

# COLUMBIA COUNTY BUILDING DEPARTMENT RESIDENTIAL CHECK LIST

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

**Revised 7/1/20** 

STRUCTURES

Submit Online at- http://www.columbiacountyfla.com/BuildingandZoning.  GENERAL REQUIREMENTS:  APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL		Eacl	ns to Inclu n Box shal Circled as Applicable	l be
4 77 (0)	_	ect Fr	om Drop	down
1 Two (2) complete sets of plans containing the following:	<u> </u>			
All drawings must be clear, concise, drawn to scale, details that are not used shall be marked void	V			
3 Condition space (Sq. Ft.) 1500 Sq ft Total (Sq. Ft.) under roof 5000 Sq ft		l'es .	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:

19

20

Number of stories

4	Dimensions of lot or parcel of land	Yes	₹
5	Dimensions of all building set backs	Yes	
_	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.

Building height from the established grade to the roofs highest peak

	GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Items to Include Each Box shall Circled as Applicable		70.7	
8	Plans or specifications must show compliance with FBCR Chapter 3	Yes	No	NA	
		Select Fr	om 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/m²), to be used for the design of exterior component, cladding materials not specifally designed by the registered design professional.	Yes		<u> </u>	
Ele	evations Drawing including:	1			
14	All side views of the structure	Yes		<b>V</b>	
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			

Yes

Yes

Floor Plan Including:

	TIOUT THE INCIDENT		
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	Yes	
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	Yes	
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:	Items to Include-
APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Each Box shall be Circled as
	Applicable

# **FBCR 403: Foundation Plans**

Select From Drop down

	1.50 parties	50.000 1 .	
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	V
32	Any special support required by soil analysis such as piling.	Yes	$\blacksquare$
33	<u> </u>	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	-	

#### FBCR 506: CONCRETE SLAB ON GRADE

	CAL DOOL COLVERTED STATE OIL CALLED		
35	Show Va or retarder (6mil. Polyethylene with joints overlaid 6 inches and sealed)	Yes	
36	Show control joints, synthetic fiber reinforcement or welded fire fabric reinforcement and Supports	Yes	

## **FBCR 318: PROTECTION AGAINST TERMITES**

	Indicate on the foundation plan if soil treatment is used for subterranean termite prevention or		
37	Submit other approved termite protection methods. Protection shall be provided by registered termiticides	Yes	▼

# 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 Floor truss package shall including layout and details, signed and sealed by Florida Registered Yes 1 40 **Professional Engineer** Show conventional floor joist type, size, span, spacing and attachment to load bearing walls, Yes 41 stem walls and/or priers Yes Girder type, size and spacing to load bearing walls, stem wall and/or priers Yes Attachment of joist to girder 43 **▼ ▼ ▼** Wind load requirements where applicable Yes Show required under-floor crawl space Yes 46 Show required amount of ventilation opening for under-floor spaces Yes Show required covering of ventilation opening Yes Show the required access opening to access to under-floor spaces Yes Show the sub-floor structural panel sheathing type, thickness and fastener schedule on the edges & Yes intermediate of the areas structural panel sheathing Show Draftstopping, Fire caulking and Fire blocking Yes Show fireproofing requirements for garages attached to living spaces, per FBCR section 302.6 Yes Provide live and dead load rating of floor framing systems (psf). Yes FBCR CHAPTER 6 WOOD WALL FRAMING CONSTRUCTION Items to Include-**PEMB GENERAL REQUIREMENTS:** Each Box shall be APPLICANT - PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL Circled as **Applicable** Select from Drop down Stud type, grade, size, wall height and oc spacing for all load bearing or shear walls Yes Fastener schedule for structural members per table FBC 2304.10.1 are to be shown Yes Show wood structural panel's sheathing attachment to studs, joist, trusses, rafters and structural 55  $\blacksquare$ Yes members, showing fastener schedule attachment on the edges & intermediate of the areas structural panel sheathing 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  $\blacksquare$ Yes Show sizes, type, span lengths and required number of support jack studs, king studs Yes  $\blacksquare$ for shear wall opening and girder or header per FBC 2304.3. Indicate where pressure treated wood will be placed Yes  $| \mathbf{v} |$ Show all wall structural panel sheathing, grade, thickness and show fastener schedule for structural

panel sheathing edges & intermediate areas

**FBC**:ROOF SYSTEMS:

Provide dead load rating of trusses

68 Valley framing and support details

sheathing, grade, thickness

69 Provide dead load rating of rafter system

FBC 2304.8 ROOF SHEATHING

63

60 A detail showing gable truss bracing, wall balloon framing details or/and wall hinge bracing detail

Show types of connector's assemblies' and resistance uplift rating for all trusses and rafters

Include all materials which will make up the roof decking, identification of structural panel

Show fastener Size and schedule for structural panel sheathing on the edges & intermediate areas

Show gable ends with rake beams showing reinforcement or gable truss and wall bracing details

62 Include a layout and truss details, signed and sealed by Florida Professional Engineer

61 Truss design drawing shall meet section FBC 2303.1.1.1 Wood trusses

67 Connectors to wall assemblies' include assemblies' resistance to uplift rating

FBC 2304.4: Conventional Roof Framing Layout 66 Rafter and ridge beams sizes, span, species and spacing

