panel sheathing, grade, thickness and show fastener schedule for structural panel sheathing edges & intermediate areas  60 A detail showing spalle truss bracing, wall balloon framing		Floor truss package shall including layout and details, signed and sealed by Florida Registered	_		
Sister   S	40		NA		
Action		Show conventional floor joist type, size, span, spacing and attachment to load bearing walls,	_		
43 Attachment of joist to girder 44 Wind load requirements where applicable 45 Show required under-floor crawl space 46 Show required access opening to access to under-floor spaces 47 Show required access opening to access to under-floor spaces 47 Show required access opening to access to under-floor spaces 48 Show the required access opening to access to under-floor spaces 59 Show the sub-floor structural panel sheathing 50 Show Draftstopping, Fire caulking and Fire blocking 51 Show Draftstopping, Fire caulking and Fire blocking 52 Provide live and dead load rating of floor framing systems (psf). 53 Show Draftstopping, Fire caulking and Fire blocking 54 Provide live and dead load rating of floor framing systems (psf). 53 Provide live and dead load rating of floor framing systems (psf). 54 Provide live and dead load rating of floor framing systems (psf). 55 Regretation of Structural members por table FBC 2304-10.1 are to be shown 56 Stow of structural panel's sheathing attachment to study, joist, trusses, rafters and structural members, showing fastener schedule for structural members por table FBC 2304-10.1 are to be shown 57 Show wood structural panel's sheathing attachment to study, joist, trusses, rafters and structural panel sheathing. 58 Show all required connectors with a max uplift rating and required number of connectors and or spacing for continuous connection of structural walls to foundation and root invesse or rather systems 57 Show sizes, type, span lengths and required number of support jack studs, king studs 58 for shear wall opening and girder or header per FBC 2304-3. 59 Janel sheathing edges & intermediate areas 60 A deal showing gable truss bearing, wall balloon framing details or/and wall hinge bracing detail  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 trusses	41	stem walls and/or priers	NA		
433 Attachment of joist to girder 44 Wind load requirements where applicable 45 Show required under-floor crawl space 46 Show required amount of ventilation opening for under-floor spaces 47 Show required covering of ventilation opening for under-floor spaces 48 Show the required access opening to access to under-floor spaces 58 Show the required access opening to access to under-floor spaces 59 Show Draistopping, Fire caualking and Fire blocking 50 Show Draistopping, Fire caualking 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  GENERAL REQUIREMENTS: APPLICANT - PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL  GENERAL REQUIREMENTS: APPLICANT - PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL  GENERAL REQUIREMENTS: APPLICANT - PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL  Slow wood structural panel's sheathing attachment to study, joist, trusses, rafters and structural members per table FBC 2304-10.1 are to be shown  Show wood structural panel's sheathing attachment to study, joist, trusses, rafters and structural members, showing fastener schedule attachment on the edges & intermediate of the areas structural panel sheathing  Show wood structural panel's sheathing attachment to study and the structural wood structural wood will be placed  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  Show wood 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 2304.4: Conventional Roof Framing Layout  64 Rafter and ridge beams species and spacing  65 Provide dead load rating of trusses  FBC 2304.8 ROOF	42	Girder type, size and spacing to load bearing walls, stem wall and/or priers	-W1		
46   Show required anomator of ventilation opening for under-floor spaces   1/1/2	43	Attachment of joist to girder	1		
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47   Show the required covering of ventilation opening   MA	46	Show required amount of ventilation opening for under-floor spaces	NA		
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Show Draftstopping, Fire caulking and Fire blocking   Show fireproofing requirements for garages attached to living spaces, per FBCR section 302.6   Show fireproofing requirements for garages attached to living spaces, per FBCR section 302.6   Above fireproofing requirements for garages attached to living spaces, per FBCR section 302.6   Above fireproofing requirements for garages attached to living spaces, per FBCR section 302.6   Above fireproofing requirements for garages and spacing for all load bearing or shear walls   Circled as Applicable   Circled as Applicable   Circled as Applicable   State of St					
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**ROOF ASSEMBLIES FRC Chapter 9** 

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177	Include all materials which will make up the roof assembles covering	[ · · ·	1 '	
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72	Submit Florida Product Approval numbers for each component of the roof assembles covering	1 '	1	
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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 600 A, 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.

	GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Each E Cir Ap	to Include- Box shall be reled as plicable
e		select from	Drop Down
74	Show the insulation R value for the following areas of the structure	10//	
75	Attic space	2//	
76	Exterior wall cavity	w/	
77	Crawl space	NA	
H.	VAC information	/	
78	Submit two copies of a Manual J sizing equipment or equivalent computation study	1-/	
79	Exhaust fans shown in bathrooms Mechanical exhaust capacity of 50 cfm intermittent or	1	
	20 cfm continuous required	1	
80		-NA	THE RESERVE OF THE PROPERTY OF
		and and trafferd to the more and the	Harriston and in the recognition on Repaired in the interior constraints and
	umbing Fixture layout shown		
	All fixtures waste water lines shall be shown on the foundationplan	2/	
82		1/	
Pr	ivate Potable Water EXISTING	SALES STATES STATES STATES SALES	e gallengari kan
	Pump motor horse power	-	
	Reservoir pressure tank gallon capacity	-	
85	Rating of cycle stop valve if used		
EI	ectrical layout shown including		
86	Show Switches, receptacles outlets, lighting fixtures and Ceiling fans	/	
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		
88	Show the location of smoke detectors & Carbon monoxide detectors	0/	
89	Show service panel, sub-panel, location(s) and total ampere ratings	7	
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	-	
91 92	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  Appliances and HVAC equipment and disconnects  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.	-	

#### **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.

GENERAL REQUIREMENTS:	Items to Include- Each Box shall be
APPLICANT - PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Circled as
	Applicable

### \*\*ITEMS 95, 96, & 98 Are Required After APPROVAL from the ZONING DEPT.\*\* Select from Drop down 93 Building Permit Application A current Building Permit Application is to be completed, by following the Checklist all supporting documents must be submitted. 94 Parcel Number 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 95 Environmental Health Permit or Sewer Tap Approval A copy of a approved Columbia County Environmental Health (386) 758-1058 96 City of Lake City A City Water and/or Sewer letter. Call 386-752-2031 97 Toilet facilities shall be provided for all construction sites 98 Town of Fort White (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. 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 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) 11 CERTIFIED FINISHED FLOOR ELEVATIONS 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. A Flood development permit is also required for AE, Floodway & AH. Development permit cost is \$50.00 **Driveway Connection:** A Right-of-way application must be applied for with all new structures. If drive is confirmed to be existing, a fee may not be applied. If it is determined a connection is necessary, the fee is \$150 00. 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. 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. $\sqrt{A}$ 911 Address: An application for a 911 address must be applied for and received through the Columbia 103 County Office of 911 Addressing Department online. NA

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.