



**PLANNING AND DEVELOPMENT SERVICES**

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**Residential Plan Review Requirements**  
 Florida Building Code – Residential (FBC-R)

For use with Detached **1 & 2 Family Dwellings** and **Townhouses** not more than 3 stories above grade with a maximum of two attached dwelling units.  
 Structures exceeding this scope are considered multiple-family dwellings to be submitted with The Commercial Building Checklist (FBC-R 101.2 & FBC 903.2.11.3.1)

**SPECIAL NOTE:** All drawings must be to scale, dimensioned, clear and of sufficient quality for record retention. Drawing must be complete for Building Review, Construction & Inspection purposes.

I certify that the attached plans and specifications include the minimum information as outlined on this form.

Contractor \_\_\_\_\_ Arch / Eng / Designer \_\_\_\_\_  
 Signature/Date \_\_\_\_\_ / \_\_\_\_\_ Signature/Date \_\_\_\_\_ / \_\_\_\_\_

**\*\*\*Form To Be Signed, Dated, And Submitted With Each Residential Application\*\*\***

<u><b>DESIGN CRITERIA DATA SHEET</b></u>	
<b>Occupancy Classification:</b> <small>(FBC, Chapter 3)</small>	<b>R3</b> _____ <b>Other</b> _____ (as allowed to be built as R3 per FBC)
<b>Construction Type:</b> <small>(FBC, Chapter 6 – Circle One)</small>	<u><b>IA</b></u> <u><b>IB</b></u> - <u><b>IIA</b></u> <u><b>IIB</b></u> - <u><b>IIIA</b></u> <u><b>IIIB</b></u> - <u><b>IV</b></u> - <u><b>VA</b></u> <u><b>VB</b></u>
<b>Wind Load Determination:</b> <small>(FBC-R, 301.2.1.1)</small>	a) Professional design based on <b>ASCE-7</b> _____ b) Professional design based on <b>FBC 1609</b> _____ c) <b>ICC-600</b> Guidelines _____ d) <b>AF&amp;PA</b> Wood Frame Construction Manual _____ e) <b>MAF</b> Guide to Concrete Masonry . . . _____ f) Other per <b>FBC-R, 301.2.1.1</b> _____
<b>***Design Wind Speed</b> <small>(FBC-R 301.2.1.1)</small>	a) <b>Enclosed</b> (in mph) _____ b) <b>Partially Enclosed</b> (in mph) _____ (ASCE-7) c) <b>Open</b> (in mph) _____ d) <b>Internal Pressure Coefficients:</b> _____
<b>Wind Exposure Category:</b> <small>(FBC-R 301.2.1.4.3)</small>	b) <b>Exposure B</b> _____ c) <b>Exposure C</b> _____ d) <b>Exposure D</b> _____
<b>Wind Design Pressures</b>	a) <b>Components &amp; Cladding Loads Shall Be Identified On Plans in PSF.</b>
<b>Bldg Height &amp; Area Adjustment Factor:</b>	a) <b>Building Height</b> _____ b) <b>Height Adjustment Factor</b> _____ <small>(FBC-R, 301.3)</small> <small>(Provide height and area modification calculations on plans, if utilized)</small> <small>(FBC, Table 503)</small>
<b>Fire Sprinklered:</b> <small>(FS 553.895(2))</small> <small>(FBC-R 313; FBC, Table 503 &amp; 504.2)</small>	a) <b>Yes</b> _____ b) <b>No</b> _____ (If Yes, Sprinkler Plans Required Before Permit Issuance)
<b>Required Soil Bearing:</b> <small>(FBC-R Table 401.4.1)</small>	a) <b>2,000 PSF</b> _____ b) Other: _____ <b>PSF</b> (Over 2000 PSF Requires Soil Test)

\*\*\* Derived from Ultimate Design Wind Speed Map FBC-R Figure R301.2 (4)

## PLAN REVIEW SUFFICIENCY CHECKLIST

**SURVEY** shall include:

1. Prepared, Signed and Sealed by a Florida Registered Land Surveyor, **showing current actual site conditions**. **Flood zones** to be designated and their locations shown on the survey. All **easements** shall be shown. For lots less than one (1) acre, **in subdivisions approved prior to August 30, 1960, spot grade elevations are required**. (*FBC, Sec 107.2.1, Zoning Ordinance SCO 2003-052 Article III as amended and Article VII Chapter 74 for Drainage of Residential Lots*)

