

City of Clewiston
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Plan review Checklist for New One & Two Family Residential Structures

Date:

Reviewed by:

SPECIAL FLOOD HAZARD AREA		Items to be Included – Each Box Shall be Circled as Applicable		
Is the proposed structure located in a special flood hazard area (SFHA)? YES NO If YES, the following requirements apply:				
1.	Flood Protection: Flood Damage Control Regulations and minimum standards under the National Flood Insurance Program 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 Plans Examiner detailed checklist): verification of grade and structural related elevations; certification of materials, ventilation and floodproofing 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. Because of added review requirements, permits issued within the SFHA will not receive a 24-hour turnaround.	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 Hendry County Flood 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.	Included a plan note, which states: "Structure is located in a special flood hazard area, an elevation certificate must be submitted to the Development Services Division 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.	Yes	No	N/A
6.	If any portion of the structure is located within the designated floodway or within a velocity zone, sealed engineering studies must be submitted prior to issuing the building permit. Refer to the Flood Damage Control Regulations in Chapter 3 of the Hillsborough County Construction Code Ordinance.	Yes	No	N/A
REQUIRED DOCUMENTS MUST BE SUBMITTED AT TIME OF PERMIT APPLICATION		Items to be Included – Each Box Shall be Circled as Applicable		
1.	Copy of the recorded deed (if metes and bounds) or legal description.	Yes	No	N/A
2.	Florida Energy Efficiency Forms: Provide one (1) complete set of Form 600A or 600B and two (2) additional copies of the front sheets. All front sheets shall contain the signature of the person who performed the calculations and the signature of the owner/agent, two (2) copies of manual "J" short form, and one (1) energy guide. Manual "J" forms and energy guide are obtained from the Mechanical Contractor.	Yes	No	N/A
3.	Site plans: Provide two (2) copies of single line drawings to scale (1:20 or 1:30 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.	Yes	No	N/A
4.	Copy of land alteration/landscaping permit.	Yes	No	N/A
5.	Sanitary sewer/water receipt: If other Clewiston Public Utilities, provide a copy of paid receipt or memo from supplying utility indicating building permits may be issued, or an exemption letter indicating that facilities are not available. If sanitary sewer/ water service is not available, provide a copy of septic tank permit/well permit. Contact State of Florida Health Department, Hendry County Public Health Unit, for information. This information must be provided prior to release of permit. NOTE: Septic tank / well is not an option. If facilities are available, the plumbing systems shall be connected to the available services.	Yes	No	N/A
6.	Homeowner affidavit if applicable under Florida Statute 489.103(7) . Affidavits available at the permitting offices.	Yes	No	N/A
PLANS AND SPECIFICATIONS New 1 & Family Residential Structures		Items to be Included – Each Box Shall Be Circled As Applicable		
1.	Two (2) 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 2001 Florida Building, Plumbing, Mechanical, Fuel Gas, Energy Efficiency, Accessibility, and 2002 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. 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.	Yes	No	N/A

GENERAL PLAN REQUIREMENTS Plans shall have the structural design criteria clearly indicated (i.e., wind loading, floor and roof live and dead loads).		Items to be Included – Each Box Shall Be Circled As Applicable		
1.	STRUCTURAL DESIGN CRITERIA CLEARLY INDICATED (i.e., wind loading, floor and roof live and dead loads).	Yes	No	N/A
The following information related to wind loads shall be shown on the construction plans:				
1.	Basic wind speed, mph, (km/hr).	Yes	No	N/A
2.	Wind importance factor (I) and building category.	Yes	No	N/A
3.	Wind exposure – if more than one (1) wind exposure is utilized, the wind exposure and applicable wind direction shall be indicated.	Yes	No	N/A
4.	The applicable internal pressure coefficient.	Yes	No	N/A
5.	Components and Cladding. The design wind pressures in terms of psf, (kN/m2) to be used for the design of exterior component and cladding materials not specifically designed by the registered design professional.	Yes	No	N/A
EXTERIOR WINDOWS & DOORS Exterior windows and doors are required to meet the design wind load pressures of Chapter 16, FBC 1707.4.1 & 1707.4.3		Items to be Included – Each Box Shall Be Circled As Applicable		
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 1707.4.2.1	Yes	No	N/A
2.	Plan details illustrate that all exterior windows and doors, shall be anchored per published manufacturer's recommendations to achieve the design pressure specified. FBC 1707.4.4.1	Yes	No	N/A
3.	Plan details illustrate that all exterior windows and doors where buck thickness is less than 1 ½ inches, shall be anchored through the jamb into the structural substrate. FBC 1707.4.4.2	Yes	No	N/A
4.	Plan details illustrate that all exterior windows and doors where buck thickness is 1-½ inches or greater, the buck must be attached in a manner that transfer the load directly to the structure. Windows and doors shall be anchored through the jamb into the wood buck. FBC 1707.4.4.2	Yes	No	N/A
5.	Plan details illustrate that the window buck shall extend beyond the interior lip of the window. FBC 1707.4.4.2	Yes	No	N/A
6.	Plan details illustrate that mullions and adjacent door assemblies are required to be tested or engineered to transfer 1.5 times the designed loads to the rough opening substrate. FBC 1707.4.5.1 – 1707.4.5.4	Yes	No	N/A
7.	A complete door and window schedule including manufacturer and model number has been included as part of the construction drawings.	Yes	No	N/A
8.	Garage door installation details and data indicating compliance with the wind load requirements of Section 1606 has been included as part of the construction drawings.	Yes	No	N/A
TERMITE PROTECTION – PLANS MUST SPECIFY TYPE OF TERMITE TREATMENT <ul style="list-style-type: none"> 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. 		Items to be Included – Each Box Shall Be Circled As Applicable		
1.	<u>Soil Barrier method will be used</u>	Yes	No	N/A
2.	Condensate and roof downspouts shall discharge at least 1'-0" away from building side walls." FBC 1503.4.4	Yes	No	N/A
3.	Irrigation / sprinkler systems including all risers and spray heads shall not be installed within 1'-0" of the building side walls." FBC 1503.4.4	Yes	No	N/A
Floor plans shall include the following:				
1.	Size and arrangement of all rooms with intended use for each room.	Yes	No	N/A
2.	All plumbing fixtures.	Yes	No	N/A
3.	Attic access (22" x 36" min.).	Yes	No	N/A
4.	Emergency egress windows in all bedrooms.	Yes	No	N/A
5.	Location of air handler.	Yes	No	N/A
6.	Location of electrical panel.	Yes	No	N/A
7.	Location of fireplaces.	Yes	No	N/A
8.	Location and dimensions of all interior and exterior shear walls.	Yes	No	N/A
9.	Location of all interior bearing walls, and columns.	Yes	No	N/A
10.	All header and lintel sizes, types, ratings, and locations.	Yes	No	N/A
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.	Yes	No	N/A
2.	Column pad sizes and reinforcement.	Yes	No	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 tests may also be required).	Yes	No	N/A
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 finish 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.	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) 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. Manufacturer and model number of all required connectors are specified on the plans.	Yes	No	N/A
2.	All of the one-story information plus floor framing draftstopping.	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 ENDWALLS				
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
4.	Connections for uplift and lateral load.	Yes	No	N/A
5.	Masonry – Gable endwalls adjacent to cathedral ceilings are required to be continuous from floor to ceiling or roof diaphragm. FBC 2117.1.2	Yes	No	N/A
6.	Wood – Gable endwalls adjacent to cathedral ceilings are required to be continuous from floor to ceiling or roof diaphragm. FBC 2313.4.2	Yes	No	N/A

ROOF FRAMING PLAN

All roof construction and roof coverings, including asphalt shingles, shall meet the structural and wind load requirements of 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 locations, specifications of connectors (manufacturer's designation and load capacity) and nailing schedule.	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

EXTERIOR ELEVATION PLAN SHALL INCLUDE THE FOLLOWING:

1.	Front, rear, and side elevations including windows, doors, roof slopes, and chimneys.	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

PLUMBING PLAN – NOT TYPICALLY REQUIRED**MECHANICAL PLAN SHALL INCLUDE THE FOLLOWING:**

1.	Designer name and registration number shall be on all plans.	Yes	No	N/A
2.	Duct lay out and insulation R-value.	Yes	No	N/A
3.	Dryer vents and bathroom exhausts.	Yes	No	N/A
4.	Equipment schedule including energy efficiency, supply cfm(s), and power requirements.	Yes	No	N/A
5.	Show location of all equipment.	Yes	No	N/A
6.	Show size of all tri-boxes, register outlets, and reducers.	Yes	No	N/A
7.	Indicate all tapes, connectors, and mastic shall be UL-181 listed.	Yes	No	N/A

ELECTRICAL PLANS SHALL INCLUDE THE FOLLOWING:

2.	Provide riser diagram, including size and type of service entrance conductors.	Yes	No	N/A
3.	Provide panel schedule including service size.	Yes	No	N/A
4.	Provide electrical layout plan showing location of receptacles, switches, and distribution panel.	Yes	No	N/A
5.	Provide smoke detectors in accordance with Florida Building Code, Section 905.2.	Yes	No	N/A
6.	Provide AFCIs (arc-fault circuit interrupters) in all dwelling unit bedrooms per NEC, Section 210-12.	Yes	No	N/A