

City of Gainesville's Building Inspections Department

Checklist for New Simple Porch or Carport FLORIDA BUILDING CODE FIFTH EDITION – RESIDENTIAL

ALL REQUIREMENTS SUBJECT TO CHANGE
EFFECTIVE June 30, 2015

This checklist is specific to the CITY OF GAINESVILLE. This checklist is for the construction of a new porch or carport addition to a dwelling. Some items may not apply to your permit application. *If an item is required and not provided – the plan review time period may be stopped until proper documentation is submitted.*

IF YOU ARE APPLYING AS AN “OWNER/BUILDER”, YOU MUST BRING IN A COPY OF YOUR WARRENTY DEED OR TAX NOTICE TO SHOW OWNERSHIP. THE PROPERTY MUST BE IN YOUR NAME.

All building plans must include the following items and indicate compliance with the Florida Building Code, Fifth Edition – Residential and the Existing Code. Where applicable separate permits are required for new or modified **electrical, plumbing, HVAC, or Gas** work being done.

GENERAL REQUIREMENTS: Two (2) complete sets of plans containing a **site plan**, floor plan, wall sections and all exterior elevations with the following criteria and documents: **Wind load design may be required.** Contact the Building Department for criteria.

<input type="checkbox"/>	All drawings must be clear, concise and drawn to scale. All rooms shall be dimensioned and labeled for use. (“Optional” details that are not used shall be marked void or crossed off). Square footage of different areas shall be on plans. Designer’s name and signature on document. If drawn by licensed architect or engineer, official seal shall be affixed.
<input type="checkbox"/>	Site plan showing property lines, existing buildings & addition with distance from the property lines.

BUILDING PLANS

<input type="checkbox"/>	a) ELEVATIONS: - All sides
<input type="checkbox"/>	b) FLOOR PLAN: <i>Provide a simple floor layout of your house. Show the specific area of remodel. Identify the use of the adjoining rooms. Show all existing windows and doors in the adjoining rooms.</i> - Rooms labeled & dimensioned - Windows/Skylights & Doors: show size, mfg, approval listing and attachment specifications and safety glazing where needed - Electrical layout: New receptacles, lights, fans, etc.
<input type="checkbox"/>	c) FOUNDATION PLAN: Location of all load bearing walls w/ required footings indicated as standard or monolithic and their dimensions and reinforcement All post and/or column footing w/ size and reinforcement Any special support required by soil analysis such as piling Location of any vertical steel
<input type="checkbox"/>	d) WALL SECTIONS: (if aluminum framing is used – specific aluminum engineering is required) MASONRY WALL - All materials making up the wall - Block size and mortar type w/ size and spacing of reinforcement - Lintel and tie-beam sizes and reinforcement WOOD FRAME WALL - All materials making up wall - Size and species of studs - Sheathing size type and nailing schedule - Headers sizes
<input type="checkbox"/>	e) ROOF FRAMING: - Rafter size, species, and spacing or truss engineering - Attachment to wall and uplift - Ridge Beam size, valley framing and support details Roof assembly: Roofing system, materials, manufacture, fastening requirements and product evaluation w/ wind resistance rating.