MINIMUM REQUIREMENTS FOR NEW 1 & 2 FAMILY RESIDENTIAL STRUCTURES (ALL PLANS MUST BE 22” X 36”)

WIND BORNE DEBRIS AREA

Is the proposed structure located in the wind borne debris area?  
If yes, 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
   
   YES  NO  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.
   
   YES  NO  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.
   
   YES  NO  N/A

SPECIAL FLOOD HAZARD AREA

Is the proposed structure located in a special flood hazard area (SFHA)? Yes No

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.
   
   YES  NO  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.
   
   YES  NO  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.
   
   YES  NO  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”.
   
   YES  NO  N/A

5. Foundation drawings must include the floor elevation of all areas of the building including attached garage.

REQUIRED DOCUMENTS MUST BE SUBMITTED AT TIME OF PERMIT APPLICATION

1. Copy of the recorded deed (if Metes and bounds) or legal description.
   
   YES  NO  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
   
   YES  NO  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
3. 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.

4. Homeowner affidavit if applicable under Florida Statute 489.103(7). Affidavits available at the permitting office.

**Plans & Specifications**

**New 1 & 2 Family Residential Structures**

1. 3 copies of drawings at a scale that provides sufficient clarity and detail to indicate the nature and scope of work (recommend \(\frac{1}{4}" = 1\)’). 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.

**GENERAL PLAN REQUIREMENTS**

Plans shall have the structural design criteria clearly indicated (i.e., wind loading, floor and roof live and dead loads).

1. **STRUCTURAL DESIGN CRITERIA CLEARLY INDICATED.** (i.e., wind loading, floor and roof live and dead loads).

**Exterior Windows and 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

2. Plan details illustrate that all exterior windows and doors, shall be anchored per published manufacturers recommendations to achieve the design pressure specified. FBC-R 2014 SECTION R301.

3. A complete door and window schedule including manufacturer and model number has been included as part of the construction drawings.

4. Garage door installation details and data indicating compliance with the wind load requirements 2014 FBC-R SECTION R 301

**Framing Inspection**

1. Include a plan note which states: “All” plumbing, electrical and mechanical rough-ins must be complete, inspected and approved before requesting the framing inspection.

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NEW HOME SFR CHECKLIST 15/04
2014 FLORIDA BUILDING CODE

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

Soil Chemical barrier Method (complete #1 through 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". Yes No N/A
2. Include a plan note which states: "Condensate and roof downspouts shall discharge at least 1”-0” away from building side walls." Yes No 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." Yes No 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 cementious finish less than 5/8” thick adhered directly to the foundation wall. Yes No N/A
5. Include a plan note which states: "Initial treatment shall be done after all excavation and backfill is complete". Yes No N/A
6. Include a plan note which states: "Soil disturbed after the initial treatment shall be retreated including spaces boxed or formed." Yes No 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. Yes No 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. Yes No N/A
9. Include a plan note which states: "Concrete overpour and mortar along the foundation perimeter must be removed before exterior soil treatment. Yes No 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 sidewalks. Yes No 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. Yes No N/A
12. Include a plan note which states: "All buildings are required to have pre-construction treatment. Yes No 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. Yes No 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 Yes No 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. Yes No N/A

FLOOR PLANS SHALL INCLUDE THE FOLLOWING: Circle each box as applicable.

1. Size and arrangement of all rooms with intended use for each room. Yes No N/A
2. All plumbing fixtures. WITH FIXTURE COUNT SHEET Yes No N/A
3. Attic access (22 x 30’`). In all enclosed attic spaces 30 SQ. Feet or more. (FBC-R Section R807) Yes No N/A
4. Emergency egress windows in all bedrooms. Show there locations. Yes No N/A
5. Location of air handler. Yes No N/A
6. Location of size of electrical panel. Yes No N/A
7. Location of fireplaces. Yes No N/A
8. Provide a chimney framing detail. Yes No N/A
9. Location and dimensions of all interior and exterior shear walls. Yes No N/A
10. Location of all interior bearing walls and columns and foundations. Yes No N/A
11. All header and lintel sizes, types, ratings, and locations. Yes No N/A

FOUNDATION PLANS SHALL INCLUDE THE FOLLOWING:

Circle each box as applicable.

1. Interior and exterior footing size and reinforcement, minimum concrete strength is psi, including lapping of reinforcement, location and dimensions of foundation dowels, vertical steel and anchor bolt sizes. Yes No N/A
2. Column pad sizes and reinforcement. Yes No N/A

NEW HOME SFR CHECKLIST 15/04
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).

### WALL SECTIONS – ONE STORY WOOD FRAME WALLS

Provide a detailed cross section of each wall type from the foundation through the roof, including the following:

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. Yes No N/A
2. Foundation with reinforcement. (Bottom of all footings is at least 12” below finished grade). Yes No N/A
3. Pressure treated plate with anchor bolt size, spacing, embedment, and washer size or approved alternate anchor. Yes No N/A
4. Size, grade and species of all structural lumber. Yes No N/A
5. Stud size and spacing, top and bottom connection for bearing walls. Yes No N/A
6. Double top plate, show splicing for shear walls. Yes No N/A
7. Wall sheathing size and type with nailing schedule, special blocking and nailing for shear walls. Yes No N/A
8. Ceiling and eave height and overhang projections. Yes No 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. Yes No N/A
2. Foundation with reinforcement. (Bottom of all footings is at least 12” below finish grade. Yes No N/A

3. Size of vertical reinforcement showing laps dimensions and embedment into footing, and bond beam. Yes No N/A
4. Wall thickness, ceiling and eave height and overhang projection. Yes No N/A
5. Bond beam size, type and size reinforcement indicating lap. Yes No N/A
6. Lintel type dimensions and reinforcement and inspection openings note on the plans. Yes No 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. Yes No N/A
8. Exteriors finishes and wall coverings. Brick veneer, additional footing width, tie schedule, and flashing. Yes No N/A
9. Roof structure (truss or conventional wall connections. Nailing schedule for roof sheathing and roof covering. Yes No N/A
10. Window and door anchorage details. Yes No N/A

### WALL SECTIONS – TWO STORY

1. Plans illustrate a continuous load path from the foundation to the roof structure. Yes No N/A
2. All of the one-story information plus floor framing draft stopping. Yes No N/A
3. Connections to wall above and below. Yes No N/A
4. Nailing schedule for wall sheathing. Yes No N/A
5. Continuous load path from the roof truss to the foundation. Yes No 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. Yes No N/A

### GABLE END WALLS

1. All sheathing, lateral bracing, nailing schedules for sheathing, and connections to wall below. Yes No N/A
2. Gable truss diaphragm installation, and method of horizontal bracing at wall/gable joint. Yes No N/A
3. Roof sheathing attachment and thickness. Yes No N/A
4. Connections for uplift and lateral load. Yes No N/A
5. Masonry – gable end walls adjacent to cathedral ceilings are required to be continuous from floor to ceiling or roof diaphragm. Yes No N/A
6. Wood – gable end walls adjacent to cathedral ceilings are required to be continuous from floor to ceiling or roof diaphragm. Yes No N/A

### POST, COLUMNS, AND BEAMS

1. All materials and connections from the foundation to the roof structure with anchorage and connection details. Yes No N/A

### SECOND STORY FLOOR FRAMING PLAN

1. Type and size of pre-engineered members and/or size, grade, and species of conventional framing. Yes No N/A
2. Direction, span, and spacing of floor structural members. Yes No N/A
3. Engineering and specifications for pre-engineered floor systems shall be on the job site for the inspectors. Yes No N/A
4. Type and thickness of floor sheathing including nailing schedule. Yes No N/A
5. Required hangers, connectors, and fasteners of structural members. Yes No N/A

**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. Yes No N/A
2. Size, grade and species of all framing lumber. Yes No N/A
3. Hold down connector sizes for all headers. Yes No N/A
4. Roof framing layout plan indicating truss. Yes No 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. Yes No N/A
6. Type and thickness of roof sheathing, including nailing schedule. Yes No N/A
7. Roof covering specified on the submitted construction drawings. Yes No N/A
8. Roof covering manufacturer's installation instructions have been submitted with construction drawings. Yes No N/A
9. Roof covering fastening has been specified on the submitted drawings. Yes No N/A
10. Roof covering test data certifying wind load compliance submitted with construction drawings. Yes No N/A
11. Roof flashings have been specified on the submitted construction drawings. Yes No N/A
12. Plan details illustrate required attic cross ventilation of each space with weather protected openings. Yes No 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.) Yes No N/A
2. Roof overhangs and attic ventilation. Yes No N/A
3. Porch guardrails and stair handrails. Yes No N/A
4. Crawl space ventilation and access panels. Yes No N/A
5. Complete stair, handrail, and guardrail details including tread, riser, and handrail/guardrail dimensions. Yes No N/A

**MECHANICAL PLAN SHALL INCLUDE THE FOLLOWING:**

1. Equipment schedule including energy efficiency, supply cfm (s) and power requirements. Yes No N/A
2. Show location of all equipment. Yes No N/A
3. Indicate Compliance with the 2014 FBC ENERGY CONSERVATION Section R101.5.1.1 Building Thermal Envelope alternative OR R101.5.1.1.2 Simulated Performance alternative. Yes No N/A
4. 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 Yes No N/A

**ELECTRICAL PLANS SHALL INCLUDE THE FOLLOWING:**

1. Designer name and registration number shall be on all plans. 600 amp. service or greater. (Signed and Sealed) Yes No N/A
2. Provide riser diagram, including size and type of service entrance conductors. 600 amp or greater. (Signed and Sealed) Yes No N/A
3. Provide panel schedule including service size. 600 amp or greater. (Signed and Sealed) Yes No 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) Yes No N/A
5. Provide Smoke / and carbon detectors in accordance with the 2014 FBC-R Sections 314 and 315. Yes No N/A
6. Provide AFCI’s (arc-fault circuit interrupters) with tamper proof receptacles in the dwelling unit per NEC.2011 section 210.50 and 210.52. Yes No N/A
7. If installing Low Voltage lighting a lighting plan will be required. 

Yes  No  N/A

ADDITIONAL COMMENTS THAT MAY BE REQUIRED

1. In A zone And V zone flood areas, a signed and sealed drainage plan will be required at the time of permit application. (SIGNED AND SEALED BY A REGISTERED ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT)