



Columbia County

BUILDING DEPARTMENT

Revised March 2021

COMMERCIAL MINIMUM PLAN CHECKLIST

MINIMUM PLAN REQUIREMENTS AND CHECKLIST FOR THE 2020 FLORIDA BUILDING CODE ,FLORIDA PLUMBING CODE,FLORIDA MECHINICAL CODE,FLORIDA FUEL AND GAS CODE 2020 EFFECTIVE 1 JAN 2021 AND 2017 NATIONAL ELECTRICAL

ALL REQUIREMENTS ARE SUBJECT TO CHANGE

ALL BUILDING PLANS MUST INDICATE COMPLIANCE WITH THE CURRENT FLORIDA BUILDING CODES. ALL PLANS OR DRAWING SHALL PROVIDED 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 DESIGN PURPOSES THE FOLLOWING BASIC WIND SPEEDS ARE PER FLORIDA BUILDING CODE FIGURE 1609.3 (1) THROUGH (4) ULTIMATE DESIGN WIND SPEEDS FOR RISK CATEGORY AND BUILDINGS AND OTHER STRUCTURES

GENERAL REQUIREMENTS:		Items to Include Each Box shall be Marked as Applicable		
1	All drawings must be clear, concise and drawn to scale, details that are not used shall be marked void.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
2	If the design professional is an architect or engineer legally registered under the laws of this state regulating the practice of architecture as provided for in Chapter 481, Florida Statutes, Part I, or engineering as provided for in Chapter 471, Florida Statutes, then he or she shall affix his or her official seal to said drawings, specifications and accompanying data, as required by Florida Statute.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
3	The design professional signature shall be affixed to the plans	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
4	Two (2) complete sets of plans with the architecture or engineer signature and the date the affix embossed official seal was placed on the plans	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A

Two (2) complete sets of plans containing the following information:

Building Site Plan Requirements		Items to Include- Each Box shall be Marked as Applicable		
4	Parking, including provision Florida Building Code Accessibility Code	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
5	Fire access, showing all drive way which will be accessible for emergency vehicles	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
6	Driving/turning radius of parking lots	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
7	Vehicle loading include truck dock loading or rail site loading	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
8	Nearest or number of onsite Fire hydrant/water supply/post indicator valve (PIV)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
9	Set back of all existing or proposed structures from each structure and property boundaries, Show all separation including assumed property lines	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
10	Location of specific tanks(above or under grown ,water lines and sewer lines and septic tank and drain fields	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

11	All structures exterior views include finished floor elevation						<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-	
12	Total height of structure(s) form established grade						<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-	
<p align="center">Review required by the Columbia County Fire Department Items 13th 43 (We Contact the Fire Inspector For You.)</p>											
Occupancy group use circle all uses:		Group A	Group B	Group E	Group F	Group H	Group I	Group M	Group R	Group S	Group U D
13	Special occupancy requirements.						<input type="radio"/> Yes	<input checked="" type="radio"/> No	N/A	-	
14	Incidental use areas (total square footage for each room of use area)						<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-	
15	Mixed occupancies						<input type="radio"/> Yes	<input checked="" type="radio"/> No	N/A	-	
16	REQUIRED SEPARATION OF OCCUPANCIES IN HOURS FBC TABLE 707.3.10						<input type="radio"/> Yes	<input checked="" type="radio"/> No	N/A	-	
Minimum type of permitted construction by code for occupancy use circle the construction type FBC 602											
17	Type I (FBC:602.2)	Type II (FBC:602.2)	Type III (FBC:602.3)	Type IV (FBC:602.4)	Type V (FBC:602.5)						
Fire-resistant construction requirements shall be shown, include the following components											
18	Fire-resistant separations						<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-	
19	Fire-resistant protection for type of construction						<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-	
20	Protection of openings and penetrations of rated walls						<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-	
21	Protection of corridors and penetrations of rated walls						<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-	
22	Fire blocking and draftstopping and calculated fire resistance						<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-	
Fire suppression systems shall be shown include:											
23	Early warning smoke evacuation systems Schematic fire sprinklers Standpipes						<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-	
24	Standpipes						<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-	
25	Pre-engineered systems						<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-	
26	Riser diagram						<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-	
Life safety systems shall be shown include the following requirements:											
27	Occupant load and egress capacities						<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-	
28	Early warning						<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-	
29	Smoke control						<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-	
30	Stair pressurization						<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-	
31	Systems schematic						<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-	
Occupancy load/egress requirements shall be shown include:											
32	Occupancy load						<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-	
33	Gross occupancy load						<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-	
34	Net occupancy load						<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A	-	
35	Means of egress						<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-	
36	Exit access						<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-	
37	Exit discharge						<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-	
38	Stairs construction/geometry and protection						<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-	
39	Doors						<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-	
40	Emergency lighting and exit signs						<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-	
41	Specific occupancy requirements						<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-	

