



**Growth and Resource Management
Building Department
Residential Plan Review Checklist
2017 Florida Building Code**

Revised
12/30/2017

PERMIT NUMBER:	PLANS EXAMINER'S INITIALS:	DATE:
<p><i>ALL PLANS AND PLAN DOCUMENTATION ARE REQUIRED TO BE LEGIBLE AND SUBMITTED IN DUPLICATE. MINIMUM SCALE (1/4" = 1'), LETTERING, CLARITY, AND CONTRAST ARE TO BE SUITABLE TO BE RETAINED AS PART OF THE REQUIRED PERMANENT PERMIT RECORD. NOTE: SINGLE LINE DRAWINGS, GRAPH PAPER, FREE HAND SKETCHES, PENCIL DRAWINGS, ETC... CANNOT BE ACCEPTED FOR PERMITTING.</i></p>		

TITLE, SCOPE AND PURPOSE (R101)				
OK	N/A	DEFICIENT	R/L	Applies to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories <u>above grade</u> in height with a separate means of egress and their accessory structures. R101.2 COMMENTS:

BUILDING PLANNING (R301)							
LOCAL DESIGN CRITERIA							
WIND SPEED	EXPOSURE CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	FLOOD HAZARDS
		Weathering	Frost line	Termite	Decay	35 degrees	Per Volusia County Firm, Index Date September 29, 2017 and/or Raised seal survey w/flood zone determination.
		Negligible	N/A	Very Heavy	Moderate to Severe		
OK	N/A	DEFICIENT	R/L	Floor plan; (R 101.2.1, R107.3.5) NOTE: CHECK FOR EVIDENCE OF TWO DWELLING UNITS (2 KITCHENS, NON-COMMUNICATION, EXTRA 220 V OUTLETS, ETC... RETAINING WALL HEIGHT/SETBACKS COMMENTS:			
OK	N/A	DEFICIENT	R/L	Elevation views; all four; (R101.2.1, R107.3.5) COMMENTS:			

LOCATION ON LOT				
OK	N/A	DEFICIENT	R/L	Zoning approved plot plans indicating setback/separation, septic tank location or septic permit application; (900.03 VCZO, R101.1.1, R107.3.5) COMMENTS:
OK	N/A	DEFICIENT	R/L	Sealed survey w/ original signature; flood zone determination, pre-construction elevation certificate if applicable; (900.03 VCZO, 703 VCLDC) COMMENTS:

WIND RESISTANT DESIGN (R301.1)				
OK	N/A	DEFICIENT	R/L	Design by a Florida registered architect or engineer (ASCE 7 or 1609 FBC-B) or FBC-R accepted prescriptive compliance method (R301.2.1.1, R301.1.3) COMMENTS:
OK	N/A	DEFICIENT	R/L	Detailed State wind maps on Volusia County website. COMMENTS:

WIND RESISTANT DESIGN (R301.1)

OK	N/A	DEFICIENT	R/L	Wind exposure category (<i>C for mainland, D for eastern 600' of barrier islands and for sites with Surface Roughness D for at least 5000' upwind (Note: Also if site is within 600' of such bodies of water (i.e. Lake George, Lake Monroe, Lake Harney, Lake Dias, Lake Ashby, Tomoka Basin,);</i> (R301.2.1.4.3) COMMENTS:
OK	N/A	DEFICIENT	R/L	Components and cladding; design wind pressures in terms of PSF, to be used for the design of exterior component and cladding materials (doors, windows, garage doors, skylights etc...) not specifically designed by the registered design professional R301.2, T 301.2(2) <i>Note: Components and Cladding Form needs to be completed & attached to plans.</i> COMMENTS:
OK	N/A	DEFICIENT	R/L	Wind-borne debris protection; specifications for impact resistant glazing and/or design specifications for shutters, structural panel exception; (R301.2.1.2) Check map on County website. <i>Note: Form needs to be completed & attached to plans.</i> COMMENTS:
OK	N/A	DEFICIENT	R/L	Lumber grade and species (R301.2.1.1(1), R502, R602, R802): COMMENTS:

FIRE RESISTANT CONSTRUCTION (R302)

