

RESIDENTIAL PLAN REVIEW

Single Family/Duplex New Construction Checklist

This information is intended only as guideline for the construction drawings submitted to the Building Division and may or may not be all inclusive.

- Provide statement of compliance on all plans. [Click here](#) for Current Building Codes.
- Building data table to include:
 - Occupancy classification of the building and all areas of the building which have mixed occupancy. This is determined from Chapter 3 of the FBC.
 - Type of construction: Type I through Type VI.
 - Sprinkled or Un-sprinkled.
- Key plan showing the entire building and area of change, if any.
- Demolition drawing, if applicable. Indicate specifically what is and what is not load-bearing.
- Floor plan to show dimension of corridors, doors, rooms, stairs, etc. also labeling of use of all rooms and areas.
- Door schedule, including rating, label type and hardware.
- Window schedule, including positive and negative wind load pressures, emergency escape requirements, etc.
- Details of all stairs, handrails, guardrails, etc.
- Door and window cut-sheets for all doors and windows located in exterior walls. Cut-sheets shall show compliance with a required wind loads, include a fastener schedule with installation specifications, indicate the positive and negative pressures, and whether it is or is not impact resistant.
- Detailed wall sections for all walls and roofs.
- Energy calculations and Manual J shall be included in each set of plans.
- Electrical plans as applicable to the project should include plan to show all receptacles, fault current analysis, elevation of equipment if in flood zone, load calculations and smoke detector locations.
- Plumbing plans as applicable to the project should include fixture locations.
- Wind Design Data
- Product Approvals- Two set of NOA's or State of Florida product approvals for windows, doors and shutters. [Click here](#) to view example of an NOA or State of Florida

