



From: The Columbia County Building & Zoning Department  
Plan Review  
135 NE Hernando Av.  
P.O. Box 1529  
Lake City Florida 32056-1529

Reference to a building permit application Number: **0608-43**

Contractor James Macks Lipscomb Owner Tom Eagle property ID# 33-3s-16-02438-145 Lot 45 of Emerald Cove Subdivision

On the date of August 18, 2006 application 0608-43 and plans for construction of a single family dwelling were reviewed and the following information or alteration to the plans will be required to continue processing this application. If you should have any question please contact the above address, or contact phone number (386) 758-1163 or fax any information to (386) 754-7088.

**Please include application number 0608-43 and when making reference to this application.**

***This is a plan review for compliance with the Florida Residential Code 2004 only and doesn't make any consideration toward the land use and zoning requirements.***

**To help ensure compliance with the Florida Residential Code 2004 the comments below need to be addressed on the plans.**

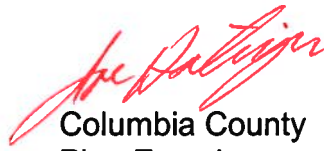
- 1.** Please provide a copy of a signed released site plan from the Columbia County Environmental Health Department which confirms approval of the waste water disposal system.
- 2.** Bedroom number two has two windows 2'6"X6'0" please verify that one window will serve as a emergency escape and rescue openings, as required by the 2004 Florida Residential Code section R310.1.1, Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m<sup>2</sup>): R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm): R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).
- 3.** Please provide for compliance with the FRC-2004 section R322.1.1  
All new single-family houses, duplexes, triplexes, condominiums and townhouses shall provide at least one bathroom, located with maximum possible privacy, where bathrooms are provided on habitable grade levels, with a door that has a 29-inch (737 mm) clear opening. However, if only a toilet room is provided at grade level, such toilet rooms shall have a clear opening of not less than 29 inches (737 mm).
- 4.** The Florida Energy Efficiency Code for Building Construction form is incorrect. Please correct Line six, conditioned area square footage on form 600A-2004 of the Florida Energy Efficiency Code for Building Construction which doesn't concur with the conditioned floor area on the submitted plans. The total conditioned areas on the plans are 2,665 (square feet). Line 6 currently reads that the conditioned floor area equals

2, 955 (square feet). *Please resubmit the corrected form to reflect on line 6 the actual total conditioned area to this department.*

- 5.** Show the method which will be used to comply with section R309.1.1 Duct penetration: Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings into the garage.
- 6.** Please verify that section R309.1 of the Florida Residential Building Code will be complied with as this section relates to the garage entry door in to the residence. Opening protection: Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors
- 7.** 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.

- 8.** Submit a detail drawing of the stairway which will provide access from the first floor to the bonus room area. This drawing must be detailed to show compliance with section R311.5 Stairways of the FRC-2004. Include the total height and run of the stairway.
- 9.** Show the subfloor material type, thickness and nailing pattern to be used in the bonus room area.

Joe Haltiwanger



Columbia County  
Plan Examiner

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Plan Review  
135 NE Hernando Av.  
P.O. Box 1529  
Lake City Florida 32056-1529



Phone Number 386-758-1163  
Fax Number 386-754-7088

FAX TRANSMITTAL FORM

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To: Tom Eagle	From: Joe Haltiwanger
Name:	Date Sent: 08/18/06
CC: Building permit application <b>0608-43</b>	
Phone: Number of Pages: <i>Five pages</i> including the cover page	
Fax: 719-9586	

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*Message:* Reference to building permit application Number: **0608-43**

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