

CAPE CANAVERAL BUILDING DEPARTMENT

Residential Plan Review Requirements

SPECIAL NOTE: All drawings must be to scale, dimensioned, clear and of sufficient quality for microfilming.

I certify that the attached plans and specifications include the minimum information as outlined on this form.

Contractor _____ Arch / Eng / Designer _____

Signature _____ Signature _____

*** This Form To Be Signed, Dated And Submitted With Each Residential Application. ***

DESIGN CRITERIA: (Note All Required Information Here When It Is Not Explicitly Included On The Plans)	
Occupancy Type: <small>(FBC, Sec 311.2)</small>	a) R1 _____ b) R2 _____ c) R3 _____ d) R4 _____
Construction Type: <small>(FBC, Chapter 6)</small>	a) I _____ b) II _____ c) III _____ d) IV _____ e) V _____ f) VI _____
Wind Load Determination: <small>(FBC, Sec 1606.1.1)</small>	a) Professional design based on ASCE 7 _____ b) Professional design based on SBC 1606.2 _____ c) SBCCI Hurricane Standard SSTD 10 _____ d) AF&PA Wood Frame Construction Manual _____
Design Wind Speed: <small>(CCO 82-31, FBC, Figure 1606)</small>	130 MPH exp "C" _____
Fire Sprinklered: <small>(FBC, Table 500, Three Story)</small>	a) Yes _____ b) No _____ (If Yes, Sprinkler Plans Required Before Permit Issuance)
One Hour Fire Protected: <small>(FBC, Table 600, Three Story)</small>	a) Yes _____ b) No _____ (If Yes, Listing Agency Numbers & Drawings Required)
Required Soil Bearing: <small>(FBC, Sec 1804.1.1 & 1804.4)</small>	a) 2,000 PSF _____ b) Other: _____ PSF (Over 2000 PSF Requires Soil Test)

SURVEY:

- 1) Prepared, Signed and Sealed by a Florida Registered Land Surveyor, showing current actual site conditions. Flood zones to be designated and their locations show on the survey.

(FBC, Sec 104.2.5 and CCO 110-222,(1)a,b,c,f,&k (3) a,b,c,d, (4) & (5) & CCO 98-43

SITE PLAN Shall Include:

- 2) All existing structures, streets, easements, septic tank and well.
(CCO 110-222,(1)a,b,c,f,&k (3) a,b,c,d, (4) & (5) & CCO 98-43, FBC, Sec 104.2.5)
- 3) The new building footprint; including all projections, driveways, slabs and equipment pads (i.e. air conditioner & pool equipment) with all setbacks and dimensions. Also L.P. tank location, size and setbacks.
(CCO 110-222,(1)a,b,c,f,&k (3) a,b,c,d, (4) & (5) & CCO 98-43, Sec 15.3, FBC, Sec 104.2.5 and NFPA 58)
- 4) The proposed finished floor elevation of the new structures and the storm water drainage plan for the site.
(CCO 110-222,(1)a,b,c,f,&k (3) a,b,c,d, (4) & (5) & CCO 98-43 and FBC, Sec 104.2.5)

FOUNDATION PLAN Shall Include:

- 5) Sizes and descriptions of all exterior and interior footings, pads and slabs including required reinforcement, Minimum concrete P.S.I and vapor barrier. Height and location of all elevation changes (minimum 4" step down to garage).
(FBC, Sec 1804.4, 1804.5.1, 1904.5, 1909.2, 1909.3 & 1012.1.3)
- 6) Note that footings and slabs shall rest on undisturbed soil or properly compacted fill (compaction report required for fill).
(FBC, Sec 1804.1.1)
- 7) The location and description of all footing dowels for masonry walls. The location and description of all anchor bolts, also note a double layer of wire mesh 3 foot wide at all monolithic slab edges for wood framed walls.
(FBC, Sec 2101.2 and SSTD 10) Form 10

FLOOR PLAN, AIR CONDITIONING, PLUMBING, GAS & ELECTRICAL Shall Include:

- 8) Break down of square footage of living area per story, and open lanai, porch, garage and storage areas.
(FBC, Sec 104.2.1 and Florida Energy Code)
- 9) Rooms labeled and dimensioned with ceiling heights. Hall, stair, landing and door minimum clear widths.
(FBC, Sec 1203.2 & Table 1004)
- 10) Location, size and description of all windows, safety glazing, emergency escape openings and doors. Solid core or insulated door at adjacent non-a/c'd areas. Garage door designed for 130 MPH wind load.
(Florida Energy Efficiency Code, FBC, Sec 1203.1, 2405.2, 1005.4 & 1606 and SSTD 10)
- 11) Size and description of all headers, beams, lintels, posts and columns. (Note all connections and vertical steel locations.)
(FBC, Sec 104.2.1 and SSTD 10)
- 12) Length and location of all exterior and interior shearwalls noting holddowns. Location of interior bearing walls.
(FBC, Sec 1606 and SSTD 10)
- 13) One full bathroom, on an accessible level, with minimum 29" clear openings at doors along the access path.
(Florida Accessibility Code for Building Construction, Sec 11.(11))
- 14) Fireplace opening and hearth extension dimensions (and a full height section view from foundation through chimney cap).
(FBC, Sec 2806.1.3 & 2114)
- 15) Location of air conditioning compressors and air handlers. Also attic, crawl space, tub and air handler access.
(FMC, Sec 104.2.1, Florida Energy Efficiency Code 610.1.ABC.3.5 and SBC, Sec 2309.6 & 1804.6.2.2)
- 16) Location of all plumbing fixtures and water heaters.
(FPC, Sec 104.2.1 and Table 504)
- 17) Location of all gas appliances, indicating if LP or Natural Gas. Note vent location and sizes for gas appliances in confined spaces. Show bollard or wheel stop for gas water heaters in garage.
(FGC, Sec 402.4.3 & 402.7 and FMC, Sec 704.3)
- 18) Service panel box location and ampacity. (Electrical may be on separate electrical floor plan)
(NEC, Art 380-8)
- 19) Electric receptacles (note G.F.I. & W.P. when required), switches, lighting fixtures, ceiling fans, exhaust fans, appliances and equipment outlets. Smoke detector locations (minimum one per floor, at access area to bedrooms & inside all bedrooms).
(NEC, Art 210.52 & 210.70, Florida Energy Efficiency Code 607.1.A.1, FBC, Sec 905.2 and NFPA, Sec 2-2.1.1.1)

ELEVATION VIEWS, SECTION VIEWS, DETAIL DRAWINGS & OTHER REQUIREMENTS Shall Include:

- 20) Views of all sides of the structure, dimension from grade to the high point of the roof, height of chimney above any part of the roof within 10' of the chimney and attic roof vents when required.
(FBC, Sec 104.2.1, 2804.2.4 & 2309.7)
- 21) Detailed section views for each wall type from foundation through roof, clearly and specifically indicating all structural elements, reinforcement, connections and all lumber, sheathing & nailing specifications. (Also note inspection ports for vert. steel, bearing heights, stucco specification, living area 8" above grade and insulation & finishes.)
(FBC 104.2.1, 2110.3 & 2307.1 and SSTD 10)
- 22) For gable end walls, method of horizontal bracing (i.e., ceiling diaphragm) for any joint or change of materials, or balloon framing (note lumber size, spacing, species & grade) or continuous masonry (note rebar spacing and size).
(SSTD 10)
- 23) Truss layout or conventional framing plan for all roofs (indicating all uplift loads and gravity loads.)
Hurricane anchor item number and manufacturer for all uplift load ranges (indicating specific locations of use).
(FBC, Sec 104.2.2, 1606, 2301.3 & 2301.5 and SSTD 10)
- 24) Framing plan for floors, decks and stairs (including framing sizes, spacing, species & grade, sheathing description & nailing, and tread depth, riser height & headroom). Stair handrail (graspable section) & guardrail description (height, picket spacing & connections).
(FBC, Sec 104.2.1, 2307, 1007.3, 1007.5, 1015, 1026.5 & 1608.2 and SSTD 10)
- 25) Full height section through elevator shaft (include location and mounting of machinery).
(FBC, Sec 104.2.1 & Chap 30 and ASME A17.1, Part V)
- 26) For multi-family and townhouse tenant separation walls, provide full height section drawings and fire assembly rating numbers from a recognized testing agency.
(FBC, Sec 704.3 & 704.4)
- 27) Provide a Manual-J Calculation and attach one copy of a completed Energy Form to each complete set of plans.
(Florida Statutes 553 and Florida Energy Efficiency Code)
- 28) For V-Zone structures, foundation plan, breakaway wall details and *V-Zone Certification Form* signed and sealed by a Florida Registered Architect or Engineer. (All horizontal structural members shall be above the B.F.E. Below the B.F.E. less than 300 sq. ft. may be enclosed with breakaway walls. No finish materials, electrical, plumbing or mechanical)
(CCO 90., Florida Statute 161 Part III, Sec 161.54 and FEMA Guide Lines)
- 29) For A-Zone structures, living and finished areas at or above minimum B.F.E., with 1 sq. ft. of flow-through opening provided for each 144 sq. ft. of enclosed floor area. (In all flood zones, no finish materials, electrical, plumbing fixtures or mechanical equipment is permitted below B.F.E.)
(CCO 90 and FEMA Guide Lines)