**SITE PLAN** shall include:

1. **All existing structures**, streets, easements, septic tank and well. (*FBC, Sec 107.3.5*)
2. **The new building footprint**; including all projections, driveways, slabs and equipment pads (i.e. air conditioner & pool equipment) with all setbacks and dimensions; and **L.P. tank location**, size and setbacks. (*FBC, Sec 107.3.5 and NFPA 58*)
3. **The proposed finished floor elevation** of the new structures and the **Lot Drainage Plan** for the site. (*SCO 2003-052, as amended and Article VII Chapter 74 for Drainage of Residential Lots, FBC Sec 107.3.5 and FBC-R 401.3*)

### **FLOOD RESISTANT CONSTRUCTION:**

To be designed per FBC-R 322 and Sarasota County's current Floodplain Management Ordinance. (Cross references defining flood resistant provisions of the Florida Building Code are located in FBC Table 1612.1)

**FOUNDATION PLAN** shall include and show:

1. **Footings, pads, slabs**, sizes and descriptions of all exterior and interior and **vapor barrier**. (*FBC-R401.2, R403 & R506*)
2. **Concrete P.S.I. minimum & Reinforcement** locations and descriptions. (*FBC-R 402.2, Reinforcement based on chosen design criteria*)
3. **Slab** (or footing) **elevation changes**. Location and height of all changes shown. (*FBC-R311.3*)
4. **Undisturbed soil or properly compacted fill** supporting all footings and slabs. Outside edge footings extending no less than 12 inches below finished grade. (Compaction report required for fill before foundation inspection.) (*FBC-R 403.1*)
5. **Termite Soil Protection** provided by registered termiticides noted. (*FBC-R 318*)

**FLOOR PLAN, AIR CONDITIONING, PLUMBING, GAS & ELECTRICAL** shall include and show:

1. **Square footage** break down of all areas by story and **by A/C'd and Non-A/C'd**. Include living areas and open lanai, porch, garage and storage areas. (*FBC-Energy Conservation*)
2. **Rooms labeled** and dimensioned with ceiling heights (one habitable room minimum of 120sf). (*FBC-R, 304, 305, 306 & 307*)
3. **Window and door** locations, sizes and descriptions shown for all. **Solid core or insulated door** noted at locations adjacent non-a/c'd areas. (*FBC 107.2.1 & 107.3.5*)
4. **Safety glazing**, and **emergency escape/rescue openings** labeled sized. (*FBC-R, 308.4 & 310*)
5. **Clear width** minimum of all halls, stairs, landings and doors indicated. (*FBC-R, 311*)
6. **Exit door, minimum of one 36"** width from each residence or unit not exiting thru a garage. (*FBC-R, 311.1 & 311.2*)
7. **One full bathroom, with minimum 29" clear openings** at doors along the access path, on an accessible level. (*FBC-R 320.1.1*)
8. **Joists, rafters, headers, beams, lintels, posts and columns** all sized with spacing and description of all noted. All connections described, labeled, or detailed. (*FBC-R Chapters 5, 6, 8 & 9*)
9. **Shearwall** lengths and locations noted for all exterior and interior shearwalls indicating vertical steel and holddown locations. Note location and anchorage of **interior bearing walls**. (*FBC-R Chapter 6*)
10. **Fireplace opening, hearth extensions and chimney** dimensions (and a full height section view from foundation through chimney cap). (*FBC-R Chapter 10*)
11. **Air conditioning** compressor and air handler locations. (*FBC-R Chapter 13*)
12. **Attic and crawl space access**. (*FBC-R 807.1 & 408.4*)
13. **Plumbing fixture and water heater** locations shown and all spacings dimensioned. (*FBC-R, Chapter 27; FPC Table 403.1 & Chapter 28*) **Tub access** locations. (*FBC-R Chapter 27*)
14. **BTU's and location of all gas appliances**, indicating if LP or Natural Gas. Note **vent location and sizes** for gas appliances in confined spaces. Note elevation of ignition source and show bollard or wheel stop for gas water heaters in garage. Show gas appliances (except as exempted) not in prohibited locations (sleeping rooms, bathrooms, closets). (*FBC Chapter 24*)

15. **Electric service panel box location and ampacity.** (Electrical may be on separate electrical floor plan.) (*NEC 2008*)
16. **Electric receptacles** (note **G.F.I.,W.P.G.F.I., Arc Fault Interruptors, Tamper Resistant**, Etc), switches, lighting fixtures, ceiling fans, exhaust fans, appliances and equipment outlets. (*NEC 2008*)
17. **Smoke Alarms** (FBC-R 314) and **Carbon Monoxide Alarms** (FBC-R 315) locations shown.

**ELEVATION VIEWS, SECTION VIEWS, DETAIL DRAWINGS & OTHER REQUIREMENTS** shall include and show:

1. **Elevation Views** of all sides of the structure, dimension from grade to the high point of the roof, roof slope, **height of chimney** above any part of the roof within 10' of the chimney, and **attic roof vents** when required. (*FBC 107.2.1 & 107.3.5*)
2. **Wall Section** detailed views for each type from foundation through roof, clearly and specifically indicating all structural elements, reinforcement, connections and all lumber, sheathing & nailing specifications. (Also note inspection ports for vert. steel, bearing heights, stucco specification, living area 8" above grade and insulation & finishes.) (*FBC 107.2.1 & 107.3.5*)
3. **Gable End Wall Detailed** method of horizontal bracing (i.e., ceiling diaphragm) for any joint or change of materials, balloon framing (note lumber size, spacing, species & grade) or continuous masonry (note rebar spacing and size). (*FBC-R, Chapter 6*)
4. **Framing Plans for Floors, Decks and Stairs** (including framing sizes, spacing, species & grade, sheathing description & nailing, and tread depth, riser height & headroom). (*FBC 107.2.1 & 107.3.5*)
5. **Stair Handrail** (FBC-R 311) (height, picket spacing, connections & graspable section) & **Guardrail Description** (FBC-R 312) (height, picket spacing & connections).
6. **Truss Layout** for all trussed roofs (indicating all uplift loads over 1,000 LBS and gravity loads over 5,000 LBS). Hurricane anchor item number and manufacturer for all uplift load ranges (indicating specific locations of use). (*FBC 107.2.1, 107.3.5 and Chapter 8*)
7. **Conventional Roof Framing Plan & Section View** for all conventional roofs. Must note code compliant roof rafter to ceiling joint heel joint nailing and collar ties and nailing. Ceiling Joists must provide a continuous tie from one side of the building to the other and be properly connected OR the ridge must be supported as a beam. Hurricane anchor item number and manufacturer for all uplift load ranges (indicating specific locations of use). (*FBC-R Chapter 9*)
8. **Roof Covering** details for all types, indicating the types and thickness of materials, fasteners and spacings, flashing, wind resistance requirements and roof slope. Note ASTM numbers associated with each component. (*FCB-R, Chapter 9*)
9. **Garage Separation** noted for adjacent living areas by minimum ½" GWB; or by 5/8" Type-X GWB on ceilings when separating a habitable area above a garage below (supporting structure to have ½" GWB). (*FBC-R Table 302.6*)
10. **Garage Side Swinging Door** into residence noted as minimum 1 ¾" solid core wood, honeycomb core steel or 20-minute fire-rated door. No direct openings form the garage to any room used for sleeping purposes allowed. (*FBC-R 302.5*)
11. **Garage Duct Penetrations.** Ducts in or penetrating the walls or ceilings separating the garage and dwelling shall be constructed of minimum 26 gage sheet steel and shall have no openings into the garage. (*FBC-R 302.5*)
12. **Tenant Separation Walls** for townhouse units, provide full height section drawings and fire assembly rating numbers from a recognized testing agency. (*FBC-R 302.2*)
13. **Window Buck Installation Detail** showing locations, thickness, and fastening specifications (include, type, size, and spacing of fasteners). Mullion details (horizontal and vertical) shall be provided and include specific attachment specifications. (*FBC-R, 612.10 & 612.11*)
14. **Window and Door Manufacturer's Product Approvals**, testing reports, and installation specifications with details for all types (including garage doors), substantiating compliance with applicable components and cladding wind design pressures and impact resistance when required. (*FBC-R 301.2.1.1, 301.2.1.2 & 612.1*)
15. **Mitered or Butt Glass Engineering and Arched Window In-fill Framing Detail**, design, specifications, and installation details, signed and sealed by a Florida Engineer. (*FBC-R 612.5 & 612.10*)
16. **Opening Protection** components, provide manufacturer's product approval, testing report, and installation specifications for all types (include, type, size, and spacing of fasteners). (*FBC-R 301.2.1.2*)
17. **Condensate Lines, Irrigation Spray Heads and Roof Downspouts Discharge** noted as being a minimum of one foot from the building and that all eaves less than 6 inches have rain gutters and down spouts. (*FBC-R 318.6*)