COLUMBIA COUNTY BUILDING DEPARTMENT

RESIDENTIAL CHECK LIST

MINIMUM PLAN REQUIREMENTS: FLORIDA BUILDING CODE RESIDENTIAL 2014 EFFECTIVE 1 JULY 2015 AND THE NATIONAL ELECTRICAL CODE 2011 EFFECTIVE 1 JULY 2015

ALL REQUIREMENTS ARE SUBJECT TO CHANGE

ALL BUILDING PLANS MUST INDICATE COMPLIANCE WITH THE CURRENT 2014 FLORIDA BUILDING CODES RESIDENTIAL, EFFECTIVE 1 JULY 2015. NATIONAL ELECTRICAL CODE 2011 EFFECTIVE 1 JULY 2015. 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.

FOR DESIGN PURPOSES THE FOLLOWING BASIC WIND SPEEDS ARE PER FLORIDA BUILDING CODE FIGURE 1609-A THROUGH 1609-C ULTIMATE DESIGN WIND SPEEDS FOR RISK CATEGORY AND BUILDINGS AND OTHER STRUCTURES
Revised 12/2016

	GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Items to Include- Each Box shall be Marked as Applicable
		Select From the Dropbox
1	Two (2) complete sets of plans containing the following:	- Yes
2	All drawings must be clear, concise, drawn to scale, details that are not used shall be marked void	- Yes
3	Condition space (Sq. Ft.) : 3891 Total (Sq. Ft.) under roof 6156	YES / NO / N/A

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 RESIDENTIAL R101.2.1

Site Plan information including:

4	Dimensions of lot or parcel of land	- Yes
5	Dimensions of all building set backs	- Yes
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
7	Provide a full legal description of property.	- Yes

Wind-load Engineering Summary, calculations and any details are required.

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8	**Plans or specifications must show compliance with FBCR Chapter 3**	(YES) / NO / N/A
		Select From the Dropbox
9	Basic wind speed (3-second gust), miles per hour	- Yes
10	(Wind exposure – if more than one wind exposure is used, the wind exposure and applicable wind direction shall be indicated)	- Yes
11	Wind importance factor and nature of occupancy	- Yes
12	The applicable internal pressure coefficient, Components and Cladding	- Yes
13	The design wind pressure in terms of psf (kN/m²), to be used for the design of exterior component, cladding materials not specifally designed by the registered design professional.	- Yes

Elevations Drawing including:

14	All side views of the structure	- Yes
15	Roof pitch	- Yes
16	Overhang dimensions and detail with attic ventilation	- Yes
17	Location, size and height above roof of chimneys	- Yes
18	Location and size of skylights with Florida Product Approval	- Yes
18	Number of stories	- Yes
20A	Building height from the established grade to the roofs highest peak	- Yes

Floor Plan including:

20	Dimensioned area plan showing rooms, attached garage, breeze ways, covered porches, deck, balconies	- yes
21	Raised floor surfaces located more than 30 inches above the floor or grade	- n/a
22	All exterior and interior shear walls indicated	- yes
23	Shear wall opening shown (Windows, Doors and Garage doors)	- yes
24	Show compliance with Section FBCR 310 Emergency escape and rescue opening shown in each bedroom (net clear opening shown) and Show compliance with Section FBC 1405.13.2 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
25	Safety glazing of glass where needed	- n/a
26	Fireplaces types (gas appliance) (vented or non-vented) or wood burning with Hearth (see chapter 10 and chapter 24 of FBCR)	gas -
27	Show stairs with dimensions (width, tread and riser and total run) details of guardrails, Handrails	- n/a
28	Identify accessibility of bathroom (see FBCR SECTION 320)	- n/a

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 the Dropbox

29	Location of all load-bearing walls footings indicated as standard, monolithic, dimensions, size and type of reinforcing.	- yes
30	All posts and/or column footing including size and reinforcing	- yes
31	Any special support required by soil analysis such as piling.	- n/a
32	Assumed load-bearing valve of soil _____ Pound Per Square Foot	-
33	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	- n/a

FBCR 506: CONCRETE SLAB ON GRADE

34	Show Vapor retarder (6mil. Polyethylene with joints lapped 6 inches and sealed)	-
35	Show control joints, synthetic fiber reinforcement or welded fire fabric reinforcement and Supports	-

FBCR 318: PROTECTION AGAINST TERMITES

36	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

FBCR 606: Masonry Walls and Stem walls (load bearing & shear Walls)

37	Show all materials making up walls, wall height, and Block size, mortar type	- yes
38	Show all Lintel sizes, type, spans and tie-beam sizes and spacing of reinforcement	-

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

39	Floor truss package shall including layout and details, signed and sealed by Florida Registered Professional Engineer	- yes

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

YES / NO / N/A

FBCR CHAPTER 6 WOOD WALL FRAMING CONSTRUCTION

GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL		Items to Include- Each Box shall be Marked as Applicable
		Select From the Dropbox
52	Stud type, grade, size, wall height and oc spacing for all load bearing or shear walls	- Yes
53	Fastener schedule for structural members per table IRC 602.3 are to be shown	- Yes
54	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
55	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
56	Show sizes, type, span lengths and required number of support jack studs, king studs for shear wall opening and girder or header per IRC Table 502.5 (1)	- Yes
57	Indicate where pressure treated wood will be placed	- Yes
58	Show all wall structural panel sheathing, grade, thickness and show fastener schedule for structural panel sheathing edges & intermediate areas	- Yes
59	A detail showing gable truss bracing, wall balloon framing details or/ and wall hinge bracing detail	- Yes

FBCR :ROOF SYSTEMS:

60	Truss design drawing shall meet section FBCR 802.1.6.1 Wood trusses	- Yes
61	Include a layout and truss details, signed and sealed by Florida Professional Engineer	- Yes
62	Show types of connector's assemblies' and resistance uplift rating for all trusses and rafters	- Yes
63	Show gable ends with rake beams showing reinforcement or gable truss and wall bracing details	- Yes
64	Provide dead load rating of trusses	- Yes

FBCR 802:Conventional Roof Framing Layout

65	Rafter and ridge beams sizes, span, species and spacing	- Yes
66	Connectors to wall assemblies' include assemblies' resistance to uplift rating	- Yes
67	Valley framing and support details	- Yes
68	Provide dead load rating of rafter system	- Yes

FBCR 803 ROOF SHEATHING

69	Include all materials which will make up the roof decking, identification of structural panel sheathing, grade, thickness	- Yes
70	Show fastener Size and schedule for structural panel sheathing on the edges & intermediate areas	- Yes

ROOF ASSEMBLIES FRC Chapter 9

71	Include all materials which will make up the roof assembles covering	- Yes
72	Submit Florida Product Approval numbers for each component of the roof assembles covering	- Yes

FBCR Chapter 11 Energy Efficiency Code for residential building

Residential construction shall comply with this code by using the following compliance methods in the FBCR chapter11 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.*

YES / NO / N/A

	GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Items to Include- Each Box shall be Marked as Applicable
		Select From the Dropbox
73	Show the insulation R value for the following areas of the structure	- YES
74	Attic space	- YES
75	Exterior wall cavity	- YES
76	Crawl space	- N/A

HVAC information

77	Submit two copies of a Manual J sizing equipment or equivalent computation study	- YES
78	Exhaust fans shown in bathrooms **Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous required**	- YES
79	Show clothes dryer route and total run of exhaust duct	- YES

Plumbing Fixture layout shown

80	All fixtures waste water lines shall be shown on the foundation plan	- YES
81	Show the location of water heater	- YES

Private Potable Water

82	Pump motor horse power	-
83	Reservoir pressure tank gallon capacity	-
84	Rating of cycle stop valve if used	-

Electrical layout shown including

85	Show Switches, receptacles outlets, lighting fixtures and Ceiling fans	- YES
86	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
87	Show the location of smoke detectors & Carbon monoxide detectors	- YES
88	Show service panel, sub-panel, location(s) and total ampere ratings	- YES
89	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
90	Appliances and HVAC equipment and disconnects	- YES
91	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

GENERAL REQUIREMENTS: APPLICANT – PLEASE CHECK ALL APPLICABLE BOXES BEFORE SUBMITTAL	Items to Include- Each Box shall be Circled as Applicable

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH BUILDING PLANS

		YES	NO	N/A
92	**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 NO		
93	**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	NO YES		
94	**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.	NO		
***	**BELOW ITEMS ONLY NEEDED AFTER ZONING APPROVAL HAS GIVEN.**	****	***	***
95	**Environmental Health Permit or Sewer Tap Approval** A copy of a approved Columbia County Environmental Health (386) 758-1058 applied for	NO YES		
96	**City of Lake City** A City Water and/or Sewer letter. Call 386-752-2031	NO		
97	**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	NO		
98	**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.			
99	A Flood development permit is also required for AE, Floodway & AH. Development permit cost is **$50.00**			
100	**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.	NO		
101	**911 Address:** An application for a 911address must be applied for and **received** through the Columbia County Emergency Management Office of 911 Addressing Department (386) 758-1125.	YES NO		

TOILET FACILITIES SHALL BE PROVIDED FOR ALL CONSTRUCTION SITES. NO

Disclosure Statement for Owner Builders *If you as the applicant will be acting as an owner/builder under section 489.103(7) of the Florida Statutes, submit the required owner builder disclosure statement form.*

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 preformed.

Section R101.2.1 of the Florida Building Code Residential:

The provisions of Chapter 1, Florida Building Code shall govern the administration and enforcement of the Florida Building Code, Residential.