OK	N/A	DEFICIENT	R/L	Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1. Projections beyond the exterior wall shall not extend more than 12 inches into the areas where openings are prohibited. R302.1, Table R302.1 (1). COMMENTS:
OK	N/A	DEFICIENT	R/L	Townhouse separate units, 2 hour exception, continuity, parapet, townhouse structural independence, rated penetrations (R302.2) COMMENTS:
OK	N/A	DEFICIENT	R/L	Two-family dwellings: 1-hour fire-resistance rating, supporting construction (R302.3) COMMENTS:
OK	N/A	DEFICIENT	R/L	No opening between garage and sleeping room, duct and other penetrations protected. (R302.5, R302.5.1) COMMENTS:
OK	N/A	DEFICIENT	R/L	Garage-dwelling separation; 1/2" gypsum board on garage side, except 5/8" Type X required below habitable rooms, 1 3/8" solid wood doors, 20-minute fire-rated doors. Detached garages < 3' from dwelling require protection. (R302.6 T302.6) COMMENTS:
OK	N/A	DEFICIENT	R/L	Enclosed accessible space under stairs has walls, under stair surface and any soffits protected on the enclosed side with 1/2-inch (13 mm) gypsum board. (R302.7) COMMENTS:

LIGHT AND VENTILATION REQUIREMENTS (R303)				
OK	N/A	DEFICIENT	R/L	Light, ventilation and heating for habitable rooms, adjoining rooms, bathrooms and habitable attics. (R202, R303.1, 303.2, 303.3, 303.8) COMMENTS:
OK	N/A	DEFICIENT	R/L	Outdoor intake openings exhaust openings and outside opening protection. (R303.4, R303.5) COMMENTS:
OK	N/A	DEFICIENT	R/L	Interior and exterior stairways provided with a means to illuminate the stairs, including the landings and treads. Interior stairways provided with an artificial light source at each landing and wall switch located in the immediate vicinity of each floor level of a stairway of 6 or more risers. (R303.7, R303.8). COMMENTS:
OK	N/A	DEFICIENT	R/L	Required glazed openings open directly onto a street or public alley, or a yard or court or comply w/ roofed porches or sunroom open at least 65% exceptions (R303.8). COMMENTS:

ROOM PLANNING REQUIREMENTS (R304 AND R305)						
Use	Area (ft ²)	Width	Average ceiling	Minimum ceiling	Natural * light	Natural ventilation*
Living	120	7'-0"	7'-0"	5'-0"	8% floor area	4% floor area
Dining	70	7'-0"	7'-0"	5'-0"	8% floor area	4% floor area
Kitchen	N.A.	N.A.	7'-0"	5'-0"	8% floor area	4% floor area
Bedroom	70	7'-0"	7'-0"	5'-0"	8% floor area	4% floor area
Bathroom	N.A.	N.A.	6'-8"	5'-0"†	3 square feet	1½ square feet
See Sections R303.1 & R303.3 for mechanical ventilation and artificial light † 6'-8" min. over plumbing fixtures.						
OK	N/A	DEFICIENT	R/L	Minimum room areas, dimensions and ceiling heights (R304.1, R304.2, R304.3, 305.1) COMMENTS:		

SANITATION (R306 & R307)				
OK	N/A	DEFICIENT	R/L	Dwelling unit provided with toilet facilities (water closet, lavatory, and a bathtub or shower) and kitchen area (provided with a sink) (R306.1, R306.2) COMMENTS:
OK	N/A	DEFICIENT	R/L	Plumbing fixtures connected to a sanitary sewer or to an approved private sewage disposal system. (R306.3) COMMENTS:
OK	N/A	DEFICIENT	R/L	Water supply to fixtures: All plumbing fixtures connected to an approved water supply. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets provided with hot and cold water.(R306.4) COMMENTS:
OK	N/A	DEFICIENT	R/L	Fixtures spaced as per Figure R307.1. (R307) COMMENTS:

GLAZING (R308)				
OK	N/A	DEFICIENT	R/L	Human impact loads, hazardous locations (R308.3, R308.4) COMMENTS:
OK	N/A	DEFICIENT	R/L	Skylights and sloped glazing (R308.6) COMMENTS:

GARAGES AND CARPORTS (R309)				
OK	N/A	DEFICIENT	R/L	Floor surface noncombustible; sloped floor (R309.1) COMMENTS:
OK	N/A	DEFICIENT	R/L	Carport: open two sides; noncombustible floors; sloped floor (R309.2) COMMENTS:
OK	N/A	DEFICIENT	R/L	In Flood Hazard Areas, carports below design flood elevation permitted if one side is at or above grade, and carport is used only for parking or storage. (R309.3) COMMENTS:

EGRESS (R310 through R312)				
OK	N/A	DEFICIENT	R/L	Basement, habitable attics and sleeping room window for emergency escape: opening 5.7 square feet (grade floor, 5 square feet), 24" net clear height, 20" net clear width; maximum sill height = 44" . Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way (screen enclosure exception), or under deck with 36" height. (R310.1 through R310.5) COMMENTS
OK	N/A	DEFICIENT	R/L	Means of egress required, not through garage (R311.1) COMMENTS:
OK	N/A	DEFICIENT	R/L	One egress door from each dwelling unit (min. 32" clear width X 78" high), floor or landing on each side of each exterior door. (Max. step down to exterior landing 1-1/2" for out-swing door, 7-3/4" for in-swing door) (<i>Where a stairway of two or fewer risers is located on the exterior side of a door, a landing is not required for the exterior side of the door.</i>) (R311.2, R311.3.1, R311.7.4.) COMMENTS:
OK	N/A	DEFICIENT	R/L	Egress path, hallways min. 3'-0" width (R311.5 ,R311.6) (Relocated) COMMENTS:
OK	N/A	DEFICIENT	R/L	Stairways; minimum width = 3'-0"; maximum stair rise = 7-3/4"; minimum tread depth = 10", minimum headroom = 6'-8", nose profile. (R311.7.1, R311.7.2, R311.7.4) COMMENTS:
OK	N/A	DEFICIENT	R/L	Landings for stairways: floor or landing at the top and bottom of each stairway (<i>A door at the top of a stair shall be permitted to open directly at a stair, provided the door does not swing over the stair.</i>) Max. rise for flight of stairs 147". Width cannot be less than the stairway served. Minimum dimension of 36 inches in the direction of travel. (R311.7.5) COMMENTS:
OK	N/A	DEFICIENT	R/L	Handrails; required on one side of stair for stairs with 4 or more risers; height 34" to 38"; Type I or Type II grip (R311.7.1 through R311.7.8.3). COMMENTS:

EGRESS (R310 through R312) <i>continue</i>				
OK	N/A	DEFICIENT	R/L	Special stairways: spiral stairways, bulkhead enclosure stairways, circular stairways (R311.7.10.1 – 311.7.10.2.) COMMENTS:
OK	N/A	DEFICIENT	R/L	Ramp slope (1:12 maximum serving egress, all others 1:8), landings, ramp handrails; one required if slope > 1:12 (R311.8). COMMENTS:
OK	N/A	DEFICIENT	R/L	Guards; required for porches, balconies, open sides of stairs, ramps or raised floor surfaces > 30" above lower level; 34" minimum guard height at open side of stair or ramp; 36" minimum guard height at porches, balconies, landings; opening limitations. (R312.1, R312.3) COMMENTS:

SMOKE and CARBON MONOXIDE ALARMS (R314 and R315)				
OK	N/A	DEFICIENT	R/L	Smoke Detection System: UL 217, location and interconnection or household system per NFPA 72 39.8.3.4 (3' away from ceiling fans, return air, ducts supply and registers) (10' away from kitchen cook top and appliances), power source. Locations: In each bedroom, In vicinity (10') of each sleeping area, on each floor & habitable attics (R314.1, R314.3) <i>Note: Smoke alarms and smoke detectors shall not be installed within a 36 inch. (910 mm) horizontal path from a door to a bathroom containing a shower or tub unless this would prevent placement of smoke alarm required by R314.3.</i> COMMENTS:
OK	N/A	DEFICIENT	R/L	Alterations, repairs and additions - When interior alterations, repairs or additions (enclosed space) requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be provided with smoke alarms located as required for new dwellings; the smoke alarms shall be interconnected and hard wired. Power source house wiring, battery backup (R314.3.1) COMMENTS:
OK	N/A	DEFICIENT	R/L	Carbon Monoxide Detectors Required for new buildings and additions that have fossil-fuel burning equipment, fireplace, or attached garage, within 10' of sleeping rooms. (R315.1) COMMENTS:

FOAM PLASTIC, WALL AND CEILING FINISH, INSULATION (R316)				
OK	N/A	DEFICIENT	R/L	Surface burning, thermal barrier, specific approval, Flame spread, Smoke-developed index (R316.1 to R316.7) COMMENTS:
OK	N/A	DEFICIENT	R/L	Thermal barriers required in attics and crawl spaces, list of acceptable barriers, not required if tested. (R316.5.3, R316.5.4 R316.6) COMMENTS:
OK	N/A	DEFICIENT	R/L	Allowed in interior finishes, density, thickness, area, flame spread limitations. (R316.5 R316.6) COMMENTS:

DECAY AND TERMITE AREAS (R317 & R318)				
OK	N/A	DEFICIENT	R/L	Protection required for wood from decay, protection against termites (<i>pre-treat shown on plans</i>); (R317.1, R318.1) COMMENTS:

ACCESSIBILITY (R320)				
OK	N/A	DEFICIENT	R/L	Florida Accessibility Code 2017 applicable, toilet room on grade level with min. 29-inch clear opening. (R320.1) COMMENTS:

ELEVATORS AND PLATFORM LIFTS (R321)				
OK	N/A	DEFICIENT	R/L	Private residence elevators comply with ASME 17.1 (R321.1) COMMENTS:
OK	N/A	DEFICIENT	R/L	Platform Lifts comply with ASME 18.1 (R321.2) COMMENTS:

FLOOD RESISTANT CONSTRUCTION (R322)				
OK	N/A	DEFICIENT	R/L	Applies to buildings constructed in A or V flood hazard zones, base flood elevation, FIRM maps. (R322.1) COMMENTS:
OK	N/A	DEFICIENT	R/L	Lowest Floor, protection of mechanical equipment, protection of water supply, anchored to prevent floating, enclosed areas, floor elevation BFE + 1', (R322.1, R322.2, VCCO Sec.72-749) COMMENTS:

**See additional checklist for construction impacted by the CCCL.*

FOUNDATIONS, FOOTINGS, Foundation Walls (R401, R403, R404)				
OK	N/A	DEFICIENT	R/L	Fill soil, questionable soils, soil bearing value (R401.2, R401.4, T R401.4.1) COMMENTS:
OK	N/A	DEFICIENT	R/L	Foundation materials, wood, concrete, precast concrete. (R402.1, R402.2, R402.3) COMMENTS:
OK	N/A	DEFICIENT	R/L	Foundation plan including interior bearing footings, footing dowels/vertical reinforced downpour locations (R101.2.1, R107.3.5.) NOTE: CAN BE SHOWN ON FLOOR PLAN COMMENTS:
OK	N/A	DEFICIENT	R/L	Concrete footing: uplift resistance: width, 12" below grade, adjacent to slopes (R403.1, R403.1.1.2, T403.1.2, 403.1.4, 403.1.7) COMMENTS:
OK	N/A	DEFICIENT	R/L	Masonry and concrete foundation walls & Retaining Walls (R404.1.1, R404.1.2) COMMENTS:

FOUNDATION DRAINAGE, WATERPROOFING, AND DAMPPROFFING (R405 & R406)				
OK	N/A	DEFICIENT	R/L	Drainage system where foundations enclose habitable space, (<i>exception well-drained soil</i>) (R405.1 to R405.2) COMMENTS:
OK	N/A	DEFICIENT	R/L	Waterproofing where foundation walls habitable space. (R406.1 to R406.4) COMMENTS:

UNDER-FLOOR SPACE (R408)				
OK	N/A	DEFICIENT	R/L	Ventilation, openings: 1sf per 150 sf, with vapor barrier: 1sf per 1500sf , unvented crawl space, access, debris removal, finished grade, flood resistance (R408.1 – R408.7) COMMENTS:

FLOOR CONSTRUCTION (R500)				
OK	N/A	DEFICIENT	R/L	Live load, dead load, and continuous wind load path. (R301, R501.2) COMMENTS:
OK	N/A	DEFICIENT	R/L	Floor framing plan (conventional) or truss package engineering; (R101.2.1, 106.3.5 FBC-B R107.2.1, R301.2, R502.1.3, R502.2) NOTE: IF SMALL AREA OR NON-COMPLICATED, CAN REDLINE FOR FIELD VERIFICATION COMMENTS:
OK	N/A	DEFICIENT	R/L	Slab on Grade (interior) Min. 3-1/2" thick, vapor retarder, reinforcement. (R506.1, R506.2.3, R506.2.4) COMMENTS:

WOOD FRAME WALLS (R602)				
OK	N/A	DEFICIENT	R/L	Structural wall section(s) from foundation through roof assembly for each different type of construction; (R101.2.1, R301.2, R601.2) I.E.: EXTERIOR BEARING WALLS, INTERIOR BEARING WALLS, EXTERIOR NON-BEARING WALLS, COLUMNS AT PORCHES & ENTRY, AND 2 ND STORY FRAME WALL BEARING ON BEAM/GIRDER NOTE: IF SUFFICIENT INFORMATION IS PRESENTED ELSEWHERE ON PLANS TO SHOW CONSTRUCTION METHOD & DETERMINE MINIMUM CODE COMPLIANCE, THE REQUIREMENT FOR INDIVIDUAL SECTIONS SHOULD BE WAIVED COMMENTS:
OK	N/A	DEFICIENT	R/L	Lintel information; wood; (R101.2.1, R107.3.5, R 502.2, 602.2.8 R602.3) NOTE: REVIEW LINTELS& BEAMS FOR GRAVITY & UPLIFT CAPACITY IN QUESTIONABLE AREAS (I.E. FRONT TO BACK BEARING SITUATIONS, POINT LOADING OF GIRDERS, EXCESSIVE SPANS, 2 STORY BEARINGW/EXCESSIVE SPANS). REQUEST CUT SHEETS FOR ENGINEERED LUMBER (LVL, GLUELAM ETC...) IF NOT DIMENSIONED ON PLANS. COMMENTS:
OK	N/A	DEFICIENT	R/L	Nailing pattern(s) for wall sheathing; (R101.2.1, R107.3.5, R301.2, R604.3.) COMMENTS:

MASONRY CONSTRUCTION WALLS (R606 through R610)				
OK	N/A	DEFICIENT	R/L	General masonry requirements (R606 – R610) COMMENTS:
OK	N/A	DEFICIENT	R/L	Buck attachment details for fenestration products requiring 2x bucks; Arch window framing details (R101.2.1, , 106.3.5 FBC-B R107.3.5 RES, R301.2 R612.10.2) NOTE: ONLY REQUIRED FOR MASONRY CONSTRUCTION COMMENTS:

MASONRY CONSTRUCTION WALLS (R606 through R610) continue				
OK	N/A	DEFICIENT	R/L	Lintel information; masonry, concrete, steel ; (R101.2.1, R107.3.5, R606.10, R609.6) NOTE: REVIEW LINTELS & BEAMS FOR GRAVITY & UPLIFT CAPACITY IN QUESTIONABLE AREAS (I.E. FRONT TO BACK BEARING SITUATIONS, POINT LOADING OF GIRDERS, EXCESSIVE SPANS, 2 STORY BEARINGW/EXCESSIVE SPANS). REQUEST CUT SHEETS FOR ENGINEERED LUMBER (LVL, GLUELAM ETC...) IF NOT DIMENSIONED ON PLANS. COMMENTS:

INSULATING CONCRETE FORM WALL CONSTRUCTION (R611)				
OK	N/A	DEFICIENT	R/L	General design, applicability limits (R611.1 - R611.4) COMMENTS:

EXTERIOR WALL COVERING (R703)				
OK	N/A	DEFICIENT	R/L	Weather-resistant envelopment, drained wall assembly, stucco/EXTERIOR LATH , flashing (R703) (R318.7) COMMENTS:
OK	N/A	DEFICIENT	R/L	Inspection for termites; terminate wall covering 6" above grade. (R318.7) COMMENTS:

ROOF CONSTRUCTION (R801)				
OK	N/A	DEFICIENT	R/L	Roof framing plan (conventional) or truss package engineering (Check proper wind speed, building height, proper exposure category, loads @ open porches); (R101.2.1, R107.2.1, R 301.2, R802) NOTE: CHECK FOUNDATION PLAN FOR INTERIOR BEARING REQUIREMENTS. COMMENTS:
OK	N/A	DEFICIENT	R/L	Permanent truss bracing details; (R802.1.7.1) NOTE: CAN REDLINE FOR COMPLIANCE W/R802.1.7.1. COMMENTS:
OK	N/A	DEFICIENT	R/L	Gable bracing detail; (R 101.2, R107.2.1, R301.2, R802.1.6.3, FIG. R609.4) NOTE: SMALL GABLES CAN BE REDLINED TO BE FIELD VERIFIED, CATHEDRAL ENDWALLS NEED FULL HEIGHT FRAMING OR EQUIVALENT METHOD SHOWN COMMENTS:
OK	N/A	DEFICIENT	R/L	Valley framing plan/detail including connection details; (R101.2.1, R107.3.5 RES, R301.2, R802.1.6) NOTE: SMALL AREAS CAN BE REDLINED FOR FIELD VERIFICATION COMMENTS:
OK	N/A	DEFICIENT	R/L	Connector schedule/table (R301.2, R802.1.9, T 802.1.9) NOTE: SPECIAL LOADS ADDRESSED; NEED TO DEMONSTRATE LOADPATH FROM FOUNDATION THRU ROOF SYSTEM @ POINT UPLIFT LOADS COMMENTS:

ROOF VENTILATION (R806)				
OK	N/A	DEFICIENT	R/L	Ventilation requirements; (R 806.1, 806.2) COMMENTS:

ATTIC ACCESS (R807)				
OK	N/A	DEFICIENT	R/L	Access to <i>all</i> areas; (R 807.1) NOTE: SCUTTLE FOR INSULATION INSTALLATION & INSPECTION COMMENTS:

ROOF ASSEMBLIES (901)				
OK	N/A	DEFICIENT	R/L	Underlayment: Self-adhering or asphalt felt paper, 2 layers for slopes ≤ 2 in 12, 1 layer with 2" laps for slopes over 4 in 12. (R101.2.1, T905.1.1, R905.2.3, R905.3.3) COMMENTS:
OK	N/A	DEFICIENT	R/L	Tile, metal roofing & Shingle(R101.2.1, R107.3.5, R905.2) Asphalt Shingles, R905.3 Tile, R905.4, T905.4.4 Metal, R905.7, T905.7.4 Wood Shingles/Shakes), Rule 9B-72) NOTE: PRODUCT APPROVAL & INSTALLATION INFORMATION, REQ. FOR INSPECTION. COMMENTS:

FIREPLACE CONSTRUCTION (R1001)				
OK	N/A	DEFICIENT	R/L	Fireplace detail/section (masonry) or chimney box construction (<i>pre-fab</i>) outside air for both; (R101.2.1, , R107.3.5 RES, R 301.2, R1001, R1002, R1003, R1004, R1005) NOTE: CHIMNEY BOX DETAIL ONLY REQUIRED IF SHOWN ON ELEVATION VIEWS COMMENTS:

ENERGY EFFICIENCY (CHAPTER 11)				
OK	N/A	DEFICIENT	R/L	Energy forms, EPL Display Card;(FBC-R N1101/ FBC-EC 401) <i>Note: Review for gross errors only</i> COMMENTS:
OK	N/A	DEFICIENT	R/L	HVAC sizing calculations (ACCA Manual J or N or ASHRAE Cooling and Heating Manual, Second Edition) (FBC-R M1201, FBC- EC App. B, C) <i>Note: Review for gross errors only</i> COMMENTS:

MECHANICAL (Chapters 12-23)				
OK	N/A	DEFICIENT	R/L	Plans to show location(s) heating unit, air handler, compressor, dishwasher, refrigerator, exhaust fans, dryer & vent, range & hood; (R 101.2.1, R107.3.5 RES, M 1301.1) COMMENTS:
OK	N/A	DEFICIENT	R/L	Exhaust systems, duct systems, combustion air (Chapters 15,16,17) COMMENTS:
OK	N/A	DEFICIENT	R/L	Chimney and vent location and terminations (Chapter 10 and Chapter 18) COMMENTS:
OK	N/A	DEFICIENT	R/L	Solar systems (Chapter 23) COMMENTS:

FUEL-GAS (Chapter 24)				
OK	N/A	DEFICIENT	R/L	Application, general regulations, appliance location, air requirements, installation, clearances, electrical and electrical bonding (G2401.1, G2404, G2407, G2408, G2409, G2410, G2411) COMMENTS:
OK	N/A	DEFICIENT	R/L	Pipe sizing, materials, installation, support, valves, controls, connections, venting, misc. appliances (G2413, G2414, G2415, G2419, G2420, G2421, G2422, G2425, G2428, G2423, G2429-G2453) COMMENTS:

PLUMBING (Chapters 25 - 32)				
OK	N/A	DEFICIENT	R/L	Plumbing fixtures, water heater (Chapters 27, 28) COMMENTS:
OK	N/A	DEFICIENT	R/L	Fixture traps (P3201) COMMENTS:
OK	N/A	DEFICIENT	R/L	Penetrations of fire-resistance rated assemblies (R317.3) COMMENTS:

ELECTRICAL (Chapters 34 - 40)				
OK	N/A	DEFICIENT	R/L	Penetrations of fire-resistance rated assemblies (E3402.2) COMMENTS:
OK	N/A	DEFICIENT	R/L	Service equipment and location (E3405, E3404) COMMENTS:
OK	N/A	DEFICIENT	R/L	Required lighting and receptacle outlets (E3901, E3903) COMMENTS:
OK	N/A	DEFICIENT	R/L	Devices and lighting fixtures (Chapter 39) COMMENTS:

CHECKLIST, CONSTRUCTION IMPACTED BY THE CCCL

DESIGN CRITERIA IMPACTED BY THE CCCL (3109 FBC-B)				
OK	N/A	DEFICIENT	R/L	Exposure D design pressures (<i>including components & cladding</i>); (Table R301.2.(2) and R301.2(3) or T1609.6.2(2) and T1609.7.2) COMMENTS:
OK	N/A	DEFICIENT	R/L	Copy of approved, State of Florida, DEP environmental permit from the Bureau of Beaches and Coastal Systems COMMENTS:
OK	N/A	DEFICIENT	R/L	100 Year Storm Elevation (<i>lowest structural member in accordance with elevation established per DEP environmental permit or DEP report "One-Hundred-Year Storm Elevation Requirements for Habitable Structures Located Seaward of a Coastal Construction Control Line"</i>) NOTE: 100 YEAR STORM SURGE ELEVATION VARIES; COUNTYWIDE SCOUR ELEVATION 3.6' NGVD (3109.3) COMMENTS:

CONSTRUCTION SEAWARD OF CCCL (continue).....				
OK	N/A	DEFICIENT	R/L	Pile foundation design details (B1810 and, B3109.4.1) <i>NOTE: CHECK REINFORCEMENT, DEPTH BELOW SCOUR ELEVATION, RATIO NOT TO BE LESS THAN 8:1 FOR INDIVIDUAL PILES</i> COMMENTS:
OK	N/A	DEFICIENT	R/L	Walls below the 100 year storm elevation (max 20% non break-away, frangible wall design) (B3109.4.2) COMMENTS:
OK	N/A	DEFICIENT	R/L	Lowest Floor, protection of mechanical equipment, protection of water supply, anchored to prevent floating, enclosed areas, floor elevation BFE + 1', (R322.1.11, R322.2, VCCO Sec.72-749) COMMENTS:
OK	N/A	DEFICIENT	R/L	Coastal High Hazard Areas: DEP-BBCS permit if beachfront, 100 year storm elevation, lowest parallel horizontal structural member BFE + 1', (R322.2, R322.3.2) COMMENTS:
OK	N/A	DEFICIENT	R/L	Pilings and pile caps below scour elev. -3' NVGD, Pile penetration, Break-away walls, limited enclosed areas (R 322.3.3, R322.3.4, R322.3.5) COMMENTS:
OK	N/A	DEFICIENT	R/L	Construction documents for flood resistant construction signed and sealed by registered Engineer or Architect. (R322.3.6) COMMENTS:

CCCL PERMIT PREPARATION:

- Place Inspection Hold for Engineer's Certification Letter to be accepted prior to grade beam/foundation inspection for certification from architect/engineer stating that piling installation has been completed in accordance w/plans & specifications. Explanatory note needs to be added to Permit Conditions.
- Place Inspection Hold for CCCL Elevation Certificate prior to the next inspection after the lowest horizontal structural member would be installed for certification by a Florida registered surveyor of the elevation @ the bottom of that member. Explanatory note needs to be added to Permit Conditions.
- CCCL Elevation Certificate needs the 100 Year Storm Elevation entered into Section B, item 1. Certificate along w/notice to be included in the DEP package mailed to applicant.
- DEP letter needs to be prepared and routed to Zoning & ENVMG (if appropriate).

Plan Review Information Sheet (2017 FBC RESIDENTIAL, 2014 NEC)

GENERAL REQUIREMENTS

◆	CONSTRUCTION IN A FLOOD HAZARD ZONE: AS-BUILT ELEVATION CERTIFICATE REQUIRED PRIOR TO NEXT INSPECTION, FINAL ELEVATION CERTIFICATE REQUIRED PRIOR TO FINAL INSPECTION (FEMA FORM ONLY)	
◆	FACTORY BUILT FIREPLACE SPECIFICATIONS TO BE ON SITE FOR BOTH FRAMING & FINAL INSPECTIONS	
◆	TEMPORARY ELECTRIC SERVICE INSPECTIONS NOT SCHEDULED WITH A REQUIRED INSPECTION ARE SUBJECT TO AN ADDITIONAL INSPECTION FEE	
◆	BUILDING ADDRESS NUMBERS TO BE INSTALLED PRIOR TO FINAL INSPECTION (FBC-R 319)	
◆	CERTIFICATE OF FINAL TREATMENT TO BE SUBMITTED TO OFFICE PRIOR TO FINAL INSPECTION (R318.1)	

PLEASE REVIEW ALL ITEM NUMBERS REDLINED ON PLANS AND RELATED CODE SECTIONS TO ENSURE COMPLIANCE.

