

Site plan

New App # 43834

Columbia County New Building Permit Application

For Office Use Only Application # 1908-18 Date Received 8/5 By JW Permit # _____
Zoning Official 7.C Date 8-14-19 Flood Zone X Land Use AG Zoning A-3
FEMA Map # N/A Elevation N/A MFE 90.65 River N/A Plans Examiner 7.C Date 8-14-19
Comments Per flood study MFE is 90.65, need elevation confirmation letter to lab
☒ NOC ☒ EH ☒ Deed or PA ☒ Site Plan ☐ State Road Info ☒ Well Letter ☒ 11 Sheet ☒ Parent Parcel # 01720-002
☐ Dev Permit # _____ ☐ In Floodway ☐ Letter of Auth. from Contractor ☐ F W Comp. letter ☐ PERMITS 4B
☐ Owner Builder Disclosure Statement ☐ Land Owner Affidavit ☐ Ellisville Water ☒ App Fee Paid ☒ Sub VF Form

Septic Permit No. 19-0670 Rev 9.23.19 OR City Water ☒ Fax _____

Applicant (Who will sign/pickup the permit) James Johnston Phone 386-365-5999

Address 419 SW Lakeview Ave LL 32025

Owners Name J. Johnston & Jim Ingle 1/2 UNDIVIDED INTEREST Phone 386-365-5999

911 Address 204 NW SPARR LN Lakecity FL 32055

Contractors Name James Johnston Phone 386 365-5999

Address 419 SW Lakeview Ave LL 32025

Contractor Email HammetownhomesLL@gmail.com ***Include to get updates on this job.

Fee Simple Owner Name & Address N/A

Bonding Co. Name & Address N/A

Architect/Engineer Name & Address MARK DISOSWAY PE 163 SW Midtown PL Ste 103

Mortgage Lenders Name & Address N/A LAKE CITY, FL 32025

Circle the correct power company ☐ FL Power & Light ☐ Clay Elec. ☒ Suwannee Valley Elec. ☐ Duke Energy

Property ID Number 22-25-16-01720-002 Estimated Construction Cost 85,000

Subdivision Name SUWANNEE VALLEY ESTATES Lot 2 Block E Unit _____ Phase _____

Driving Directions from a Major Road 41 North 7 miles T LEFT ON SPARR LN House 2 Blocks ON LEFT 6'12

Construction of new home - SFD Commercial OR ☒ Residential

Proposed Use/Occupancy Residential Number of Existing Dwellings on Property 0

Is the Building Fire Sprinkled? NO If Yes, blueprints included _____ Or Explain _____

Circle Proposed ☐ Culvert Permit or ☒ Culvert Waiver or ☐ D.O.T. Permit or ☐ Have an Existing Drive

Actual Distance of Structure from Property Lines - Front 35 Side 35 Side 34 Rear 27

Number of Stories 1 Heated Floor Area 1227 Total Floor Area 1712 Acreage .33

Zoning Applications applied for (Site & Development Plan, Special Exception, etc.)

JW called Jimmy re: site plan 8.6.19 ltt spoke to Jimmy 8/14/19

Columbia County Building Permit Application

CODE: Florida Building Code 2017 and the 2014 National Electrical Code.

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction.

TIME LIMITATIONS 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 pursued in good faith or a permit has been issued.

TIME LIMITATIONS OF PERMITS: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment: According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

NOTICE OF RESPONSIBILITY TO CONTRACTOR AND AGENT: **YOU ARE HEREBY NOTIFIED** as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

OWNERS CERTIFICATION: I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

NOTICE TO OWNER: There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and or fines.

JIM INGLESE
Janet Johnston
Print Owners Name

Janet Johnston
Owners Signature

****Property owners must sign here before any permit will be issued.**

****If this is an Owner Builder Permit Application then, ONLY the owner can sign the building permit when it is issued.**

CONTRACTORS AFFIDAVIT: By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

[Signature]
Contractor's Signature

Contractor's License Number CRC 1328128
Columbia County
Competency Card Number 486

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 22 day of July 2021.
Personally known ☒ or Produced Identification [Signature]

Carey F Chandler
State of Florida Notary Signature (For the Contractor)

SEAL:



CAREY F CHANDLER
MY COMMISSION # GG 070819
EXPIRES: May 22, 2021

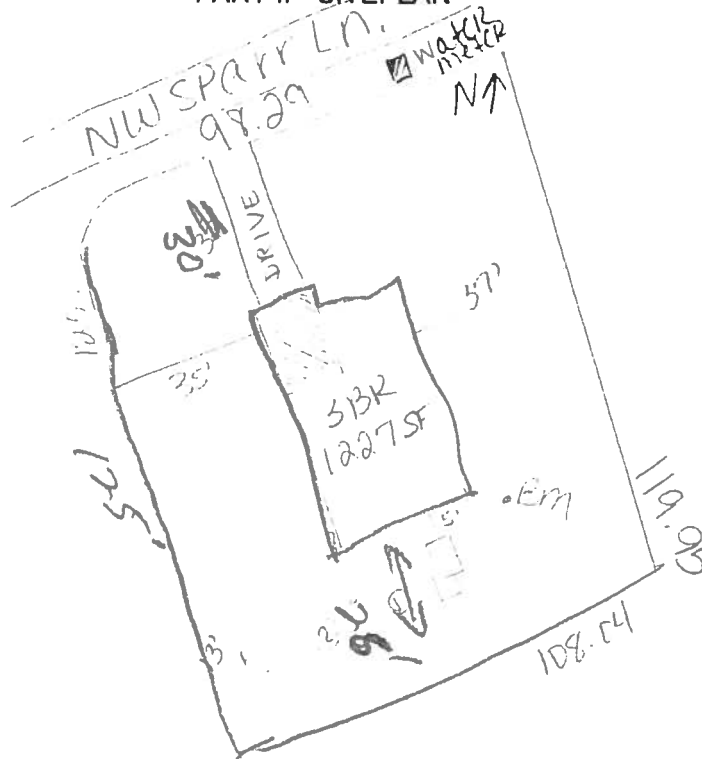
STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number _____

