



Columbia County

BUILDING DEPARTMENT

48

Revised March 2021

COMMERCIAL MINIMUM PLAN CHECKLIST

MINIMUM PLAN REQUIREMENTS AND CHECKLIST FOR THE 2020 FLORIDA BUILDING CODE, FLORIDA PLUMBING CODE, FLORIDA MECHANICAL CODE, FLORIDA FUEL AND GAS CODE 2020 EFFECTIVE 1 JAN 2021 AND 2017 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 (4) 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	NO	N/A
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 1, 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	NO	N/A
3	The design professional signature shall be affixed to the plans	YES	NO	N/A
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	NO	N/A

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	No	N/A
5	Fire access, showing all drive way which will be accessible for emergency vehicles	Yes	No	N/A
6	Driving/turning radius of parking lots	Yes	No	N/A
7	Vehicle loading include truck dock loading or rail site loading	Yes	No	N/A
8	Nearest or number of onsite Fire hydrant/water supply/post indicator valve (PIV)	Yes	No	N/A
9	Set back of all existing or proposed structures from each structure and property boundaries, Show all separation including assumed property lines	Yes	No	N/A
10	Location of specific tanks(above or under ground, water lines and sewer lines and septic tank and drain fields	Yes	No	N/A

11	All structures exterior views include finished floor elevation							Yes	No	N/A	- YES																					
12	Total height of structure(s) form established grade							Yes	No	N/A	- YES																					
Review required by the Columbia County Fire Department Items 13th 43 (We Contact the Fire Inspector For You.)																																
<table border="1"> <tr> <td rowspan="2">Occupancy group use circle all uses:</td> <td>Group A</td> <td>Group B</td> <td>Group E</td> <td>Group F</td> <td>Group H</td> <td>Group I</td> <td>Group M</td> <td>Group R</td> <td>Group S</td> <td>Group U D</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>												Occupancy group use circle all uses:	Group A	Group B	Group E	Group F	Group H	Group I	Group M	Group R	Group S	Group U D										
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13	Special occupancy requirements.							Yes	No	N/A	- NO																					
14	Incidental use areas (total square footage for each room of use area)							Yes	No	N/A	- NO																					
15	Mixed occupancies							Yes	No	N/A	- NO																					
16	REQUIRED SEPARATION OF OCCUPANCIES IN HOURS FBC TABLE 707.3.10							Yes	No	N/A	- N/A																					
Minimum type of permitted construction by code for occupancy use circle the construction type FBC 602																																
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)																											

Fire-resistant construction requirements shall be shown, include the following components											
18	Fire-resistant separations							Yes	No	N/A	- N/A
19	Fire-resistant protection for type of construction							Yes	No	N/A	- N/A
20	Protection of openings and penetrations of rated walls							Yes	No	N/A	- N/A
21	Protection of corridors and penetrations of rated walls							Yes	No	N/A	- N/A
22	Fire blocking and draftstopping and calculated fire resistance							Yes	No	N/A	- N/A
Fire suppression systems shall be shown include:											
23	Early warning smoke evacuation systems Schematic fire sprinklers Standpipes							Yes	No	N/A	-
24	Standpipes							Yes	No	N/A	-
25	Pre-engineered systems							Yes	No	N/A	-
26	Riser diagram							Yes	No	N/A	- YES
Life safety systems shall be shown include the following requirements:											
27	Occupant load and egress capacities							Yes	No	N/A	- YES
28	Early warning							Yes	No	N/A	- N/A
29	Smoke control							Yes	No	N/A	- N/A
30	Stair pressurization							Yes	No	N/A	- N/A
31	Systems schematic							Yes	No	N/A	- N/A
Occupancy load/egress requirements shall be shown include:											
32	Occupancy load							Yes	No	N/A	- YES
33	Gross occupancy load							Yes	No	N/A	- YES
34	Net occupancy load							Yes	No	N/A	- YES
35	Means of egress							Yes	No	N/A	- YES
36	Exit access							Yes	No	N/A	- YES
37	Exit discharge							Yes	No	N/A	- YES
38	Stairs construction/geometry and protection							Yes	No	N/A	- N/A
39	Doors							Yes	No	N/A	- YES
40	Emergency lighting and exit signs							Yes	No	N/A	- YES
41	Specific occupancy requirements							Yes	No	N/A	- N/A

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

Items to Include
Each Box shall be
Marked as
Applicable

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

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

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

105	Irrigation	Yes	No	N/A	- N/A
106	Location of water supply line	Yes	No	N/A	- YES
107	Grease traps	Yes	No	N/A	- NO
108	Environmental requirements	Yes	No	N/A	- YES
109	Plumbing riser	Yes	No	N/A	- YES
Mechanical					
110	Energy calculations	Yes	No	N/A	- N/A
111	Review required by the Columbia County Fire Department Items 111th 114	Yes	No	N/A	- YES
112	Exhaust systems				
113	Clothes dryer exhaust	Yes	No	N/A	- N/A
114	Kitchen equipment exhaust	Yes	No	N/A	- YES
115	Specialty exhaust systems	Yes	No	N/A	- N/A
Equipment location					
116	Make-up air	Yes	No	N/A	- NO
117	Roof-mounted equipment	Yes	No	N/A	- NO
118	Duct systems	Yes	No	N/A	- YES
119	Ventilation	Yes	No	N/A	- YES
120	Laboratory	Yes	No	N/A	- NO
121	Combustion air	Yes	No	N/A	- NO
122	Chimneys, fireplaces and vents	Yes	No	N/A	- YES
123	Appliances	Yes	No	N/A	- YES
124	Boilers	Yes	No	N/A	- NO
125	Refrigeration	Yes	No	N/A	- NO
126	Bathroom ventilation	Yes	No	N/A	- YES
					Items to Include- Each Box shall be Marked as Applicable
Gas					
127	Review required by the Columbia County Fire Department Items 126th 134	Yes	No	N/A	-
128	Gas piping				
129	Venting	Yes	No	N/A	-
130	Combustion air	Yes	No	N/A	-
131	Chimneys and vents	Yes	No	N/A	- NO
132	Appliances	Yes	No	N/A	-
133	Type of gas	Yes	No	N/A	-
134	Fireplaces	Yes	No	N/A	- NO
135	LP tank location	Yes	No	N/A	- NO
136	Riser diagram/shutoffs	Yes	No	N/A	-
Notice of Commencement					
137	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>	Yes	No	N/A	- YES
Disclosure Statement for Owner Builders					- YES

Private Potable Water						
136	Horse power of pump motor	SEE PAGE 7- ON HOW TO PROVIDE THIS DOCUMENTATION.	Yes	No	N/A	- N/A
137	Capacity of pressure tank		Yes	No	N/A	- 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	Building Permit Application	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.	Yes	No	N/A	- YES
140	Parcel Number	The parcel number (Tax ID number) from the Property Appraiser is required. A copy of property deed is also required. (386) 758-1084	Yes	No	N/A	- YES
141	Environmental Health Permit or Sewer Tap Approval	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. Toilet facilities shall be provided for construction workers	Yes	No	N/A	- YES
142	Driveway Connection	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 instillation 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.	Yes	No	N/A	- YES
143	Suwannee River Water Management District Approval	All commercial projects must have an SRWMD permit issued or an exemption letter, before a building permit will be issued.	Yes	No	N/A	- YES
144	Flood Management	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	N/A	- N/A
145	Flood Management	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	N/A	- YES
146	911 Address	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	N/A	- YES