

City of Gainesville's Building Inspections Department

Residential Plan Requirements & Checklist FLORIDA BUILDING CODE FIFTH EDITION – RESIDENTIAL ADDITION

ALL REQUIREMENTS SUBJECT TO CHANGE

EFFECTIVE June 30, 2015

THIS CHECK LIST IS A GUIDE TO BE USED FOR PROPER CONSTRUCTION PLAN SUBMITTAL. 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. Wind design must provide calculations and details that have the seal and signature of a Florida Registered Design Professional. For design purposes the submitted wind design must meet the criteria found in Chapter 3 of the FBC- Residential.

GENERAL REQUIREMENTS: Two (2) complete sets of plans containing a floor plan, site plan, foundation plan, floor/roof framing plan or truss layout, wall sections and all exterior elevations with the following criteria and documents:

| Applicant | Plans Examiner | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <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. |
| <input type="checkbox"/> | <input type="checkbox"/> | Designer’s name and signature on document. If drawn by licensed architect or engineer, official seal shall be affixed. |

SITE PLAN

| | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | a) Dimensions of lot |
| <input type="checkbox"/> | <input type="checkbox"/> | b) Building set-back lines (dimensioned) |
| <input type="checkbox"/> | <input type="checkbox"/> | c) Location of all other buildings on lot, utility easements, and any well or tank locations if applicable. |

BUILDING PLANS

| | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | a) ELEVATIONS: <ul style="list-style-type: none"> - All sides - Roof pitch - Chimney location, dimensioned - Overhang dimensions & detail of attic ventilation - Skylights located & dimensioned |
| <input type="checkbox"/> | <input type="checkbox"/> | b) FLOOR PLAN: <i>Provide a simple floor layout of the house. Show the specific area of remodel. Identify the use of the adjoining rooms and the use of the new addition.. Show all existing windows and doors in the adjoining rooms.</i> <ul style="list-style-type: none"> - Rooms labeled & dimensioned - Shear walls shown - Windows & Doors: show size, mfg, approval listing and attachment specifications and safety glazing where needed - Fireplaces (gas appliance, vented or non-vented, or wood burning) w/ hearth - Stairs with dimensions (width, tread/riser), detail of guardrails & handrails - Plumbing fixture layout - Electrical layout: <ul style="list-style-type: none"> Service panel and sub-panel size & locations Meter location w/ type of service entrance (overhead or underground) - Mechanical/Gas: HVAC Equipment & Exhaust fan locations Gas equipment location and BTU demand |

BUILDING PLANS (continued)

| Applicant | Plans Examiner | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <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"/> | <input type="checkbox"/> | d) ROOF SYSTEM: TRUSS PACKAGE including: <ul style="list-style-type: none"> - Truss layout and truss details signed & sealed by FL Reg. Engineer - Roof assembly: Roofing system, materials, manufacture, fastening requirements and product evaluation w/ wind resistance rating. CONVENTIONAL FRAMING LAYOUT including: <ul style="list-style-type: none"> - Rafter size, species, and spacing - 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. |
| <input type="checkbox"/> | <input type="checkbox"/> | e) WALL SECTIONS: MASONRY WALL <ul style="list-style-type: none"> - All materials making up the wall - Block size and mortar type w/ size and spacing of reinforcement - Lintel and tie-beam sizes and reinforcement - Gable ends with rake beams showing reinforcement or gable truss and wall bracing detail - All required connectors with uplift rating and required number and size of fasteners for continuous tie from roof to foundation - Roof assembly shown here or on roof system detail (Roofing system, materials, manufacture, fastening requirements and product evaluation w/ wind resistance rating) WOOD FRAME WALL <ul style="list-style-type: none"> - All materials making up wall - Size and species of studs - Sheathing size type and nailing schedule - Headers sizes - Gable end showing balloon framing detail or gable truss and wall hinge bracing detail - All required connectors with uplift rating and required number and size of fasteners for continuous tie from roof to foundation - Roof assembly shown here or on roof system detail (Roofing system, materials, manufacture, fastening requirements and product evaluation w/ wind resistance rating) METAL FRAME <ul style="list-style-type: none"> - Building designed by FL Registered Design Professional (signed and sealed documents required) |

FLOOR FRAMING SYSTEM

| | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | a) Floor truss package including layout and details, signed and sealed by FL Registered Engineer |
| <input type="checkbox"/> | <input type="checkbox"/> | b) Floor joist size, species and spacing |
| <input type="checkbox"/> | <input type="checkbox"/> | c) Girder size and species |
| <input type="checkbox"/> | <input type="checkbox"/> | d) Attachment of joist to girder |

FLORIDA ENERGY CODE COMPLIANCE

| | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | a) Energy Code Calculations (3 copies) |
| <input type="checkbox"/> | <input type="checkbox"/> | b) Manual J or alternate approved method (sizing equipment) |
| <input type="checkbox"/> | <input type="checkbox"/> | c) Manual D or alternate approved method (sizing duct) <ul style="list-style-type: none"> - include duct layout - show return air location and size |