

Residential Plan Review Checklist - Florida Building Code 7th Edition (2020)

Summary resource only. Does not replace or limit compliance with the Florida Building Code.

City of Jacksonville - Building Inspection Division

Y	N	n/a	BUILDING PERMIT APPLICATION FORM (FBC-Building 105)
			1. All applicable application sections or fields filled-in, FBC-Building 105.3.
			2. Owner/Agent and Contractor/Qualifier signature notarized, FBC-Building 105.1.
Y	N	n/a	PERMIT PACKAGE (FBC-Building 107)
			1. Site Plan (legal survey).
			2. Architectural drawings.
			3. Digitally Signed and Sealed Structural drawings.
			4. FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION FORM 405 (or other approved form) plus One (1) copy of the Cover Sheet, FBC-Building 107.
			5. Truss package (with EOR approval/disposition stamp), FBC-Residential R802.10.
			6. Provide Product Approval Information Sheets (PAIS), F.S. 553.842; FAC 9B-72.
			7. Provide Septic Tank Construction Permit (if property has a septic system).
			8. JEA Letter of Service Availability (except for new subdivisions).
			9. Pre/Post Development drainage conditions (if applicable), BID Bulletin G-02-14.
Y	N	n/a	SITE PLAN (FBC-Building 107.2.6)
			1. Include building dimensions and all building setbacks from the property line indicated.
			2. Include North arrow, A/C pad, pool, fencing, driveway, sidewalk(s) and accessory building(s), etc.
			3. Indicate Finish Floor Elevation, mid-lot elevation and all corner of lot elevations.
			4. The Building orientation and footprint should match the floor plans.
			5. Indicate the Direction of surface storm water flow.
			6. Identify protected trees to remain as shown on approved development plans. For in-fill lots, also indicate any protected trees to be removed.
			7. Indicate Septic System location (if applicable).
			8. Indicate Private Well location (if applicable).
			9. Indicate Sidewalks, driveway, and landscape structures.
			10. Indicate Area of impervious surface on site (home, sidewalks, driveway, etc.).
			11. Provide typical landscape and irrigation drawings (if applicable)
Y	N	n/a	PROJECT INFORMATION (Architectural) (FBC-Building 107)
			1. Indicate Area of enclosed conditioned space.
			2. Indicate Area of enclosed unconditioned space.
			3. Indicate Area of unenclosed space.
			4. Indicate Volume of space within thermal envelope
Y	N	n/a	FLOOR PLANS (Architectural)
			1. Identify room labels, dimensions, window/door locations/sizes, locations of fixtures/cabinets/appliances, etc.
			2. Identify the minimum window size & proper location of the emergency & rescue opening in the sleeping rooms, FBC-Residential R310.
			3. One Bath/Toilet room requires 29" minimum clear access, on the lower floor, FBC-Residential R320.
			4. Indicate impact resistant coverings or systems (if applicable), FBC-Building 107.3.5; FBC-Residential R301.2.1.2.
			5. Provide flashing details at walls, WRB, windows, doors, chimneys, wood trim, decks/porches, roof-wall intersections, FBC-Building 107.2.4; FBC-Residential R703.8.
			6. Provide smoke detectors and carbon monoxide detectors (if applicable), FBC-Building 107.3.5; FBC-Residential R314; R315.
			7. Identify dwelling / garage opening penetration protection and dwelling / garage separation, FBC-Residential R302.5; R302.6.
Y	N	n/a	EXTERIOR ELEVATIONS (Architectural)
			1. Indicate Floor to floor height(s) or plate to plate height(s).
			2. Dimension Building height, from finish floor at front door to roof peak).
			3. Identify the Exterior finish material(s) on ALL elevations.
Y	N	n/a	WALL SECTION (Architectural) (FBC-Building 107.2.4; FBC-Residential R702,R703)
			1. Provide Wall section(s) from foundation through roof, include wall assembly (exterior & interior) materials.
			2. Identify Fire resistant construction materials, (if applicable), FBC-Residential R302.
			3. All Projections ≥ 2 feet to < 3 feet are required to be 1-hour rated underneath, FBC-Residential R302.1. (Table R302.1)