J. Johnston

----- PART II - SITEPLAN -----

Scale: 1 inch = 40 feet.



Notes: _____

Site Plan submitted by: Randy D. D

Plan Approved _____ Not Approved _____

By _____ County Health Department

MASTER CONTRACTOR

Date 9/5/19

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

SUBCONTRACTOR VERIFICATION

APPLICATION/PERMIT # 1908-18 JOB NAME 204 NW SPARTO LN

THIS FORM MUST BE SUBMITTED BEFORE A PERMIT WILL BE ISSUED

Columbia County issues combination permits. One permit will cover all trades doing work at the permitted site. It is **REQUIRED** that we have records of the subcontractors who actually did the trade specific work under the general contractors permit.

NOTE: It shall be the responsibility of the general contractor to make sure that all of the subcontractors are licensed with the Columbia County Building Department.

Use website to confirm licenses: <http://www.columbiacountyfla.com/PermitSearch/ContractorSearch.aspx>

NOTE: If this should change prior to completion of the project, it is your responsibility to have a corrected form submitted to our office, before that work has begun.

Violations will result in stop work orders and/or fines.

ELECTRICAL <input checked="" type="checkbox"/>	Print Name <u>Marc Matthews</u> Signature <u>[Signature]</u> Company Name: <u>Matthews Electric LLC</u> License #: <u>EC13005459</u> Phone #: <u>386-344-2029</u>	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
MECHANICAL/A/C <input checked="" type="checkbox"/>	Print Name <u>Derrick Williams</u> Signature <u>[Signature]</u> Company Name: <u>DL Williams Heating & Cooling, LLC</u> License #: <u>CAC 1816913</u> Phone #: <u>(386) 754-1987</u>	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
PLUMBING/GAS <input checked="" type="checkbox"/>	Print Name <u>Maurice Perkins</u> Signature <u>[Signature]</u> Company Name: <u>M. E. Perkins Const. & Plumbing Co. Inc</u> License #: <u>CPC 1426278</u> Phone #: <u>386-208-2791</u>	Need <input checked="" type="checkbox"/> Lic <input checked="" type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
ROOFING <input checked="" type="checkbox"/>	Print Name <u>James Robinson</u> Signature <u>[Signature]</u> Company Name: <u>Home Town Hums</u> <u>365-5999</u> License #: <u>CRC 1328128</u> Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
SHEET METAL <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
FIRE SYSTEM/SPRINKLER <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
SOLAR <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
STATE SPECIALTY <input type="checkbox"/>	Print Name _____ Signature _____ Company Name: _____ License #: _____ Phone #: _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE

NORTH FLORIDA PROFESSIONAL SERVICES, INC.

Experience. *Quality*. Commitment.



**COLUMBIA COUNTY - NW SPARR LANE
BASE FLOOD ELEVATION STUDY
ENGINEERING REPORT
COLUMBIA COUNTY, FLORIDA**

Lake City: P.O. Box 3823, Lake City, FL 32056 • **Tallahassee:** P.O. Box 180998, Tallahassee, FL 32318

Phone: 386.752.4675 • **Toll Free:** 877.335.1525 • **Fax:** 386.752.4674 • **Online:** NFPS.net

Project Description (Figure 1)

NW Sparr Lane is located just south of NW Suwannee Valley Road adjacent to US Highway 41 in Columbia County approximately 2.85 miles south of the Suwannee River across the roadway from Barbara Lake. A concern with regards to the Base Flood Elevation (BFE) in this area has arisen. The area immediately northwest of the area (approximately 900 feet) lies within a Zone AE with a 100 Year Flood Elevation of 87' NAVD (Figure 2). The Sparr Lane area is bounded on the north by NW Tad Place and NW Austin Way and on the south by NW Austin Way and NW Bonita Way. This area is completely in a Zone X and is not legally subject to the 87' NAVD BFE. The area that Sparr Lane is in is a closed basin to the elevation of approximately 93' NAVD at which point it discharges to the north over a broad area approximately 450-500 feet in length.

Modeling

To address the concern relative to the Sparr Lane area and future residential construction Columbia County authorized North Florida Professional Services, Inc. (NFPS) to gather relevant data and model the drainage basin that Sparr Lane is in. As previously mentioned this basin is closed to approximately elevation 93' NAVD. Input from the model to be used (PONDS 3.2) was developed as follows:

1. USGS Quad Maps and LiDAR (Light Detection and Ranging) Elevations were utilized to determine the outline and size of the drainage basin which is 85.36 acres in size (Figure 3).
2. Soils data, depth to groundwater, and hydraulic conductivity were determined using data gathered from the USDA Natural Resources Conservation Service Web Soil Survey website (Attachment 1).
3. Google Earth Aerials (March 6, 2018) were used to determine current land use over the 85.36 acre drainage basin (Figure 4).
4. The data gathered from Items No. 1, 2, and 3 were used to determine Runoff Curve Numbers (Attachment 2).
5. The Google Earth Aerial and the Design Spreadsheet in Attachment 2 were used to calculate a Time of Concentration.
6. Drainage Basin storage was determined using LiDAR and CADD to develop Stage-Storage (Attachment 3)
7. This data was input into the Ponds 3.2 Stormwater Model and run for the 100 Year, 24 Hour Storm Event. Input and output files can be found in Attachment 4.

Model Results and Conclusions

The modeling for the 85.36 Acre drainage basin yielded a maximum stage of 89.65' NAVD. While the Sparr Lane area is not legally within the Zone AE that has a 87' NAVD BFE, based upon the modeling a 100 Year, 24 Hour rainfall will under current conditions flood any residences with a BFE under 89.65' NAVD.

If the County were to decide to follow current Land Development Regulations within the Sparr Lane area with homes being constructed one (1) foot above the BFE, required Finished Floor Elevations should be required to be constructed at 90.65' NAVD (Figure 5). Any fill placed below the 89.65' NAVD elevation will cause flood elevations to increase.

Legend

Repetitive Loss Property



2018 Flood Zones

0.2 PCT ANNUAL CHANCE



A



AE



AH

LidarElevations



Addresses

Parcels



Roads

Roads



others



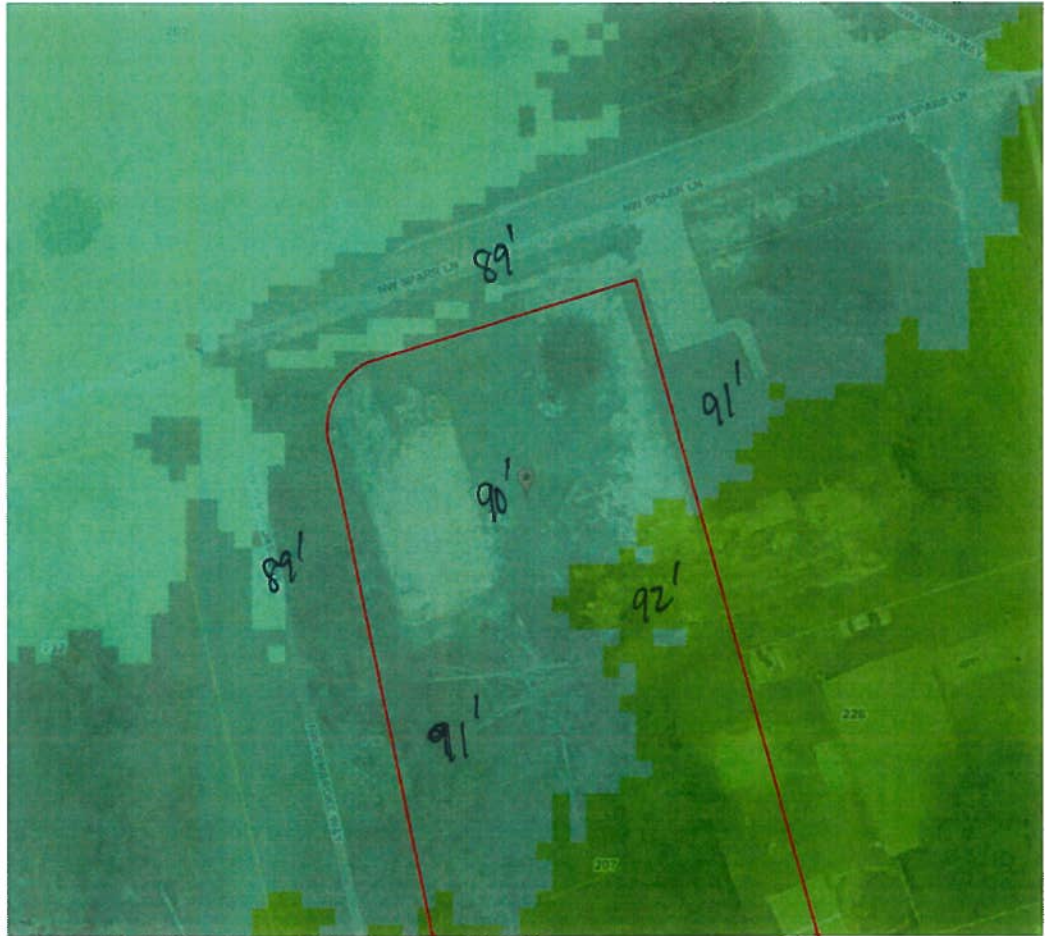
Dirt



Interstate

Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Aug 14 2019 08:18:30 GMT-0400 (Eastern Daylight Time)



Parcel Information

Parcel No: 22-2S-16-01720-002

Owner: JOHNSTON JANET

Subdivision: SUWANNEE VALLEY ESTATES

Lot:

Acres: 2.21214318

Deed Acres:

District: District 1 Ronald Williams

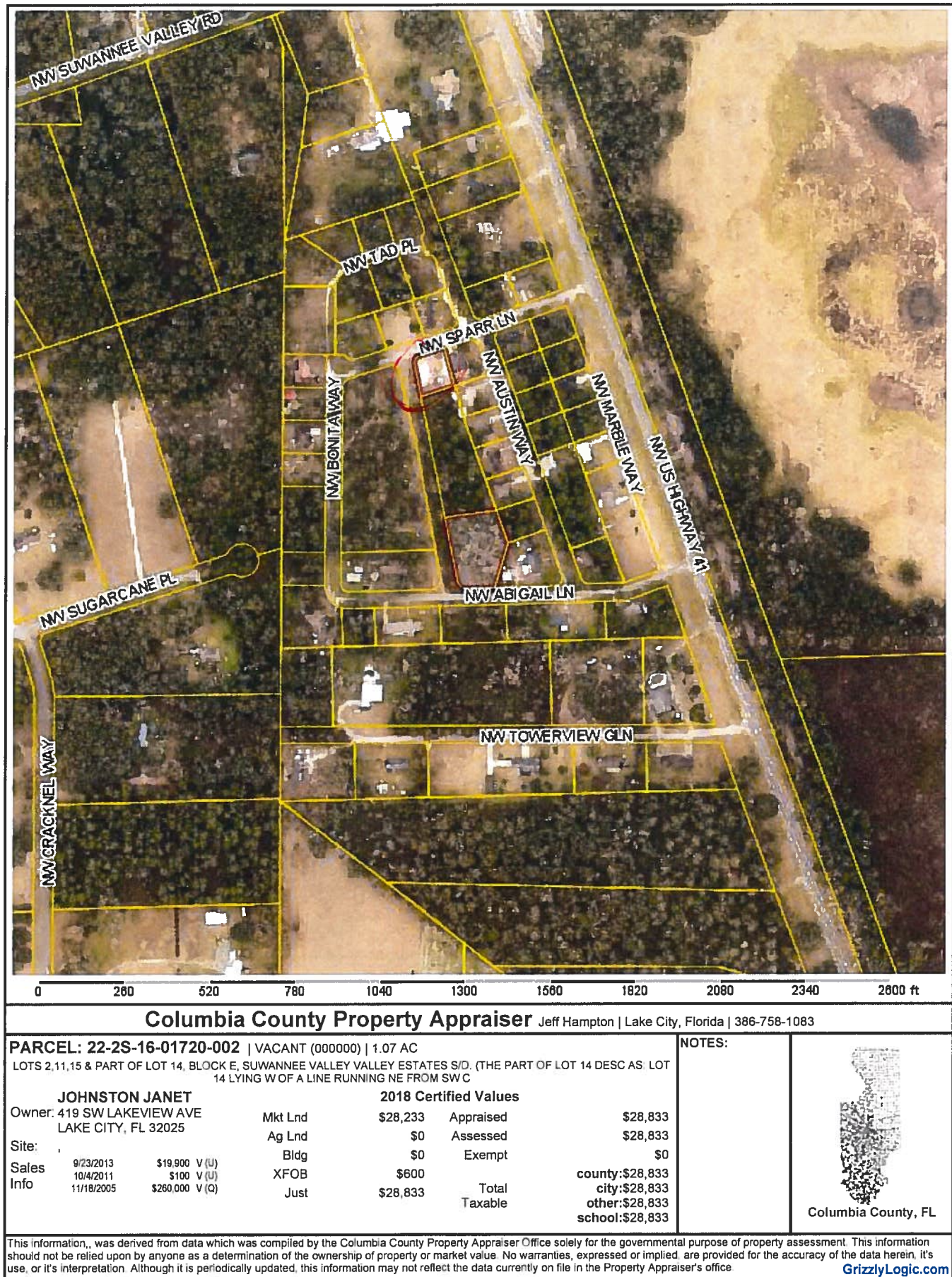
Future Land Uses: Agriculture - 3

Flood Zones:

Official Zoning Atlas: A-3

*Prior flood event - T.S. Debi
Caused flooding issues.
Flood study completed per
Chad*

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.



COLUMBIA COUNTY 9-1-1 ADDRESSING

P. O. Box 1787, Lake City, FL 32056-1787

PHONE: (386) 758-1125 * FAX: (386) 758-1365 * Email: ron_croft@columbiacountyfla.com

Addressing Maintenance

To maintain the Countywide Addressing Policy you must make application for a 9-1-1 Address at the time you apply for a building permit. The established standards for assigning and posting numbers to all principal buildings, dwellings, businesses and industries are contained in Columbia County Ordinance 2001-9. The addressing system is to enable Emergency Service Agencies to locate you in an emergency, and to assist the United States Postal Service and the public in the timely and efficient provision of services to residents and businesses of Columbia County.

DATE REQUESTED: 6/17/2014 DATE ISSUED: 7/1/2014

ENHANCED 9-1-1 ADDRESS:

204 NW SPARR LN

LAKE CITY FL 32055

PROPERTY APPRAISER PARCEL NUMBER:

22-2S-16-01720-001

Remarks:

ADDRESS FOR PROPOSED STRUCTURE ON PARCEL. LOT 2, BLOCK E, SUWANNEE VALLEY ESTATES S/D

Address Issued By: _____


Columbia County 9-1-1 Addressing / GIS Department

NOTICE: THIS ADDRESS WAS ISSUED BASED ON LOCATION INFORMATION RECEIVED FROM THE REQUESTER. SHOULD, AT A LATER DATE, THE LOCATION INFORMATION BE FOUND TO BE IN ERROR, THIS ADDRESS IS SUBJECT TO CHANGE.

Legend

Repetitive Loss Property

2018Aerials

Roads

Roads

others

Dirt

Interstate

Main

Other

Paved

Private

SRWMD Wetlands

Parcels

Addresses

LidarElevations

X

Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Aug 14 2019 17:10:43 GMT-0400 (Eastern Daylight Time)



Parcel Information

Parcel No: 22-2S-16-01720-002

Owner: JOHNSTON JANET

Subdivision: SUWANNEE VALLEY ESTATES

Lot:

Acres: 2.21214318

Deed Acres:

District: District 1 Ronald Williams

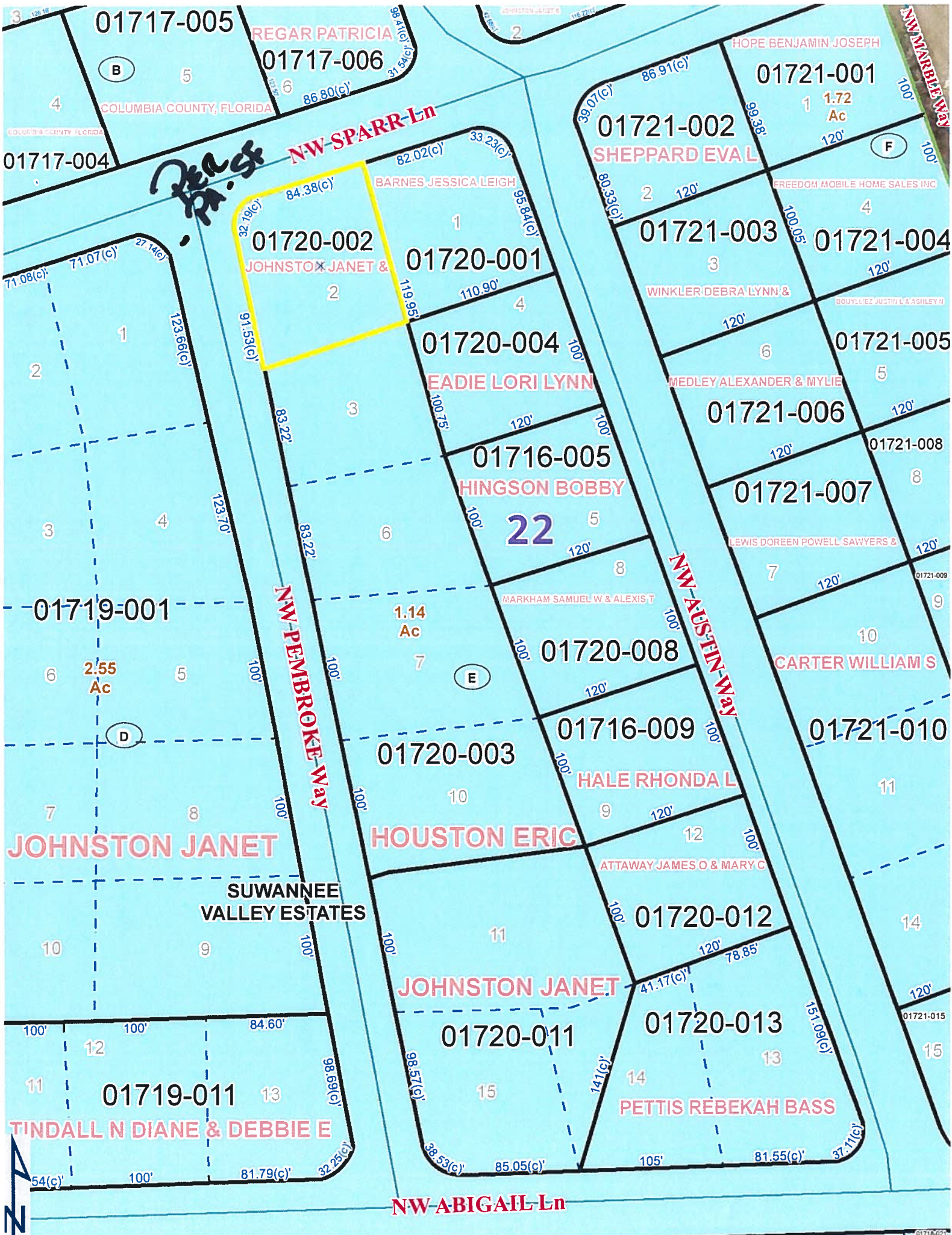
Future Land Uses: Agriculture - 3

Flood Zones:

Official Zoning Atlas: A-3

*Area Flooded in
T.S. Debi in 2012*

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Legend

Parcels

FutureLandUseMap

- ☐ Mixed Use Development
- ☐ Light Industrial
- ☐ Industrial
- ☐ Highway Interchange
- ☐ Commercial
- ☐ Residential High Density
(< 20 d.u. per acre)
- ☐ Residential Medium/High Density
(< 14 d.u. per acre)
- ☐ Residential Medium Density
(< 8 d.u. per acre)
- ☐ Residential Moderate Density
(< 4 d.u. per acre)
- ☐ Residential Low Density
(< 2 d.u. per acre)
- ☐ Residential Very Low Density
(< 1 d.u. per acre)
- ☐ Agriculture - 3
(< 1 d.u. per 5 acres)
- ☐ Agriculture - 2
(< 1 d.u. per 10 acres)
- ☐ Agriculture - 1
(< 1 d.u. per 20 acres)
- ☐ Environmentally Sensitive Areas
(< 1 d.u. per 10 acres)
- ☐ Public
- ☐ Recreation
- ☐ Conservation

Roads

- Roads
- others
- ☐ Dirt
- ☐ Interstate
- ☐ Main
- ☐ Other
- ☐ Paved
- ☐ Private

2018Aerials

DevZones1

- ☐ others
- ☐ A-1
- ☐ A-2
- ☐ A-3
- ☐ CG
- ☐ CHI
- ☐ CI
- ☐ CN
- ☐ CSV
- ☐ ESA-2
- ☐ I
- ☐ ILW
- ☐ MUD-1
- ☐ PRD
- ☐ PRRD
- ☐ RMF-1
- ☐ RMF-2
- ☐ RO
- ☐ RR
- ☐ RSF-1
- ☐ RSF-2
- ☐ RSF-3
- ☐ RSF/MH-1
- ☐ RSF/MH-2
- ☐ RSF/MH-3
- ☐ DEFAULT

Contours

default{Contours.shp}

DEFAULT

2018 Flood Zones

0.2 PCT ANNUAL CHANCE

Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Aug 14 2019 07:57:09 GMT-0400 (Eastern Daylight Time)



Parcel Information

Parcel No: 22-2S-16-01720-002

Owner: JOHNSTON JANET

Subdivision: SUWANNEE VALLEY ESTATES

Lot:

Acres: 2.21214318

Deed Acres:

District: District 1 Ronald Williams

Future Land Uses: Agriculture - 3

Flood Zones:

Official Zoning Atlas: A-3

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STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL
SYSTEM
APPLICATION FOR CONSTRUCTION PERMIT

PERMIT NO. 19-0470
DATE PAID: 9/3/19
FEE PAID: 185.00
RECEIPT #: 1431627

APPLICATION FOR:

☐ New System ☐ Existing System ☐ Holding Tank ☐ Innovative
☒ Repair ☐ Abandonment ☐ Temporary ☐

APPLICANT: James IngleseAGENT: ROCKY FORD, A & B CONSTRUCTIONTELEPHONE: 386-497-2311MAILING ADDRESS: 546 SW Dortch Street, FT. WHITE, FL, 32038

TO BE COMPLETED BY APPLICANT OR APPLICANT'S AUTHORIZED AGENT. SYSTEMS MUST BE CONSTRUCTED BY A PERSON LICENSED PURSUANT TO 489.105(3)(m) OR 489.552, FLORIDA STATUTES. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE DOCUMENTATION OF THE DATE THE LOT WAS CREATED OR PLATTED (MM/DD/YY) IF REQUESTING CONSIDERATION OF STATUTORY GRANDFATHER PROVISIONS.

PROPERTY INFORMATION

LOT: 4-5 BLOCK: 4 SUB: ELM Acres PLATTED: _____

PROPERTY ID #: 16-4S-17-08371-000 ZONING: _____ I/M OR EQUIVALENT: ☒ Y / ☐ N

PROPERTY SIZE: 1.48 ACRES WATER SUPPLY: ☒ PRIVATE PUBLIC ☐]<=2000GPD ☐]>2000GPD

IS SEWER AVAILABLE AS PER 381.0065, FS? ☒ Y / ☐ N DISTANCE TO SEWER: NA FT

PROPERTY ADDRESS: 294 Mulberry Pl Lake CityDIRECTIONS TO PROPERTY: 90 East Right on SE Country Club Rd Right on 252 Left onLemon Right on Mulberry Dr to lot on Left

BUILDING INFORMATION

☒ RESIDENTIAL ☐ COMMERCIAL

Unit No	Type of Establishment	No. of Bedrooms	Building Area Sqft	Commercial/Institutional System Design Table 1, Chapter 64E-6, FAC
1	SF Residential	3	1222	
2				
3				

☐ Floor/Equipment Drains ☐ Other (Specify) _____

SIGNATURE: Rocky D7 DATE: 8/30/2019

DH 4015, 08/09 (Obsoletes previous editions which may not be used)
Incorporated 64E-6.001, FAC

STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number

19-0670J. Inglese

----- PART II - SITEPLAN -----

Scale: 1 inch = 40 feet.

All
attached

Notes: _____

Site Plan submitted by: Rodney D. [Signature]

