Putnam County Building Department

PLAN REVIEW REQUIREMENTS FOR RESIDENTIAL APPLICATIONS

Please provide the following information as applicable. Details and information may be combined provided sufficient clarity and detail indicates the nature and character of the work. Such drawings and specifications must contain information as to the quality of materials where quality is essential to conformity with the technical codes. 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 information, drawings, specifications and accompanying data shall bear the name and signature of the person responsible for the design.

This checklist is a guideline to assist in providing compliant plans. Every item listed does not necessarily apply to your project. This checklist is not all-inclusive.

DESIGN CONSIDERATIONS

____ 1. Plans must express conformity to current edition of the Florida Building Code-Residential (FBC-R).
____ 2. Plans must express design loads as required by section R301.1 FBC-R, including design wind speed, exposure category, internal pressure coefficient, importance factor, and component and cladding pressures.
____ 3. Plans must express shear in terms of pounds per linear feet.
____ 4. Plans must express uplift pressures in terms of pounds per square ft.
____ 5. Plans must detail Design Professionals name, address, license number, phone and fax numbers.
____ 6. Plans must detail contractors name address, license number, phone and fax numbers.
____ 7. Provide a legend containing abbreviations, symbols, and general notes where applicable.
____ 8. Indicate building area totals: living/non-living, total under roof, include porches garages, and covered entry areas, etc.

SITE DRAWING

____ 1. Specify the name of preparer.
____ 2. Specify the property owner name.
____ 3. Specify the 911 location of the property.
____ 4. Specify the current zoning of the property.
____ 5. Specify the property dimensions.
____ 6. Show a directional north arrow.
____ 7. Specify the date of submittal.
____ 8. Signed by the applicant of a designated agent.
____ 9. Specify the location of all existing and proposed structures and major features.
____ 10. Label existing structures as existing and proposed new a proposed new.
____ 11. Specify the dimensions of all structures.
____ 12. Specify the setbacks of property lines for all structures.
____ 13. Specify the distance between all structures.
____ 14. Specify the floor area of all structures.
____ 15. Specify the percentage of property covered by structures.
____ 16. Specify the length, width, location and surface type of all existing and proposed driveways.

ELEVATION DRAWING

____ 1. Detail of structural shape and elevation from each side.
____ 2. Wall height.
____ 3. Eave height.
____ 4. Mean roof height.
____ 5. Location of wall openings.

GENERAL FLOOR PLAN

____ 1. All room designations and their dimensions.
____ 2. Total gross floor area expressed in square feet. This is inclusive of all habitable and non-habitable spaces.
____ 3. Over all building dimensions including, height, mean roof height, eave height, length and width.
____ 4. Dimensions of all wall and roof openings, including, doors, windows, garage doors, and skylights.
____ 5. Location and arrangement of all interior and exterior wall partitions and columns.
____ 6. Location of firewall and draft stop partitions.
____ 7. Location and arrangement of plumbing fixtures.
____ 8. Locations of hazardous glass.
____ 9. Locations of egress windows.
____ 10. Locations of smoke detectors and carbon monoxide detectors (if applicable).
____ 11. Stair locations and construction.
____ 12. Locations of residential restroom accessible door.
____ 13. Locations of arc fault receptacles within sleeping areas.
____ 14. Location of protected construction and/or openings.

FOUNDATION PLAN

____ 1. Locations of footings for all load-bearing elements.
____ 2. Foundation type.
____ 3. Steel placement.
____ 4. Location of anchor bolts and other embedded hold down devices.
____ 5. Detail of floor construction.
____ 6. Detail of step down and interior load bearing footings.
____ 7. Location and construction of isolated pier footings.
____ 8. Pile log. (If applicable)
____ 9. Pile construction. (If applicable)

FLOOR CONSTRUCTION

____ 1. Floor framing orientation detail specifying, floor joists size (include species and grade), spacing, girder beam size and spacing.
____ 2. Pre-cast hollow slab detail indicating steel placement, bearing, allowed spans, required PSI of concrete.

WALL CONSTRUCTION

_____ 1. Stud size.
_____ 2. Stud Spacing.
_____ 3. Species and grade of Lumber.
_____ 4. For wood framing, size of headers, span, number of full-length studs, number of jack studs and connectivity.
_____ 5. For masonry, size of headers, construction detail, and reinforcement.
_____ 6. Over all height of gable end wall.
_____ 7. For full height masonry, include the rake beam size and vertical reinforcement.
_____ 8. For full height masonry include the ledger board size and specify the size and spacing of anchor bolts for attachment to rake beam.
_____ 9. For wood framed over masonry, include attachment details, bracing and ceiling diaphragm construction.
_____ 10. For wood framed wall, detail balloon framing or platform framing.
_____ 11. Detail of continuous load path from roof to lowest floor to foundation (provide accurate wall section).
_____ 12. Overview of structural components from roof to foundation.
_____ 13. Anchor bolt spacing, size, embedment, and additional connective devices.
_____ 14. Sheathing type and thickness, and nailing pattern.
_____ 15. Stud size, species and grade, spacing, and maximum height.
_____ 16. Detail of column construction and continuous load path.
_____ 17. If masonry walls include size, lap, spacing, hooks, for all vertical reinforcement.
_____ 18. Detail of alternative construction if applicable. (For example therma-tru wall system.)
_____ 19. Placement of spanning members for wall openings.
_____ 20. Location of shear wall segments.(wood or masonry)

ROOF CONSTRUCTION

_____ 1. Truss layout sheet or conventional roof layout sheet.
_____ 2. Truss plans from a Florida registered design professional with a raised letter seal.
_____ 3. Conventional roof framing plans detailing lumber size, species and grade, ceiling joists, rafters, collar ties, roof bracing, ceiling bracing, gable end construction, and all connections.
_____ 4. Roof sheathing size and type.
_____ 5. Blocking for roofing and nailing pattern.
_____ 6. Detail of connections from truss/framing to top plate.
_____ 7. Roof bracing details.

GENERAL ATTACHMENTS

_____ 1. E.P.L. statement signed by contractor.
_____ 2. Truss drawings with raised mechanical seal from Florida registered design professional.
_____ 3. Energy forms signed by person who prepared forms, and owner/agent.
_____ 4. Component cladding pressures specific to each component or worse case.
_____ 5. Signature of person responsible for prepared plans.
_____ 6. Product approval specification sheet.