42	Construction requirements	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
43	Horizontal exits/exit passageways	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-

Items to Include
Each Box shall be
Marked as
Applicable

Structural requirements shall be shown include:					
44	Soil conditions/analysis	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
45	Termite protection	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
46	Design loads	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
47	Wind requirements	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
48	Building envelope	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
49	Structural calculations (if required)	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
50	Foundation 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	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
51	Wall systems	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
52	Floor systems	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
53	Roof systems	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
54	Threshold inspection plan	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
55	Stair systems	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
Materials shall be shown include the following					
56	Wood	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
57	Steel	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
58	Aluminum	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
59	Concrete	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
60	Plastic	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
61	Glass	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
62	Masonry	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
63	Gypsum board and plaster	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
64	Insulating (mechanical)	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
65	Roofing	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
66	Insulation	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
Accessibility requirements shall be shown include the following					
67	Site requirements	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
68	Accessible route	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
69	Vertical accessibility	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
70	Toilet and bathing facilities	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
71	Drinking fountains	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
72	Equipment	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
73	Special occupancy requirements	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-
74	Fair housing requirements	<input checked="" type="radio"/> Yes	<input type="radio"/> No	N/A	-

Interior requirements shall include the following				
75	Review required by the Columbia County Fire Department Items 75 th 80	Yes	No	N/A
	Interior finishes (flame spread/smoke development)			
76	Light and ventilation	Yes	No	N/A
77	Sanitation	Yes	No	N/A
Special systems				
78	Elevators	Yes	No	N/A
79	Escalators	Yes	No	N/A
80	Lifts	Yes	No	N/A
Swimming pools				
81	Barrier requirements	Yes	No	N/A
82	Spas and Wading pools	Yes	No	N/A
83	Access required per Florida Building Code 454.1.2.5	Yes	No	N/A

Items to Include-Each Box shall be Circled as Applicable				
Electrical				
84	Wiring	Yes	No	N/A
85	Services 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	No	N/A
86	Feeders and branch circuits	Yes	No	N/A
87	Overcurrent protection	Yes	No	N/A
88	Grounding	Yes	No	N/A
89	Wiring methods and materials	Yes	No	N/A
90	GFCIs	Yes	No	N/A
91	Equipment	Yes	No	N/A
92	Special occupancies	Yes	No	N/A
93	Emergency systems	Yes	No	N/A
94	Communication systems	Yes	No	N/A
95	Low voltage	Yes	No	N/A
96	Load calculations	Yes	No	N/A
Plumbing				
97	Minimum plumbing facilities	Yes	No	N/A
98	Fixture requirements	Yes	No	N/A
99	Water supply piping	Yes	No	N/A
100	Sanitary drainage	Yes	No	N/A
101	Water heaters	Yes	No	N/A
102	Vents	Yes	No	N/A
103	Roof drainage	Yes	No	N/A
104	Back flow prevention	Yes	No	N/A

105	Irrigation	Yes	No	N/A	-
106	Location of water supply line	Yes	No	N/A	-
107	Grease traps	Yes	No	N/A	-
108	Environmental requirements	Yes	No	N/A	-
109	Plumbing riser	Yes	No	N/A	-
Mechanical					
110	Energy calculations	Yes	No	N/A	-
111	Review required by the Columbia County Fire Department Items 111th 114 Exhaust systems	Yes	No	N/A	-
112	Clothes dryer exhaust	Yes	No	N/A	-
113	Kitchen equipment exhaust	Yes	No	N/A	-
114	Specialty exhaust systems	Yes	No	N/A	-
Equipment location					
115	Make-up air	Yes	No	N/A	-
116	Roof-mounted equipment	Yes	No	N/A	-
117	Duct systems	Yes	No	N/A	-
118	Ventilation	Yes	No	N/A	-
119	Laboratory	Yes	No	N/A	-
120	Combustion air	Yes	No	N/A	-
121	Chimneys, fireplaces and vents	Yes	No	N/A	-
122	Appliances	Yes	No	N/A	-
123	Boilers	Yes	No	N/A	-
124	Refrigeration	Yes	No	N/A	-
125	Bathroom ventilation	Yes	No	N/A	-
Items to Include- Each Box shall be Marked as Applicable					
Gas					
126	Review required by the Columbia County Fire Department Items 126th 134 Gas piping	Yes	No	N/A	-
127	Venting	Yes	No	N/A	-
128	Combustion air	Yes	No	N/A	-
129	Chimneys and vents	Yes	No	N/A	-
130	Appliances	Yes	No	N/A	-
131	Type of gas	Yes	No	N/A	-
132	Fireplaces	Yes	No	N/A	-
133	LP tank location	Yes	No	N/A	-
134	Riser diagram/shutoffs	Yes	No	N/A	-
Notice of Commencement					
135	A recorded (in the Columbia County Clerk Office) notice of commencement is required to be on file with the building department. <i>Before Any Inspections Will Be Done</i>	Yes	No	N/A	-
Disclosure Statement for Owner Builders					
		Yes	No	N/A	-