Plan Approved

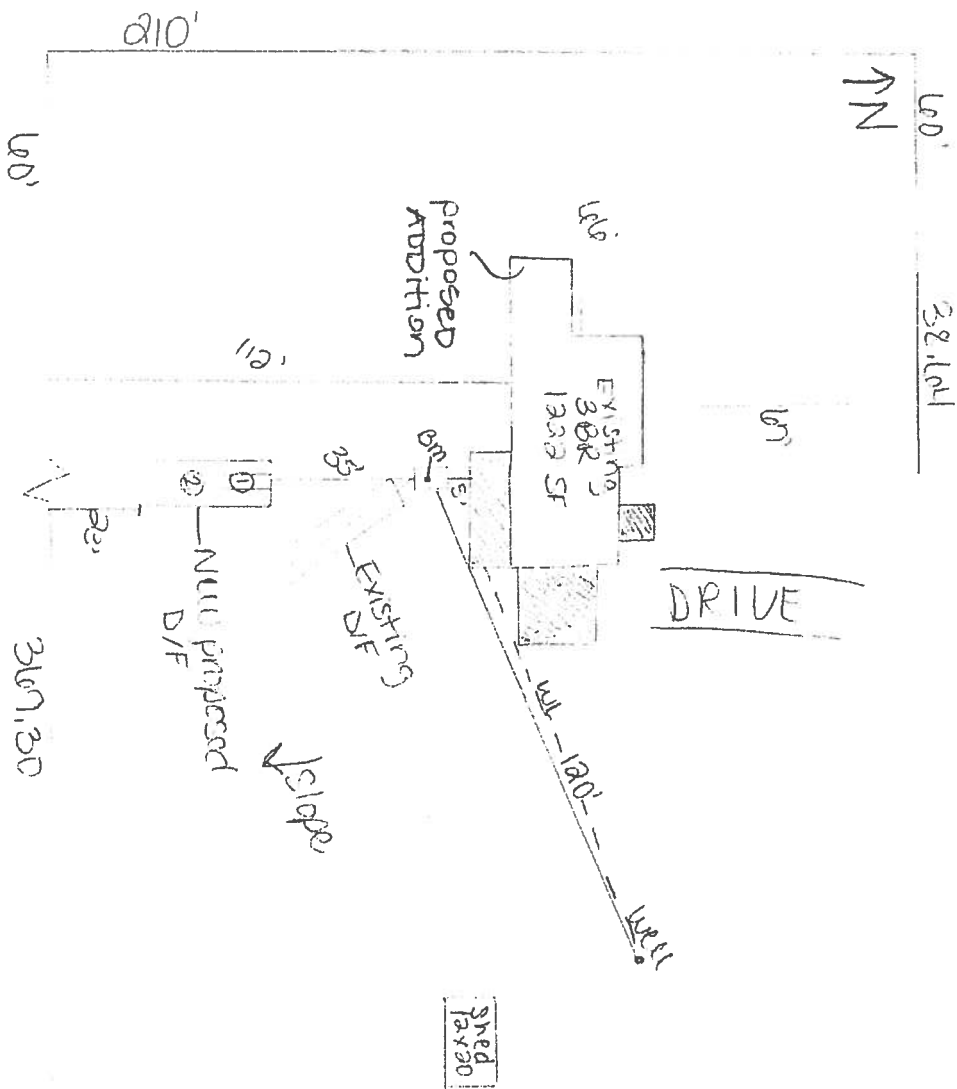
Not Approved

MASTER CONTRACTOR

Date 8/30/19By [Signature]**Columbia CHD**

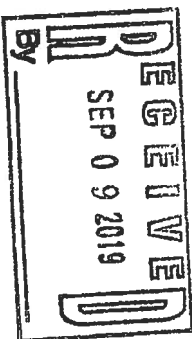
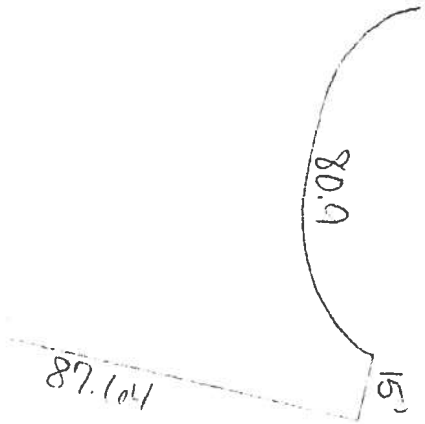
County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT



351

122.73



Inglese
8-30-19
Ready ID 7
19-26-70



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:	<input checked="" type="checkbox"/>		
2	All drawings must be clear, concise, drawn to scale, details that are not used shall be marked void	<input checked="" type="checkbox"/>		
3	Condition space (Sq. Ft.) <u>1227</u>		Total (Sq. Ft.) under roof <u>1712</u>	
		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	-		
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.	-		

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	-		
10	(Wind exposure – if more than one wind exposure is used, the wind exposure and applicable wind direction shall be indicated)	-		
11	Wind importance factor and nature of occupancy	-		
12	The applicable internal pressure coefficient, Components and Cladding	-		
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.	-		

Elevations Drawing including:

14	All side views of the structure	-		
15	Roof pitch	-		
16	Overhang dimensions and detail with attic ventilation	-		
17	Location, size and height above roof of chimneys	-		
18	Location and size of skylights with Florida Product Approval	-		
19	Number of stories	-		
20	Building height from the established grade to the roofs highest peak	-		

Floor Plan Including:

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

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	-	
31	All posts and/or column footing including size and reinforcing	-	
32	Any special support required by soil analysis such as piling	-	
33	Assumed load-bearing value of soil _____ Pound Per Square Foot	-	
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	-	

FBCR 506: CONCRETE SLAB ON GRADE

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

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

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	-			
41	Show conventional floor joist type, size, span, spacing and attachment to load bearing walls, stem walls and/or piers	-			
42	Girder type, size and spacing to load bearing walls, stem wall and/or piers	-			
43	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	-			
48	Show the required access opening to access to under-floor spaces	-			
49	Show the sub-floor structural panel sheathing type, thickness and fastener schedule on the edges & intermediate of the areas structural panel sheathing	-			
50	Show Draftstopping, Fire caulking 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		Items to Include- Each Box shall be Circled as Applicable			
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Select from Drop down

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-R602.3.2 are to be shown	-			
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	-			
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	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.	-			
58	Indicate where pressure treated wood will be placed	-			
59	Show all wall 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	-			

FBCR :ROOF SYSTEMS:

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

FBCR 802: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 rafter system	-			

FBCR 803 ROOF SHEATHING

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

ROOF ASSEMBLIES FRC Chapter 9

72	Include all materials which will make up the roof assemblies covering	-	<input checked="" type="checkbox"/>	
73	Submit Florida Product Approval numbers for each component of the roof assemblies covering	-	<input checked="" type="checkbox"/>	

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 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		Items to Include- Each Box shall be Circled as Applicable		
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Select from Drop Down

74	Show the insulation R value for the following areas of the structure	-	<input checked="" type="checkbox"/>	
75	Attic space	-	<input checked="" type="checkbox"/>	
76	Exterior wall cavity	-	<input checked="" type="checkbox"/>	
77	Crawl space	-	<input checked="" type="checkbox"/>	

HVAC information

78	Submit two copies of a Manual J sizing equipment or equivalent computation study	-	<input checked="" type="checkbox"/>	
79	Exhaust fans shown in bathrooms Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous required	-	<input checked="" type="checkbox"/>	
80	Show clothes dryer route and total run of exhaust duct	-	<input checked="" type="checkbox"/>	

Plumbing Fixture layout shown

81	All fixtures waste water lines shall be shown on the foundation plan	-	<input checked="" type="checkbox"/>	
82	Show the location of water heater	-	<input checked="" type="checkbox"/>	

Private Potable Water

83	Pump motor horse power	-	<input checked="" type="checkbox"/>	
84	Reservoir pressure tank gallon capacity	-	<input checked="" type="checkbox"/>	
85	Rating of cycle stop valve if used	-	<input checked="" type="checkbox"/>	

Electrical layout shown including

86	Show Switches, receptacles outlets, lighting fixtures and Ceiling fans	-	<input checked="" type="checkbox"/>	
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	-	<input checked="" type="checkbox"/>	
88	Show the location of smoke detectors & Carbon monoxide detectors	-	<input checked="" type="checkbox"/>	
89	Show service panel, sub-panel, location(s) and total ampere ratings	-	<input checked="" type="checkbox"/>	
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	-	<input checked="" type="checkbox"/>	
91	Appliances and HVAC equipment and disconnects	-	<input checked="" type="checkbox"/>	
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.	-	<input checked="" type="checkbox"/>	

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: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Items to Include- Each Box shall be Circled as Applicable
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****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. There is a \$15.00 application fee. The completed application with attached documents and application fee can be mailed.	-		
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.	-		
99	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)	-		
100	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.	-		
101	A Flood development permit is also required for AE, Floodway & AH. Development permit cost is \$50.00	-		
102	Driveway Connection: If the property does not have an existing access to a public road, then an application for a culvert permit (\$25.00) must be made. County Public Works Dept. determines the size and length of every culvert before instillation and completes a final inspection before permanent power is granted. If the applicant feels that a culvert is not needed, they may apply for a culvert waiver (\$50.00) Separate Check when issued. 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.	-		
103	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.	-		

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.

FLORIDA PRODUCT APPROVALS

10-16-15

Rogue Valley Wood

FL-13137

Item:	Manufacturer	Product Description:	Approval Number:
Exterior Doors:	Masonite	Inswing & Outswing Fiberglass	FL-8228-R7
	Masonite	Inswing & Outswing Steel	FL-4904-R7 ²²⁵¹³⁻¹⁰ _{W/1/2" x 3/4" 22521}
	Plastpro	8'0" Inswing & Outswing Fiberglass	FL-15220-R1
	Plastpro	Inswing & Outswing Steel	FL-15962-R2
	Plastpro	6'8" Inswing & Outswing Fiberglass	FL-15215-R3 ^{5/8" x 1/2" inset} _{flush glazed}
		6'8" Fib - glazed door	FL-17347 11-17
Windows:	MI	Aluiminum 185 Single Hung	FL-17499
		Aluiminum 185 Picture Window	FL-15349
		* 53" x 50" 3580 HG-Slider	FL-13349-2
		Vinyl 3540 Single Hung	FL-17676-R1 R6
		Vinyl 3500 Picture Window	FL-18644
	Atrium	150/160	FL-11834
	Magnolia	Vinyl 400 Single Hung	FL-16475-R3
		Vinyl 400 Picture Window	FL-16474-R2
		400 HG-Slider	FL-16476-1
Soffit:	Kaycan	Vinyl/PVC & Aluminum Soffit	FL-16503
		Vinyl Siding	FL-15867-R1
	LCIHW (House wrap)	International Bdy Code	ESR-3774
Underlayment:	Woodland	30# Felt	FL-17206-R3
	Interwrap	Rhino	FL-15216
Roofing:	Certainteed	Asphalt Shingles	FL-5444
	GAF	Asphalt Shingles	FL-10124-R16 R20
	Tamko	Asphalt Shingles	FL-18355
	Certainteed	Flintlastic SBS & APP	FL-16709-1
Siding:	Allura of Plycem	Cement board lap siding	FL-17482-R2
	James Hardie	Cement board lap siding	FL-13192-R4
Simpson		LSTA - MSTA, SPH4	FL-13872-R2
	GAF	Tiger Paw Underlayment	FL-15487-R5
Metal Roofing		5V Roofing	FL-9555-R3
		Master Rib Roofing	FL-9557-R3

5-17-16
Per O'Brien
SF. 6 line

11-17

11-17

Hardie
Union

ComPlanck

13192.1