



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

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:	<input checked="" type="checkbox"/>			
2	All drawings must be clear, concise, drawn to scale, details that are not used shall be marked void	<input checked="" type="checkbox"/>			
3	Condition space (Sq. Ft.) 1762	Total (Sq. Ft.) under roof 2519	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		<input checked="" type="checkbox"/>
5	Dimensions of all building set backs	Yes		<input checked="" type="checkbox"/>
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		<input checked="" type="checkbox"/>
7	Provide a full legal description of property.	Yes		<input checked="" type="checkbox"/>

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		<input checked="" type="checkbox"/>
10	(Wind exposure - if more than one wind exposure is used, the wind exposure and applicable wind direction shall be indicated)	Yes		<input checked="" type="checkbox"/>
11	Wind importance factor and nature of occupancy	Yes		<input checked="" type="checkbox"/>
12	The applicable internal pressure coefficient, Components and Cladding	Yes		<input checked="" type="checkbox"/>
13	The design wind pressure in terms of psf (kN/m ²), to be used for the design of exterior component, cladding materials not specifi ally designed by the registered design professional.	Yes		<input checked="" type="checkbox"/>

Elevations Drawing including:

14	All side views of the structure	Yes		<input checked="" type="checkbox"/>
15	Roof pitch	Yes		<input checked="" type="checkbox"/>
16	Overhang dimensions and detail with attic ventilation	Yes		<input checked="" type="checkbox"/>
17	Location, size and height above roof of chimneys	NA		<input checked="" type="checkbox"/>
18	Location and size of skylights with Florida Product Approval	NA		<input checked="" type="checkbox"/>
19	Number of stories	Yes		<input checked="" type="checkbox"/>
20	Building height from the established grade to the roofs highest peak	Yes		<input checked="" type="checkbox"/>

Floor Plan Including:

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

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)

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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		<input checked="" type="checkbox"/>
31	All posts and/or column footing including size and reinforcing	Yes		<input checked="" type="checkbox"/>
32	Any special support required by soil analysis such as piling.	NA		<input checked="" type="checkbox"/>
33	Assumed load-bearing value of soil	Pound Per Square Foot	Yes	<input checked="" type="checkbox"/>
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	Yes		<input checked="" type="checkbox"/>

FBCR 506: CONCRETE SLAB ON GRADE

35	Show Vapor retarder (6mil. Polyethylene with joints overlaid 6 inches and sealed)	Yes		<input checked="" type="checkbox"/>
36	Show control joints, synthetic fiber reinforcement or welded fire fabric reinforcement and Supports	Yes		<input checked="" type="checkbox"/>

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		<input checked="" type="checkbox"/>
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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		<input checked="" type="checkbox"/>
39	Show all Lintel sizes, type, spans and tie-beam sizes and spacing of reinforcement	Yes		<input checked="" type="checkbox"/>

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

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		<input checked="" type="checkbox"/>
54	Fastener schedule for structural members per table FBC 2304.10.1 are to be shown	Yes		<input checked="" type="checkbox"/>
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	Yes		<input checked="" type="checkbox"/>
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		<input checked="" type="checkbox"/>
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		<input checked="" type="checkbox"/>
58	Indicate where pressure treated wood will be placed	Yes		<input checked="" type="checkbox"/>
59	Show all wall structural panel sheathing, grade, thickness and show fastener schedule for structural panel sheathing edges & intermediate areas	Yes		<input checked="" type="checkbox"/>
60	A detail showing gable truss bracing, wall balloon framing details or/and wall hinge bracing detail	Yes		<input checked="" type="checkbox"/>

FBC :ROOF SYSTEMS:

61	Truss design drawing shall meet section FBC 2303.1.1.1 Wood trusses	Yes		<input checked="" type="checkbox"/>
62	Include a layout and truss details, signed and sealed by Florida Professional Engineer	Yes		<input checked="" type="checkbox"/>
63	Show types of connector's assemblies' and resistance uplift rating for all trusses and rafters	Yes		<input checked="" type="checkbox"/>
64	Show gable ends with rake beams showing reinforcement or gable truss and wall bracing details	Yes		<input checked="" type="checkbox"/>
65	Provide dead load rating of trusses	Yes		<input checked="" type="checkbox"/>

FBC 2304.4:Conventional Roof Framing Layout

66	Rafter and ridge beams sizes, span, species and spacing	NA		<input checked="" type="checkbox"/>
67	Connectors to wall assemblies' include assemblies' resistance to uplift rating	-		
68	Valley framing and support details	-		
69	Provide dead load rating of rafter system	-		

FBC 2304.8 ROOF SHEATHING

70	Include all materials which will make up the roof decking, identification of structural panel sheathing, grade, thickness	Yes		<input checked="" type="checkbox"/>
71	Show fastener Size and schedule for structural panel sheathing on the edges & intermediate areas	Yes		<input checked="" type="checkbox"/>

ROOF ASSEMBLIES FRC Chapter 15

72	Include all materials which will make up the roof assemblies covering	Yes		<input checked="" type="checkbox"/>
73	Submit Florida Product Approval numbers for each component of the roof assemblies covering	Yes		<input checked="" type="checkbox"/>

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		<input checked="" type="checkbox"/>
75	Attic space	Yes		<input checked="" type="checkbox"/>
76	Exterior wall cavity	Yes		<input checked="" type="checkbox"/>
77	Crawl space	NA		<input checked="" type="checkbox"/>

HVAC information

78	Submit two copies of a Manual J sizing equipment or equivalent computation study	Yes		<input checked="" type="checkbox"/>
79	Exhaust fans shown in bathrooms Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous required	Yes		<input checked="" type="checkbox"/>
80	Show clothes dryer route and total run of exhaust duct	Yes		<input checked="" type="checkbox"/>

Plumbing Fixture layout shown

81	All fixtures waste water lines shall be shown on the foundation plan	Yes		<input checked="" type="checkbox"/>
82	Show the location of water heater	Yes		<input checked="" type="checkbox"/>

Private Potable Water

83	Pump motor horse power	Yes		<input checked="" type="checkbox"/>
84	Reservoir pressure tank gallon capacity	Yes		<input checked="" type="checkbox"/>
85	Rating of cycle stop valve if used	Yes		<input checked="" type="checkbox"/>

Electrical layout shown including

86	Show Switches, receptacles outlets, lighting fixtures and Ceiling fans	Yes		<input checked="" type="checkbox"/>
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		<input checked="" type="checkbox"/>
88	Show the location of smoke detectors & Carbon monoxide detectors	Yes		<input checked="" type="checkbox"/>
89	Show service panel, sub-panel, location(s) and total ampere ratings	Yes		<input checked="" type="checkbox"/>
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		<input checked="" type="checkbox"/>
91	Appliances and HVAC equipment and disconnects	Yes		<input checked="" type="checkbox"/>
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		<input checked="" type="checkbox"/>

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.

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ITEMS 95, 96, & 98 Are Required After APPROVAL from the ZONING DEPT.			
<i>Select from Drop down</i>			
93	Building Permit Application 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	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
95	Environmental Health Permit or Sewer Tap Approval A copy of a approved Columbia County Environmental Health (386) 758-1058	Yes	<input checked="" type="checkbox"/>
96	City of Lake City A City Water and/or Sewer letter. Call 386-752-2031	NA	<input checked="" type="checkbox"/>
97	Toilet facilities shall be provided for all construction sites	Yes	<input checked="" type="checkbox"/>
98	Town of Fort White (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	<input checked="" type="checkbox"/>
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 (Municode.com)	NA	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
101	A Flood development permit is also required for AE, Floodway & AH. Development permit cost is \$50.00	NA	<input checked="" type="checkbox"/>
102	Driveway Connection: 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.	Yes	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>

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.