2017 FLORIDA BUILDING CODE - RESIDENTIAL

1B	SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS	R314, R315, 29.8.3.4 NFPA 72
2B	EXIT DOOR - SIDE SWING 3'0"x6'8"; (DOUBLE MINIMUM 32" CLEAR OPENING (SINGLE LEAF).	R311.2
3B	EMERGENCY ESCAPE - SLEEPING ROOM WINDOW (MAXIMUM 44" SILL HEIGHT, NET CLEAR OPENING: MINIMUM 20" WIDE, 24" HIGH, 5 SF 1ST FLOOR, 5.7 2 ND & 3 RD FLOORS)	R310.1
4B	STAIRS (TREADS & RISERS), MAX. TREAD HT. 7-3/4" MIN TREAD DEPTH 10"	R311.7.5.1, R311.7.5.2
5B	STAIRS (HANDRAILS)	R311.7.8
6B	GUARDRAILS (DECKS, LANDINGS, BALCONIES ETC...)	R312
7B	ACCESSIBILITY - TOILET ROOMS AT GRADE LEVEL (DOOR MINIMUM 29" CLEAR OPENING)	R320.1.1
8B	TOILET ROOM VENTILATION	R303.3, M1507, T1507.3
9B	ENERGY EFFICIENCY – AIR INFILTRATION; SUITABLE FILM OR SOLID MATERIAL (15# FELT IS NOT AN APPROVED METHOD)	FBC-EC SEC 202, and 402.4.1
10B	BRICK VENEER – SUPPORT ON WOOD, FLASHING, WEEP HOLES, TERMITE REQUIREMENTS	R703.8
11B	ROOF ASSEMBLY – PRODUCT APPROVAL (UNDERLAYMENT: ASTM D 226, TYPE I or II, ASTM D 4869, TYPE I or II, SELF-ADHEARING ASTM D 1970; SHINGLES: ASTM D 225 or D 3462; FASTENERS ASTM F 1667; UNDERLAYMENT APPLICATION	T R905.1.1, R905.2-17
12B	FOUNDATION (MINIMUM 12" BELOW GRADE)	R403.1.4
13B	MASONRY CHIMNEYS & FIREPLACES, EXTERIOR AIR SUPPLY FACTORY BUILT CHIMNEYS & FIREPLACES, EXTERIOR SUPPLY	R1001, R1003, R1005 R1002, R1004,
14B	WOOD SIDING, SHEATHING & STRUCTURAL ELEMENTS, STUCCO OVER WOOD FRAMING (MINIMUM 6" ABOVE GRADE, MINIMUM 6" CLEARANCE STUCCO TO GRADE)	R703 & R318.7
15B	ATTIC ACCESS (PRIMARY: MINIMUM 22" X 30"; SECONDARY: MINIMUM 2'X2')	R807.1
16B	ATTIC VENTILATION, UNVENTED ATTIC SPACES	R806.2, R806.4
17B	GLAZING - HAZARDOUS LOCATIONS (DOORS, NEAR DOORS, NEAR WALKING SURFACES, RAILINGS, NEAR POOLS)	R308.4.1-.4, .6-.7
18B	GLAZING - HAZARDOUS LOCATIONS (DOORS & WALLS OF ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, & SHOWERS)	R308.4.5
19B	DRAFTSTOPPING - FLOOR/CEILING ASSMEBLIES (MAXIMUM 1000 SF AREAS)	R502.1.8,R302.12
20B	PERMANENT TRUSS BRACING	R802.10.3

2014 NATIONAL ELECTRIC CODE

1E	ELECTRICAL OUTLETS - GENERAL PROVISIONS FOR DWELLING UNITS	210.52
2E	LIGHTING OUTLETS - GENERAL REQUIREMENTS	210.70
3E	GROUND-FAULT CIRCUIT-INTERRUPTER (BATHROOMS TO BE ON SEPARATE CIRCUIT)	210.8, 210.11, 3401 FBC-B
4E	ARC-FAULT CIRCUIT INTERRUPTER	210.12
5E	LIGHT SWITCHES-READILY ACCESSIBLE	404.8
6E	LIGHTING FIXTURES IN CLOSETS - PROPER CLEARANCES	410.8
7E	SPAS AND HOT TUBS	680 PART IV

2017 FLORIDA BUILDING CODE – RESIDENTIAL (MECHANICAL)

1M	APPLIANCES IN ATTIC (ACCESS, SERVICE SPACE, ELECTRICAL, AUXILLARY DRAIN PANS, SECONDARY DRAIN SYSTEM, & AIR HANDLER (FBC requirements & notice))	M1305.1.3, M1305.1.3.1
2M	BALANCED RETURN AIR, RETURN AIR PLENUMS (NO COMBUSTIBLES)	M1602.3
3M	EXHAUST DUCTING – BATHROOM, DRYER, RANGE HOOD (PROPER TERMINATION)	M1507, M1501, M1502
4M	CARBON MONOXIDE ALARM WITHIN 10' OF SLEEPING ROOMS (ATTACHED GARAGE, FUEL BURNING HEATER, APPLIANCE OR FIREPLACE; PERMITTED AFTER 7/1/2008)	R315.1, 908.7.1,.7.2 FBC-B

2017 FLORIDA BUILDING CODE – RESIDENTIAL (PLUMBING)

1P	WHIRLPOOL BATH PUMP ACCESS (FOR REPAIR OR REPLACING)	P2720.1
2P	SHOWER RECEPTORS	P2709
3P	WATER HEATER THERMAL EXPANSION (RELIEF VALVES)	FBC-P504.4
4P	WELL PUMPS, MINIMUM WELL PUMP SIZE, PRESSURE TANKS & PIPING	FBC-P 614.1 – 614.6, T614.1

FOR INFORMATIONAL PURPOSES ONLY. THIS DOES NOT GRANT PERMISSION TO VIOLATE ANY APPLICABLE LAW, CODE OR ORDINANCE.