



NEW 1 & 2 FAMILY RESIDENTIAL STRUCTURES MINIMUM REQUIREMENTS

ALL PLANS MUST BE 24" X 36"

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WIND BORNE DEBRIS AREA

Structures located in the wind borne debris areas?	Y	N
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One of the following options shall apply.

1	Option 1. Plywood shutters may be used but must be a minimum 7/16 inch thick, precut with anchorage system in place before the final building inspection. Plans to include shutter detail and anchoring details. 2014 FBC R SECTION R301.2.1.2	Y	N	N/A
2	Option 2. Approved shutters certified to meet Miami-Dade impact tests. Shutters must be roll-down, Panel, accordion, or other approved design type. Plans include manufacturer, model number, installation instructions, and a copy of Miami-Dade or an approved impact test meeting ASTM E 1996.	Y	N	N/A
3	Option 3: Approved impact resistant windows and doors certified to meet either Miami-Dade or an approved impact test meeting ASTM E 1996. Plans to include manufacturer, model number, installation instructions, and copy of Miami-Dade or an impact test data for proposed impact resistant windows meeting ASTM E 1996.	Y	N	N/A

SPECIAL FLOOD HAZARD AREA

Is the proposed structure located in a special flood hazard area (SFHA)?		Y	N	
1	Flood Protection: Flood Damage Control regulations and minimum standards under the National Flood Insurance Program and Chapter 3 FBC-R 2014 require new construction, substantial improvements and remodeling projects to be protected from flood damage. Pursuant to these regulations, the following information must be included with plans submitted for approval for structures built within the Special Flood Hazard Area (for greater detail, please refer to the FEMA TECH BULLETINS ON THE FEMA WEBSITE) verification of grade and structural related elevations; certification of materials, ventilation and flood proofing techniques, area identified for remodeling and the value of construction; and added engineer certifications for construction within a floodway or velocity zone and for commercial construction below the base flood elevation.	Y	N	N/A
2	The building owner, and only the building owner, shall sign a flood zone affidavit, which will indicate the minimum floor elevation required based on the Flood Control Ordinance.	Y	N	N/A
3	If any portion of a parcel is located in a SFHA, the entire parcel shall be deemed to be located in the SFHA and must meet all the requirements of the Damage Control Regulations. Alternatively, the applicant may submit a sealed survey, which clearly delineates the special flood hazard area. If the sealed survey indicates that the entire structure is located outside of the SFHA, the Flood Damage Control Regulations will not apply.	Y	N	N/A
4	Include a plan note, which states: "Structure is located in a special flood hazard area." An elevation certificate must be submitted to the City of Sarasota Building Department before requesting the Framing Inspection".	Y	N	N/A
5	Foundation drawings must include the floor elevation of all areas of the building including attached garage.	Y	N	N/A

In A zone and V zone flood areas, a signed and sealed drainage plan will be required at the time of permit application.

Drainage plan must be Signed and Sealed by a Registered Engineer, Architect or Landscape Architect.

REQUIRED DOCUMENTS MUST BE SUBMITTED AT TIME OF APPLICATION

1	Copy of recorded deed (if METES and bounds) or legal description	Y	N	N/A
2	Florida Energy Efficiency forms: All front sheets shall contain the signature of the person who performed the calculations and the signature of the owner/agent. All plans must be designed according to FBC 2014 (RESIDENTIAL) Energy Conservation Section 401.2. Energy guides are obtained from the Mechanical contractor	Y	N	N/A
3	Site Plans: Provide 3 copies of single line drawings to scale showing property boundaries, lot dimensions, and location of proposed and existing structures on the lot, street in front of the property and street name. If located on a corner lot, indicate the names of streets, all easements, and conservation and/or wetland areas. A separate Staging plan will be required if the footprint of all buildings on the lot exceed 5000 square feet	Y	N	N/A
4	The site plan for the proposed new building must show all trees on the property, including the trees to remain and the trees to be removed due to construction (if any).	Y	N	N/A
5	3 copies of the Drainage Plan with sight specific Drainage Swales directing the water runoff to the Street or storm water conveyances. Cannot direct water to the adjoining properties.	Y	N	N/A
6	Homeowner affidavit if applicable under Florida Statue 489.103(7) . Affidavits available at the permitting office	Y	N	N/A

