

Florida Building Code – 1 & 2 Family

Plan Submittal Requirements

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/Lake County 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.**

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

PLANS PACKAGE:

- 3 sets SEALED by Eng./ Architect or SSTD 10 – 99 / WFCM worksheets
- Plans Scaled and Readable
- Wind speed, exposure type, and pressure coefficient for all the door & windows shown on plans
- 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
- Exterior wall surface
- Flood BFE _____ & FFE _____
- Unusual Grade / elevation
- Chimney location

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 product & installation details**
- Special opening detail
- Change in height detail
- Non-continuous lintel / bond beam
- Retaining wall detail and limits

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

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**
- 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

MECHANICAL:

- Equipment locations
- Signed Energy Code Calculations
- Approved structural details for air-handler installed in attic area

PLUMBING:

- Water Heater location
- Fixture Location
- Septic location

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
- 2nd Floor Layout / connectors detail
- Knee wall construction detail