



**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

Submit Online at- 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.) 2,302 Total (Sq. Ft.) under roof 3,420	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 BUILDING 107.1.

Site Plan information including:

4	Dimensions of lot or parcel of land	Yes		<input type="checkbox"/>
5	Dimensions of all building set backs	Yes		<input type="checkbox"/>
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		<input type="checkbox"/>
7	Provide a full legal description of property.	Yes		<input type="checkbox"/>

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

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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		<input type="checkbox"/>
10	(Wind exposure – if more than one wind exposure is used, the wind exposure and applicable wind direction shall be indicated)	Yes		<input type="checkbox"/>
11	Wind importance factor and nature of occupancy	Yes		<input type="checkbox"/>
12	The applicable internal pressure coefficient, Components and Cladding	Yes		<input type="checkbox"/>
13	The design wind pressure in terms of psf (kN/m ²), to be used for the design of exterior component, cladding materials not specifically designed by the registered design professional.	Yes		<input type="checkbox"/>

Elevations Drawing including:

14	All side views of the structure	Yes		<input type="checkbox"/>
15	Roof pitch	Yes		<input type="checkbox"/>
16	Overhang dimensions and detail with attic ventilation	Yes		<input type="checkbox"/>
17	Location, size and height above roof of chimneys	NA		<input type="checkbox"/>
18	Location and size of skylights with Florida Product Approval	NA		<input type="checkbox"/>
19	Number of stories	Yes		<input type="checkbox"/>
20	Building height from the established grade to the roofs highest peak	Yes		<input type="checkbox"/>

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

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	<input type="checkbox"/>
54	Fastener schedule for structural members per table FBC 2304.10.1 are to be shown	Yes	<input type="checkbox"/>
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	<input type="checkbox"/>
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	<input type="checkbox"/>
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 2304.3.	Yes	<input type="checkbox"/>
58	Indicate where pressure treated wood will be placed	Yes	<input type="checkbox"/>
59	Show all wall structural panel sheathing, grade, thickness and show fastener schedule for structural panel sheathing edges & intermediate areas	Yes	<input type="checkbox"/>
60	A detail showing gable truss bracing, wall balloon framing details or/and wall hinge bracing detail	Yes	<input type="checkbox"/>

FBC :ROOF SYSTEMS:

61	Truss design drawing shall meet section FBC 2303.1 Wood trusses	Yes	<input type="checkbox"/>
62	Include a layout and truss details, signed and sealed by Florida Professional Engineer	Yes	<input type="checkbox"/>
63	Show types of connector's assemblies' and resistance uplift rating for all trusses and rafters	Yes	<input type="checkbox"/>
64	Show gable ends with rake beams showing reinforcement or gable truss and wall bracing details	Yes	<input type="checkbox"/>
65	Provide dead load rating of trusses	Yes	<input type="checkbox"/>

FBC 2304.4:Conventional Roof Framing Layout

66	Rafter and ridge beams sizes, span, species and spacing	NA	<input type="checkbox"/>
67	Connectors to wall assemblies' include assemblies' resistance to uplift rating	NA	<input type="checkbox"/>
68	Valley framing and support details	NA	<input type="checkbox"/>
69	Provide dead load rating of rafter system	NA	<input type="checkbox"/>

FBC 2304.8 ROOF SHEATHING

70	Include all materials which will make up the roof decking, identification of structural panel sheathing, grade, thickness	Yes	<input type="checkbox"/>
71	Show fastener Size and schedule for structural panel sheathing on the edges & intermediate areas	Yes	<input 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.

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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.	Yes	<input type="checkbox"/>
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	Yes	<input type="checkbox"/>
95	Environmental Health Permit or Sewer Tap Approval A copy of a approved Columbia County Environmental Health (386) 758-1058	NA	<input type="checkbox"/>
96	City of Lake City A City Water and/or Sewer letter. Call 386-752-2031	NA	<input type="checkbox"/>
97	Toilet facilities shall be provided for all construction sites	Yes	<input type="checkbox"/>
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.	NA	<input type="checkbox"/>
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)	Yes	<input type="checkbox"/>
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.	NA	<input type="checkbox"/>
101	A Flood development permit is also required for AE, Floodway & AH. Development permit cost is \$50.00	NA	<input type="checkbox"/>
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.	NA	<input type="checkbox"/>
103	911 Address: An application for a 911 address must be applied for and received through the Columbia County Office of 911 Addressing Department online.	Yes	<input type="checkbox"/>

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.