



COLUMBIA COUNTY BUILDING DEPARTMENT
RESIDENTIAL CHECK LIST

48

MINIMUM PLAN REQUIREMENTS: FLORIDA BUILDING CODE RESIDENTIAL 2020 EFFECTIVE 1 JANUARY 2021
AND THE NATIONAL ELECTRICAL 2017 EFFECTIVE 1 JANUARY 2021

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:	☒		
2	All drawings must be clear, concise, drawn to scale, details that are not used shall be marked void	☒		
3	Condition space (Sq. Ft.) 2518 Total (Sq. Ft.) under roof 2748	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		
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 specifically 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	NA		
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	NA		
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 FBCR 312.2.1 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)	NA		
28	Show stairs with dimensions (width, tread and riser and total run) details of guardrails, Handrails	NA		
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	NA		

FBCR 506: CONCRETE SLAB ON GRADE

35	Show Vapor retarder (6mil. Polyethylene with joints overlaid 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

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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	Yes		
54	Fastener schedule for structural members per table FBC 2304.10.1 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	NA		
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 2304.3.	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		

FBC :ROOF SYSTEMS:

61	Truss design drawing shall meet section FBC 2303.1.1.1 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		

FBC 2304.4: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		

FBC 2304.8 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 15

72	Include all materials which will make up the roof assemblies covering	-405		
73	Submit Florida Product Approval numbers for each component of the roof assemblies covering	-405		

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 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	Yes		

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	-		
84	Reservoir pressure tank gallon capacity	-		
85	Rating of cycle stop valve if used	-		

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		