MINIMUM REQUIREMENTS FOR NEW 1 & 2 FAMILY RESIDENTIAL STRUCTURES (2020 FBC)

	Is the proposed structure located in the wind borne debris area? Yes No **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.*	Yes	No	N/A
2.	Option 2. Approved shutters certified to meet Miami-Dade or SBCCI 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 SBCCI impact test data for proposed shutters.	Yes	No	N/A
3.	Option 3: Approved impact resistant windows and doors certified to meet either Miami-Dade or SBCCI impact tests. Plans to include manufacturer, model number, installation instructions, and copy of Miami-Dade or SBCCI impact test data for proposed impact resistant windows.	Yes	No	N/A
	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 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 with Floor, Wall and stair finish schedule, 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.	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 the floor is poured".	Yes	No	N/A
5.	Show the Living area finish floor elevation (Must be at or above the DFE) BFE + 1'. Show garage floor height.	Yes	No	N/A
1.	Copy of the recorded deed, legal description. Current survey showing the flood Zone in NAVD 88, all proposed structures in flood zone lines.	Yes	No	N/A
2.	Florida Energy Efficiency forms: Provide 3 complete sets of Form 600A or 600B. All front sheets shall contain the signature of the person who performed the calculations and the signature of the owner/agent, 3 copies of manual "J" short form, and 3 energy guides. Manual "J" forms and energy guides are obtained from the Mechanical contractor			
3.	Site Plans: Provide 5 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.	Yes	No	N/A
3.	5 copies of the Drainage plan. Must be signed and sealed if in a Food Zone. 5 Landscape plans if in Swale	Yes	No	N/A
4	Homeowner affidavit if applicable under **Florida Statue 489.103(7)**. Affidavits available at the permitting office.	Yes	No	N/A
1.	5 copies of drawings at a scale that provides sufficient clarity and detail to indicate the nature and scope of work (recommend ¼" = 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 2020 Florida Building, Plumbing, Mechanical, Fuel Gas, Energy Efficiency, Accessibility, and 2017 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
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 (1) wind exposure is utilized, the wind exposure and applicable wind direction shall be indicated.	Yes	No	N/A
4.	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
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. Provide all NOA's and Installation Instructions	Yes	No	N/A
2.	Show the Egress window Locations	Yes	No	N/A

3.	A complete door and window schedule including manufacturer and model number has been included as part of the construction drawings.	Yes	No	N/A
4.	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
Framing Inspection		Circle each box as applicable.		
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.	Yes	No	N/A
TERMITE PROTECTION – PLANS MUST SPECIFY TYPE OF TERMITE TREATMENT 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		Circle each box as applicable.		
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". FBC-R318	Yes	No	N/A
2.	Include a plan note which states: "Condensate and roof downspouts shall discharge at least 1" away from building side walls." FBC-R 318.5	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." FBC-R318.5	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". FBC-R318	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." FBC-R506.2.3 & 318.1.4	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." FBC-R318.1.5	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 sidewalls." FBC-R318.1.6	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." FBC-R318.1.6	Yes	No	N/A
12.	Include a plan note which states: If a Bait system is used, see FBC-R318.1.7	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." See Fl Statute 482	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-R318.6	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." FBC-R318..6.2	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.	Show all attic access locations with light and Insulation R Value.	Yes	No	N/A
3.	Show all plumbing fixture locations, Complete the Fixture Count Form	Yes	No	N/A
4.	Emergency egress windows in all bedrooms.	Yes	No	N/A
5.	Location of all A/C equipment. Elevated in Flood zone.	Yes	No	N/A
6.	Show the location and size of Electrical Panel and Meter.	Yes	No	N/A
7.	Location of fireplaces. Indicate Gas or Electric. Provide the Spec. sheets.	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.	Yes	No	N/A
11.	All header and lintel sizes, types, ratings, and locations. Provide a schedule.	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
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).	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 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.	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. 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.			
	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.	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 endwalls 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 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 ASHPALT 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 and Flow Thru.	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.	Designer name and registration number shall be on all plans. (not required for Single Family residences)	Yes	No	N/A
2.	Duct layout and insulation R-value. (not required for Single Family residences)	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. (not required for Single Family residences)	Yes	No	N/A
7.	Indicate all tapes, connectors, and mastic shall be UL-181 listed. (not required for Single Family residences)	Yes	No	N/A
	ELECTRICAL PLANS SHALL INCLUDE THE FOLLOWING:			
1.	Designer name and registration number shall be on all plans. (not required for Single Family residences)	Yes	No	N/A
2.	Provide riser diagram, including size and type of service entrance conductors. (not required for Single Family residences)	Yes	No	N/A
3.	Provide panel schedule including service size. (not required for sfr less than 600 amp)	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 the 2020 FBC R314 & 315	Yes	No	N/A
6.	Provide AFCI"s (arc-fault circuit interrupters) in the dwelling unit per NEC.2017 Section 210.52	Yes	No	N/A
7.	Provide carbon monoxide detectors when any fossil fuel appliance is installed or with an attached garage	Yes	No	N/A
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