PLANS & SPECIFICATIONS

1	3 copies of drawings at a scale that provides sufficient clarity and detail to indicate the nature and scope of work (recommend 1/4" = 1'). Such drawings shall contain information, in the form of notes or otherwise, as to the quality of materials, where the quality is essential to conforming with the technical codes of the 2014 Florida Building, Plumbing, Mechanical, Fuel Gas, Energy Efficiency, Accessibility, and 2011 National Electrical codes. Such information shall be specific, and the technical codes shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information. All drawings, specifications, and accompanying data shall bear the name and signature of the person/persons responsible for the design. For plans that include multiple options only those options for the building being considered for permit shall be identified. All others shall be removed or crossed out.	Y	N	N/A
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NOTE: All structural plans shall be signed and sealed by a design professional or be accompanied by an approved alternative design method authorized by the Building Commission.

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GENERAL PLAN REQUIREMENTS

1	STRUCTURAL DESIGN CRITERIA CLEARLY INDICATED. (i.e., wind loading, floor and roof live and dead loads).	Y	N	N/A
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The following information related to wind loads shall be shown on the construction plans:

1	Basic wind speed, mph, (km/hr).	Y	N	N/A
2	Risk Category (II)	Y	N	N/A

EXTERIOR WINDOWS & DOORS

Exterior windows and doors are required to meet the design wind load pressures of Chapter 3 FBC-R 2014.

1	Plans illustrate that all exterior windows and glass doors are required to be tested in accordance with ANSI/AMMA/NWWDA 101/IS2 Standard and bear an AMMA or WDMA label identifying the manufacturer, performance characteristics and approved product testing entity. FBC-R SECTION R301	Y	N	N/A
2	Plans illustrate that all exterior windows and glass doors are required to be tested in accordance with ANSI/AMMA/NWWDA 101/IS2 Standard and bear an AMMA or WDMA label identifying the manufacturer, performance characteristics and approved product testing entity. FBC-R SECTION R301	Y	N	N/A
3	A complete door and window schedule including manufacturer and model number has been included as part of the construction drawings.	Y	N	N/A
4	Garage door installation details and data indicating compliance with the wind load requirements	Y	N	N/A

TERMITE PROTECTION – PLANS MUST SPECIFY TYPE OF TERMITE TREATMENT. SEE FBC-R SECTION 318

Soil Chemical barrier Method (complete 1-15 below)

Other Treatment – Must specify proposed method and submit documentation, which substantiates the proposed method is an approved termite protection system or method.

1	Include a plan note which states: "A permanent sign which identifies the termite treatment provider and need for re-inspection and treatment contract renewal shall be provided. The sign shall be posted near the water heater or electric panel".	Y	N	N/A
2	Include a plan note which states: "Condensate and roof downspouts shall discharge at least 1'-0" away from building side walls."	Y	N	N/A
3	Include a plan note which states: "Irrigation/ sprinkler system including all risers and spray heads shall not be installed within 1'-0" of the building side walls."	Y	N	N/A
4	Include a plan note which states: "To provide for inspection for termite infestation, between wall covering and final earth grade shall not be less than 6 inches." Exception: Paint or decorative cementitious finishes less than 5/8" thick adhered directly to the foundation wall.	Y	N	N/A
5	Include a plan note which states: "Initial treatment shall be done after all excavation and backfill is complete".	Y	N	N/A
6	Include a plan note which states: "Soil disturbed after the initial treatment shall be retreated including spaces boxed or formed."	Y	N	N/A
7	Include a plan note which states: "Boxed areas in concrete floors for subsequent installation of traps, etc. shall be made with permanent metal or plastic forms. Permanent forms must be of a size and depth that will eliminate the disturbance of soil after the initial treatment".	Y	N	N/A
8	Include a plan note which states: "Minimum 6 mil vapor retarder must be installed to protect against rainfall dilution. If rainfall occurs before vapor retarder placement, retreatment is required.	Y	N	N/A
9	Include a plan note which states: "Concrete over pour and mortar along the foundation perimeter must be removed before exterior soil treatment.	Y	N	N/A
10	Include a plan note which states: "Soil treatment must be applied under all exterior concrete or grade within 1'-0" of the structure sidewalls.	Y	N	N/A
11	Include a plan note which states: "An exterior vertical chemical barrier must be installed after construction is complete including landscaping and irrigation. Any soil disturbed after the vertical barrier is applied, shall be retreated.	Y	N	N/A
12	Include a plan note which states: "All buildings are required to have pre-construction treatment.	Y	N	N/A
13	Include a plan note which states: "A certificate of compliance must be issued to the building department by a licensed pest control company before a Certificate of Occupancy will be issued. The certificate of compliance shall state: "The building has received a complete treatment for the prevention of subterranean termites. The treatment is in accordance with the rules and laws of the Florida Department of Agriculture and Consumer Services.	Y	N	N/A
14	Include a plan note which states: "After all work is completed, loose wood and fill must be removed from below and within 1'-0" of the building. This includes all grade stakes, tub trap boxes, forms, shoring or other cellulose containing material." FBC 2303.1.3	Y	N	N/A
15	Include a plan note which states: "No wood, vegetation, stumps, cardboard, trash, etc., shall be buried within 15'-0" of any building or proposed building.	Y	N	N/A

FLOOR PLANS SHALL INCLUDE THE FOLLOWING:

1	Size and arrangement of all rooms with intended use for each room.	Y	N	N/A
2	All plumbing fixtures. WITH FIXTURE COUNT SHEET	Y	N	N/A
3	Attic access (22 x 30") In all enclosed attic spaces 30 SQ. Feet or more. (FBC-R Section R807)	Y	N	N/A
4	Emergency egress windows in all bedrooms. Show locations and sizes.	Y	N	N/A
5	Location of air handler.	Y	N	N/A
6	Location and size of electrical panel(s).	Y	N	N/A

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FLOOR PLANS SHALL INCLUDE THE FOLLOWING: (Cont.)

7	Location of fireplaces.	Y	N	N/A
8	Provide a chimney framing detail.	Y	N	N/A
9	Location and dimensions of all interior and exterior shear walls.	Y	N	N/A
10	Location of all interior bearing walls and columns and foundations.	Y	N	N/A

11	All header and lintel sizes, types, ratings, and locations.	Y	N	N/A
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FOUNDATION PLANS SHALL INCLUDE THE FOLLOWING:

1	Interior and exterior footing size and reinforcement, minimum concrete strength in psi, including lapping of reinforcement, location and dimensions of foundation dowels, vertical steel and anchor bolt sizes.	Y	N	N/A
2	Column pad sizes and reinforcement.	Y	N	N/A
3	Slab thickness, minimum concrete strength in psi, vapor barrier, slab reinforcing or fiber additive, clean compacted fill under all slabs (soil compaction test may also be required).	Y	N	N/A

WALL SECTIONS – ONE STORY WOOD FRAME WALLS

Provide a detailed cross section of each wall type from the foundation through the roof to include:

1	Plan details illustrate a continuous load path from the foundation to the roof structure. Manufacturer and model number of all required connectors are specified on the plans.	Y	N	N/A
2	Foundation with reinforcement. (Bottom of all footings is at least 12" below finished grade).	Y	N	N/A
3	Pressure treated plate with anchor bolt size, spacing, embedment, and washer size or approved alternate anchor.	Y	N	N/A
4	Size, grade and species of all structural lumber.	Y	N	N/A
5	Stud size and spacing, top and bottom connection for bearing walls.	Y	N	N/A
6	Double top plate, show splicing for shear walls.	Y	N	N/A
7	Wall sheathing size and type with nailing schedule, special blocking and nailing for shear walls.	Y	N	N/A
8	Ceiling and eave height and overhang projections.	Y	N	N/A