Private Potable Water						
136	Horse power of pump motor	SEE PAGE 7- ON HOW TO PROVIDE THIS DOCUMENTATION.	Yes	No	N/A	-
137	Capacity of pressure tank		Yes	No	N/A	-
138	Cycle stop valve if used		Yes	No	N/A	-
						Items to Include- Each Box shall be Marked as Applicable

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH BUILDING PLANS

139	Building Permit Application	A Building Permit Application is to be completed by following the checklist all supporting documents must be submitted. Completed Applications can be mailed with The \$15.00 application fee.	Yes	No	N/A	-
140	Parcel Number	The parcel number (Tax ID number) from the Property Appraiser is required. A copy of property deed is also required. (386) 758-1084	Yes	No	N/A	-
141	Environmental Health Permit or Sewer Tap Approval	A copy of an approved Environmental Health (386) 758-1058 waste water disposal permit or an approved City of Lake City(386) 752-2031 OR Count sewer tap letter is required before a building permit can be issued. Toilet facilities shall be provided for construction workers	Yes	No	N/A	-
142	Driveway Connection	If the property does not have an existing access to a public road, then an application for a culvert permit must be made (\$25.00). County Public Works Dept. determines the size and length of every culvert before instillation and completes a final inspection before permanent power is granted. Culvert installation for commercial, industrial and other uses shall conform to the approved site plan or to the specifications of a registered engineer. Use or joint use of driveways will comply with Florida Department of Transportation specifications. 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.	Yes	No	N/A	-
143	Suwannee River Water Management District Approval	All commercial projects must have an SRWMD permit issued or an exemption letter, before a building permit will be issued.	Yes	No	N/A	-
144	Flood Management	All projects within the Floodway of the Suwannee or Santa Fe Rivers shall require permitting through the Suwannee River Water Management District, before submitting 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 8.8 of the Columbia County Land Development Regulations. Any project that is located within a flood zone where the base flood elevation (100 year flood) has not been established shall meet the requirements of section 8.7 of Columbia County Land Development Regulations. A development permit will also be required. The development permit cost is \$50.00	Yes	No	N/A	-
145	Flood Management	A CERTIFIED FINISHED FLOOR ELEVATIONS WILL BE REQUIRED ON ANY PROJECT WHERE THE BASE FLOOD ELEVATION (100 YEAR FLOOD) HAS BEEN ESTABLISHED OR IT HAS BEEN DETERMINED BY THE PLAT	Yes	No	N/A	-
146	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	No	N/A	-

ONCE ZONING HAS BEEN APPROVED FOR THIS PROJECT.

Private Potable Water

Well letter provided by the well driller OR City of Lake City Utilities Department (386-752-2031) Letter of Availability OR Ellisville/County Utilities (386-758-1019) Letter of Availability.

Sewage Disposal

Septic System – An approved signed site plan from Environmental Health (386-758-1058)

City OR County Sewage- A Letter of Availability from either department. (See above contact numbers.)

Pursuant to Chapter one (administration) section 101.2 of the Florida Building Code: Section 105.3.2 **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.

Pursuant to Chapter one (administration) section 101.2 of the Florida Building Code: Section 105.4.1 **Permit intent.** 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.

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.

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 of issuance of the new permit.

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.

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

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.

When the submitted application is approved for permitting the applicant will be notified by phone as to the date and time a building permit will be prepared and issued by the Columbia County Building & Zoning Department.

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.

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
1. EXTERIOR DOORS			
A. SWINGING	TELL	SWINGING EXTERIOR	FL22211.4
B. SLIDING			
C. SECTIONAL/ROLL UP			
D. OTHER			
2. WINDOWS			
A. SINGLE/DOUBLE HUNG			
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. FIXED			
E. MULLION			
F. SKYLIGHTS			
G. OTHER			
3. PANEL WALL			
A. SIDING	Quality Panel Fram	26 Gauge PBR Wall Panel	36896.1
B. SOFFITS			
C. STOREFRONTS			
D. GLASS BLOCK			
E. OTHER			
4. ROOFING PRODUCTS			
A. ASPHALT SHINGLES			
B. NON-STRUCTURAL METAL	MBCI	ULTRA DEK 24 Gauge	11819.9
C. ROOFING TILES			
D. SINGLE PLY ROOF			
E. OTHER			
5. STRUCTURAL COMPONENTS			
A. WOOD CONNECTORS			
B. WOOD ANCHORS			
C. TRUSS PLATES			
D. INSULATION FORMS			
E. LINTELS			
F. OTHERS			
6. NEW EXTERIOR			
ENVELOPE PRODUCTS			

NOTES: _____

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