



48

**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:			
2	All drawings must be clear, concise, drawn to scale, details that are not used shall be marked void			
3	Condition space (Sq. Ft.)	1,841	Total (Sq. Ft.) under roof	2,282

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	X		
5	Dimensions of all building set backs	X		
6	Location of all other structures (include square footage of structures) on parcel, existing or proposed well and septic tank and all utility easements.	X		
7	Provide a full legal description of property.	X		

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

Elevations Drawing including:

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

Floor Plan Including:

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

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

FBCR 506: CONCRETE SLAB ON GRADE

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

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

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

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	- X		
54	Fastener schedule for structural members per table FBC-R602.3.2 are to be shown	- X		
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	- X		
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	- X		
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.	- X		
58	Indicate where pressure treated wood will be placed	- X		
59	Show all wall structural panel sheathing, grade, thickness and show fastener schedule for structural panel sheathing edges & intermediate areas	- X		
60	A detail showing gable truss bracing, wall balloon framing details or/ and wall hinge bracing detail	- X		

FBCR :ROOF SYSTEMS:

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

FBCR 802:Conventional Roof Framing Layout

66	Rafter and ridge beams sizes, span, species and spacing	- X		
67	Connectors to wall assemblies' include assemblies' resistance to uplift rating	- X		
68	Valley framing and support details	- X		
69	Provide dead load rating of rafter system	- X		

FBCR 803 ROOF SHEATHING

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