WALL SECTIONS – MASONRY WALLS

1	Plan details illustrate a continuous load path from the foundation to the roof structure. Manufacturer and model number of all required connectors are specified on the plans.	Y	N	N/A
2	Foundation with reinforcement. (Bottom of all footings is at least 12" below finish grade).	Y	N	N/A
3	Size of vertical reinforcement showing laps dimensions and embedment into footing, and bond beam. Indicate inspection openings at each upright.	Y	N	N/A
4	Wall thickness, ceiling and eave height and overhang projection.	Y	N	N/A
5	Bond beam size, type and size reinforcement indicating lap.	Y	N	N/A
6	Lintel type dimensions and reinforcement and inspection openings note on the plans.	Y	N	N/A
7	Size and grade of top plates, including dimensions and spacing of anchor bolts and washers, or size, type and spacing of truss anchors.	Y	N	N/A
8	Exteriors finishes and wall coverings. Brick veneer, additional footing width, tie schedule, and flashing.	Y	N	N/A
9	Roof structure (truss or conventional wall connections. Nailing schedule for roof sheathing and roof covering.	Y	N	N/A
10	Window and door anchorage details.	Y	N	N/A

WALL SECTIONS – TWO STORY

1	Plans illustrate a continuous load path from the foundation to the roof structure. Manufacturer and model number of all required connectors are specified on the plans.	Y	N	N/A
2	All of the one-story information plus floor framing draft stopping.	Y	N	N/A
3	Connections to wall above and below.	Y	N	N/A
4	Nailing schedule for wall sheathing.	Y	N	N/A
5	Continuous load path from the roof truss to the foundation.	Y	N	N/A

INTERIOR BEARING WALLS

1	Plans illustrate a continuous load path including a wall section which shows the foundation, wall attachment to the foundation, and wall attachment to roof structure.	Y	N	N/A
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GABLE END WALLS

1	All sheathing, lateral bracing, nailing schedules for sheathing, and connections to wall below.	Y	N	N/A
2	Gable truss diaphragm installation, and method of horizontal bracing at wall/gable joint.	Y	N	N/A
3	Roof sheathing attachment and thickness.	Y	N	N/A
4	Connections for uplift and lateral load.	Y	N	N/A
5	Masonry – gable end walls adjacent to cathedral ceilings are required to be continuous from floor to ceiling or roof diaphragm.	Y	N	N/A
6	Wood – gable end walls adjacent to cathedral ceilings are required to be continuous from floor to ceiling or roof diaphragm.	Y	N	N/A

POST, COLUMNS, AND BEAMS

1	All materials and connections from the foundation to the roof structure with anchorage and connection details.	Y	N	N/A
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SECOND STORY FLOOR FRAMING PLAN

1	Type and size of pre-engineered members and/or size, grade, and species of conventional framing.	Y	N	N/A
2	Direction, span, and spacing of floor structural members.	Y	N	N/A
3	Engineering and specifications for pre-engineered floor systems shall be on the job site for the inspectors.	Y	N	N/A
4	Type and thickness of floor sheathing including nailing schedule.	Y	N	N/A

5	Required hangers, connectors, and fasteners of structural members.	Y	N	N/A
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ROOF FRAMING PLAN

ALL ROOF CONSTRUCTION AND ROOF COVERING, INCLUDING ASPHALT SHINGLES, SHALL MEET THE STRUCTURAL AND WIND LOAD REQUIREMENTS OF (FBC) CHAPTER 16. CONSTRUCTION PLANS MUST SPECIFY MANUFACTURER AND TYPE OF ROOF COVERING TO BE INSTALLED. MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SUPPORTING TEST DATA SHALL SHOW THAT ALL PROPOSED ROOF COVERING, INCLUDING ASPHALT ROOF SHINGLES, WILL MEET THE WIND LOADS SUBMITTED WITH THE PERMIT APPLICATION.

