

# Florida Building Code – 1 & 2 Family

Revised 3/1/2009

## Plan Submittal Requirements 2007 FBCR with 2009 Revisions (glitch)

The plan review process can be a complex and lengthy procedure. However, a well researched, properly prepared set of plans submitted with sufficient details, sections and information necessary to determine compliance with the State of Florida codes will move quickly through the process and have fewer reasons for rejection. The approved detailed plans are required on a job site during the inspection process to help reduce delays and the number of re-inspections. To aid design professionals and contractors, the following list has been prepared indicating the minimum amount of information to be provided. **This is a guide only.** Depending on the scope of work to be permitted, some items may not apply, or more specific information may be required. Using this form should greatly reduce the chances of submitting deficient plans. **Plans found with insufficient information will be rejected, requiring revised plans to be resubmitted when all corrections are made. This checklist is a product of several hours of work by the dedicated professionals at the Lake County Building Division. We thank them for letting us use this form and alter it to meet our specific requirements!**

Each item is to be checked off as included or n/a for not applicable.

### PLANS PACKAGE:

- 3 sets SEALED by Eng./ Architect or Designed in accordance with section R301 FBCR \*\*\*
- Plans Scaled and Readable
- Wind speed, exposure type, and pressure coefficient for all the door & windows shown on plans
- Default exposure is C \*\*\*
- Designer's Name, Address, Cert. # on all pages, all pages numbered / labeled

### ELEVATIONS:

- Set-Back requirements
- Approved site plan required
- Plans layout match site plan
- Plans site specific, all options selected
- Front, rear, and side views
- Windows and door locations
- Window sills greater than 24" AFF where FF is greater than 72" above final grade. \*\*\*
- Exterior wall surface
- Flood BFE\_\_\_\_\_ & FFE\_\_\_\_\_
- Unusual Grade / elevation
- Chimney location

### SITE PLAN

- Survey signed and sealed by State of Florida Licensed Surveyor.
- Lot corner elevations are shown.
- Drainage type is shown and matches the approved subdivision plan.
- Finished floor elevation
- Proposed drainage plan shown.
- Flood Zone Data provided A, AE, X, C
- Lot number and subdivision phase.
- North orientation shown \*\*\*

### FLOOR PLAN:

- Square footage

- Handicap bathroom access path 29 in.
- Tempered glass - Hazardous locations
- Egress windows – Locations labeled
- Label sizes ALL door & windows
- Interior load bearing walls shown

### FOUNDATION:

- Footing locations, depth and width
- Rebar grade and Size
- Vertical cell location
- Slab description
- Minimum 12" below grade
- All wood 6 in. above grade
- Relieving Arch Steel Detail
- Brick ledge detail
- Termite shield details
- Column footing / pad location
- Interior footing, location and detail

### MASONRY WALLS:

- Horizontal reinforcing steel detail
- Vertical steel detail
- Typical lintel and tie beam
- Typical wall & opening detail
- Bearing frame wall to block wall detail
- Engineers attachment detail for wood bucks 1-1/2 in. thick or greater
- Door & windows: **provide all approved installation details on site at time of inspection**
- Special opening detail
- Change in height detail
- Non-continuous lintel / bond beam
- Retaining wall detail and limits
- Rough Opening Dimensions on all openings. \*\*\*

### FRAME WALLS:

- Bearing wall construction
- Header / opening details
- Anchor bolts spacing and size

- Wall sheathing nailing schedule
- Connector chart - type and nail count
- Interior bearing wall details
- 2 story wall construction detail
- Fire wall detail and rating
- Gypsum ceiling diaphragm detail \*\*\*
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### ROOF FRAMING:

- Correct truss layout by truss company
- Layout by Eng. / Architect of record
- Marked strapping locations - SEALED
- Strap schedule - size with nail count
- Truss bracing
- Roof Type: **provide Installation details on site at time of inspection**
- Roof Sheathing and nailing schedule
- Ceiling/Roof diaphragm and blocking
- Valley framing detail
- Girder location and strapping required
- Interior bearing wall detail
- Gable end details and bracing requirements

### ELECTRICAL:

- Load description / Service Size
- Smoke detector locations labeled
- Electric Layout
- CO Detectors if required \*\*\*
- Type ground at the service

### MECHANICAL:

- Equipment locations
- Signed Energy Code Calculations
- Correct orientation per the survey \*\*\*
- Supply layout duct & grill sizes
- Return duct layout and jumpers
- Approved structural details for air-handler installed in attic area

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## MECHANICAL: (CONTINUED)

- ( ) Attachment detail for mechanical equipment installed outside and equipment is a minimum of 3' above finished grade.

## PLUMBING:

- ( ) Water Heater location
- ( ) Fixture Location
- ( ) Septic location
- ( ) GPM water usage at all showers \*\*\*
- ( ) Backwater valve
- ( ) Cement, fiber-cement and glass mat Gypsum indicated in showers and tubs \*\*\*

## GAS SYSTEM REQUIREMENTS

- ( ) BTUs each outlet & total BTUs
- ( ) Pipe type & total length
- ( ) LP regulator Model / Type

## CONSTRUCTION DETAILS

**NEED DETERMINED  
BY INDIVIDUAL PLAN**

- ( ) Stair and railing details
- ( ) Bay window detail
- ( ) Chimney framing detail
- ( ) Dormer framing detail
- ( ) Entry construction detail
- ( ) Column strapping detail
- ( ) Post to beam / slab connectors
- ( ) Glass block installation details
- ( ) Skylight framing detail
- ( ) Bonus Room details
- ( ) 2<sup>nd</sup> Floor Layout / connectors detail
- ( ) Knee wall construction detail