Y	N	n/a	STRUCTURAL FLOOR PLANS and DETAILS (FBC-Building 107)
			1. Drawings signed and sealed by the Florida Engineer or Architect of Record, FBC-Residential R301 (F.S. 471.025, F.S. 481.221)
			2. Identify the minimum basic wind speed and exposure category, FBC-Residential R301.2.1; R301.2.1.4.
			3. Provide the Building Risk Category, FBC-Building Table 1604.5.
			4. Identify the Design loads (gravity and lateral).
			5. Identify the components and cladding pressures (psf), FBC-Residential Figure R301.2(7).
			6. The Foundation footprint and orientation should match the Floor Plan and Site Plan.
			7. Provide foundation details, i.e. slab thickness, reinf. steel/fiber mesh and dimensions, etc., FBC-Residential R401.
			8. Indicate flood zone, elevation of structure(s) and compliance (if applicable), FBC-Residential R322.
			9. Indicate shear walls (if applicable).
			10. Identify framing details and gable end bracing details.
			11. Provide attachment requirements for window/door/garage door bucks.
			12. Identify the size / dimensions of beams, lintels, and headers.
			13. Provide a connector / clip schedule.
			14. Identify the wall and roof sheathing nailing size / pattern.
			15. Provide masonry details (if applicable), i.e. filled cells / reinforcing bars FBC-Residential R606; R607; R609.
Y	N	n/a	FORM R402, REScheck PRINTOUT, FORM 405 (Energy Forms)
			1. Provide project information in header (Property address/Builder name/Jurisdiction No.) filled-in.
			2. Include the number of bedrooms; it should match the floor plans.
			4. Include the conditioned floor area; it should match the square footage on the floor plan(s).
			5. Include the glass area; it should match the square footage on the floor plan(s) and exterior elevations.
			6. Identify the floor, wall, attic insulation R-values.
			7. Complete the Prepared By and Owner/Agent certification block. Print name & date.
			8. Check off all applicable components on the Code Compliance Checklist.
			9. Complete the Energy Performance Level (EPL) Display Card page; Provide builder's signature & Property address.
			10. Include the Air barrier and insulation inspection checklist (FBC-Energy Conservation R402.4.1.1; Table R402.4.1.1).
			11. Include duct supply, return air and air distribution system design on duct layout drawing, FBC-Mech. 603.2; FBC-Energy R103.2.
			12. Include mechanical ventilation, FBC-Residential R303.4; FBC-Energy Conservation R403.5. (R403.6)
Y	N	n/a	LOAD CALCULATIONS (Energy Forms)
			1. Include calculations, based on the ACCA Manual J 2003, 8th Edition minimum. FBC-Energy Conservation R403.6.1. (R403.7.1)
			2. The equipment's Total Cooling should be within 100-115% of the project's required cooling load . If the Manual J does not contain equipment information, provide two copies of an Equipment Summary Sheet (manufacturer, tonnage, model no., total cooling, SEER, and HSPF/AFUE). (FBC-Energy Conservation R403.6.1) (R403.7.1, R403.7.1.1)
Y	N	n/a	PREFABRICATED ROOF AND FLOOR TRUSSES
			1. The truss engineering shall be signed & sealed by a Florida engineer (FBC-Residential R802.1.7.2) (R802.10.2). The Engineer of Record's (EOR) name and address information shall be included on the cover sheet.
			2. The EOR must approve the truss package (shop drawings). Provide written approval on the truss profile(s) package(s) or truss layout plan(s), FAC 61G15.31.003.
			3. The truss layout plan has same footprint and orientation as the Foundation and Floor Plan. Confirm roof lines with the Exterior Elevations (gable, hip).
			4. The truss bearing points shall match the footing location(s) on the foundation plan(s), FBC-Residential R802.1.6.5. (R801.2) OR Truss design drawings, prepared in conformance to Section 802.10.1, shall be provided to the building official and approved prior to installation and shall include the minimum information items 1 thru 12 found in Section 802.10.1.
Y	N	n/a	PRODUCT APPROVAL INFORMATION SHEET (PAIS) FOR THE CITY OF JACKSONVILLE, FLORIDA
			1. Complete the project information in the page header, F.S. 553.842; FAC 9B-72.
			2. Complete all applicable sections, i.e. Categories, Sub-categories, Manufacturer, Product Description, Code Version, Florida / Miami Date Product Approval Number (including suffix) and Quality Assurance Expiration Date, (see example), F.S. 553.842; FAC 9B-72.