1	Direction, span, and spacing of roof structure.	Y	N	N/A
2	Size, grade and species of all framing lumber.	Y	N	N/A
3	Hold down connector sizes for all headers.	Y	N	N/A
4	Roof framing layout plan indicating truss.	Y	N	N/A
5	When pre-engineered trusses are being used, the signed and sealed engineered truss shop drawings shall be provided on the job site for the inspectors.	Y	N	N/A
6	Type and thickness of roof sheathing, including nailing schedule.	Y	N	N/A
7	Roof covering specified on the submitted construction drawings.	Y	N	N/A
8	Roof covering manufacturer's installation instructions have been submitted with construction drawings.	Y	N	N/A
9	Roof covering fastening has been specified on the submitted drawings.	Y	N	N/A
10	Roof covering test data certifying wind load compliance submitted with construction drawings.	Y	N	N/A
11	Roof flashings have been specified on the submitted construction drawings.	Y	N	N/A
12	Plan details illustrate required attic cross ventilation of each space with weather protected openings.	Y	N	N/A

EXTERIOR ELEVATION PLAN SHALL INCLUDE THE FOLLOWING:

1	Front, rear, and side elevations including windows, doors, roof slopes, chimneys, electric meter cans and all exterior equipment (HVAC, pool eq.)	Y	N	N/A
2	Roof overhangs and attic ventilation.	Y	N	N/A
3	Porch guardrails and stair handrails.	Y	N	N/A
4	Crawl space ventilation and access panels.	Y	N	N/A
5	Complete stair, handrail, and guardrail details including tread, riser, and handrail/guardrail dimensions.	Y	N	N/A

MECHANICAL PLAN SHALL INCLUDE THE FOLLOWING:

1	Dryer vents and bathroom exhausts.	Y	N	N/A
2	Equipment schedule including energy efficiency, supply cfm („s) and power requirements.	Y	N	N/A
3	Show location of all equipment.	Y	N	N/A
4	Indicate Compliance with the 2014 FBC ENERGY CONSERVATION Section R101.5.1.1.1 Building Thermal Envelope alternative OR R101.5.1.1.2 Simulated Performance alternative	Y	N	N/A
5	Provide a note on the plans that The Energy Performance Level (EPL) display card will be completed and Certified by the Builder to be accurate and correct prior to the building occupancy. FBC-R ENERGY CONSERVATION SECTION R401.3	Y	N	N/A
6	A Blower Door test will be required prior to the Building Final Inspection. See FBC-Energy Conservation Section R402.4 (test must be done by a third party and submit the affidavit prior to the Building Dept.	Y	N	N/A

ELECTRICAL PLANS SHALL INCLUDE THE FOLLOWING:

1	Designer name and registration number shall be on all plans with a 600 amp. service or greater. (Signed and Sealed)	Y	N	N/A
2	Provide riser diagram, including size and type of service entrance conductors for 600 amp or greater. (Signed and Sealed)	Y	N	N/A
3	Provide panel location including service size for 600 amp or greater. (Signed and Sealed)	Y	N	N/A
4	Provide electrical layout plan showing location of receptacles, lighting, switches and distribution panel size etc... on all Electrical plans.(All electrical must be above the base flood elevation if in a FEMA Flood Zone A or V zone. (Only 1 gang of 3 switches is allowed below the Required Base flood elevation in the less than 300 Sq. foot access to the building)	Y	N	N/A
5	Provide Smoke and carbon detectors in accordance with the 2014 FBC-R Sections 314 and 315.	Y	N	N/A
6	Provide AFCIs (arc-fault circuit interrupters) with tamper proof receptacles in the dwelling unit per NEC.2011 section 210.50 and 210.52.	Y	N	N/A
7	If installing Low Voltage lighting a lighting plan will be required.	Y	N	N/A
8	Provide a note on the plans that (A minimum of 75% of the lamps in permanently installed	Y	N	N/A
9	Lighting fixtures shall be High-efficacy lamps or a min. of 75% of the permanently installed	Y	N	N/A
10	Lighting fixtures shall contain only high efficacy lamps. 2014 FBC Energy Conservation section	Y	N	N/A