 $\blacksquare$ 

Yes

Yes

**PEMB** 

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

 $| \mathbf{v} |$ 

**V** 

**ROOF ASSEMBLIES FRC Chapter 15** 

72	Include all materials which will make up the roof assembles covering	Yes	
73	Submit Florida Product Approval numbers for each component of the roof assembles covering	Yes	▼

# 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.

**GENERAL REQUIREMENTS:** 

	APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Circled	l as
		Application   Application	
74	Show the insulation R value for the following areas of the structure	Yes	JUNIOWII
75	Attic space	NA	
76	Exterior wall cavity	Yes	<b>T</b>
77	Crawl space	N/A	
. / /	Clawl space	IN/A	
H	VAC information		
<b>7</b> 8	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	Ī
	•	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	umbing Fixture layout shown		
	All fixtures waste water lines shall be shown on the foundationplan	Yes	▼
82	Show the location of water heater	Yes	▼
D.	Contract Description of the Contract of the Co		
	Pump motor horse power	NA	
	Reservoir pressure tank gallon capacity  Rating of cycle stop valve if used	-	
85	Rating of cycle stop valve if used	-	
Ele	ectrical layout shown including		
86		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	<b>▼</b>
89	Show service panel, sub-panel, location(s) and total ampere ratings	Yes	V
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	Yes	▼
91	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  Appliances and HVAC equipment and disconnects	Yes	V
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 <b>Combination arc-fault circuit interrupter</b> , Protection device.	Yes	_

Items to Include-

Each Box shall be

# **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:	Items to Include- Each Box shall be
APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Circled as
	Applicable

# \*\*ITEMS 95, 96, & 98 Are Required After APPROVAL from the ZONING DEPT.\*\*

Select from Drop down

	So	elect from	Drop down
93	<b>Building Permit Application</b> 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.	Yes	
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	
95	Environmental Health Permit or Sewer Tap Approval A copy of a approved Columbia County Environmental Health (386) 758-1058	Yes	
96	City of Lake City A City Water and/or Sewer letter. Call 386-752-2031	NA	
97	Toilet facilities shall be provided for all construction sites	Yes	
98	<b>Town of Fort White</b> (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	✓
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 (Municpde.cpm)	Yes	▼
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.	Yes	V
101	A Flood development permit is also required for AE, Floodway & AH. Development permit cost is \$50.00	NA	
102	<b>Driveway Connection:</b> 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	V
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.	Yes	

**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.

#### **Disclosure Statement for Owner Builders:**

If you as the Applicant will be acting as your own contractor or owner/builder under section 489.103(7) Florida Statutes, you must submit the required notarized Owner Builder Disclosure Statement form.

\*\*This form can be printed from the Columbia County Website on the Building and Zoning page under Documents. Web address is - http://www.columbiacountyfla.com/BuildingandZoning.asp

# Section 105 of the Florida Building Code defines the:

# Time limitation 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 such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

## Single-family residential dwelling.

Section 105.3.4 A building permit for a single-family residential dwelling must be issued within 30 working days of application therefor unless unusual circumstances require a longer time for processing the application or unless the permit application fails to satisfy the Florida Building Code or the enforcing agency's laws or ordinances.

## Permit intent.

Section 105.4.1: A permit issued shall be constructed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

## If work has commenced.

Section 105.4.1.1: If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

## New Permit.

Section 105.4.1.2: If a new permit is not obtained within 180 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date if issuance of the new permit.

## **Work Shall Be:**

Section 105.4.1.3: Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.

#### The Fee:

Section 105.4.1.4: The fee for renewal reissuance and extension of a permit shall be set forth by the administrative authority.

#### **Notification:**

When the application is approved for permitting the applicant will be notified by phone as to the status by the Columbia County Building & Zoning Department.

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components listed below if they will be utilized on the construction project for which you are applying for a building permit. We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products. Statewide approved products are listed online @ www.floridabuilding.org

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
1. EXTERIOR DOORS			
A. SWINGING			
B. SLIDING			
C. SECTIONAL/ROLL UP			
D. OTHER			
2. WINDOWS			
A. SINGLE/DOUBLE HUNG			
B. HORIZONTAL SLIDER			
C. CASEMENT		2015 cm11-	
D. FIXED			
E. MULLION			
F. SKYLIGHTS			
G. OTHER			
3. PANEL WALL			
A. SIDING			
B. SOFFITS			
C. STOREFRONTS			
D. GLASS BLOCK			
E. OTHER			
4. ROOFING PRODUCTS			
A. ASPHALT SHINGLES			
B. NON-STRUCT METAL			
C. ROOFING TILES			
D. SINGLE PLY ROOF			
E. OTHER			
5. STRUCT COMPONENTS		<u> </u>	
A. WOOD CONNECTORS			
B. WOOD ANCHORS			
C. TRUSS PLATES			
D. INSULATION FORMS			
E. LINTELS	3.7.		
F. OTHERS		V	
6. NEW EXTERIOR			
ENVELOPE PRODUCTS			
The products listed below did not do	monetrate product approval at plan	review. Lunderstand that at the time of inspection of these prod	to the fellowine

The products listed below did not demonstrate product approval at plan review. I understand that at the time of inspection of these products, the following information must be available to the inspector on the jobsite; 1) copy of the product approval, 2) performance characteristics which the product was tested and certified to comply with, 3) copy of the applicable manufacturers installation requirements.

 $Further, I \ understand \ these \ products \ may \ have \ to \ be \ removed \ if \ approval \ cannot \ be \ demonstrated \ during \ inspection.$ 

 NOTES: