



**Seminole County Building Division**  
Residential Plan Review Checklist  
Florida Building Code 6<sup>th</sup> Ed. 2017

<b>PERMIT NUMBER:</b>	<b>PLANS EXAMINER'S INITIALS:</b>	<b>DATE:</b>
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ALL PLANS AND PLAN DOCUMENTATION ARE REQUIRED TO BE LEGIBLE AND SUBMITTED IN DUPLICATE. MINIMUM SCALE (1/4" = 1'), LETTERING, CLARITY, AND CONTRAST ARE TO BE SUITABLE TO BE RETAINED AS PART OF THE REQUIRED PERMANENT PERMIT RECORD. NOTE: SINGLE LINE DRAWINGS, GRAPH PAPER, FREE HAND SKETCHES, PENCIL DRAWINGS, ETC... CANNOT BE ACCEPTED FOR PERMITTING.

TITLE, SCOPE AND PURPOSE (R101)			
OK	N/A	DEFICIENT	The provisions of the <i>Florida Building Code, Residential</i> shall apply to the construction, <i>alteration</i> , movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above <i>grade plane</i> in height with a separate means of egress and their <i>accessory structures</i> . COMMENTS:

BUILDING PLANNING (R301)							
LOCAL DESIGN CRITERIA							
WIND SPEED	EXPOSURE CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	FLOOD HAZARDS
139 MPH	B, C	Weathering	Frost line	Termite	Decay	35 degrees	Per Seminole County Firm, Index Date September 28, 2007 and/or Raised seal survey w/flood zone determination
		Negligible	N/A	Very Heavy	Moderate to Severe		

LOCATION ON LOT (R302)			
OK	N/A	DEFICIENT	Zoning approved plot plans indicating setback/separation, septic tank location or septic permit application. (SCLDC, R101.2.1, SCC Ch.40 App. A 106.2) COMMENTS:
OK	N/A	DEFICIENT	<b>Exterior walls.</b> Construction, projections, openings and penetrations of <i>exterior walls</i> of <i>dwellings</i> and accessory buildings shall comply with <b>Table R302.1</b> ; or <i>dwellings</i> equipped throughout with an <i>automatic sprinkler system</i> installed in accordance with Section P2904 shall comply with Table R302.1. COMMENTS:

ROOM PLANNING REQUIREMENTS (R303 through R305)						
Use	Area (ft <sup>2</sup> )	Width	Average ceiling	Minimum ceiling	Natural * light	Natural ventilation*
Living	70	7'-0"	7'-0"	5'-0"	8% floor area	4% floor area
Dining	N/A	7'-0"	7'-0"	5'-0"	8% floor area	4% floor area
Kitchen	N/A	N/A	7'-0"	5'-0"	8% floor area	4% floor area
Bedroom	N/A	7'-0"	7'-0"	5'-0"	8% floor area	4% floor area
Bathroom	N/A	N/A	7'-0"	5'-0"†	3 square feet	1½ square feet

See Sections R303.1, R303.8 & R303.9 for mechanical ventilation and artificial light  
† 6'-8" min. over plumbing fixtures.

OK	N/A	DEFICIENT		Light, ventilation and heating for habitable rooms, adjoining rooms and bathrooms. (R303.1, R303.2, R303.3, R303.4, R303.9) COMMENTS:
OK	N/A	DEFICIENT		Outdoor intake openings exhaust openings and outside opening protection. (R303.5, R303.6) COMMENTS:
OK	N/A	DEFICIENT		Interior and exterior stairways provided with a means to illuminate the stairs, including the landings and treads. Interior stairways shall be provided with an artificial light source and wall switch located in the immediate vicinity of each landing of a stairway of 6 or more risers. (R303.8) COMMENTS:
OK	N/A	DEFICIENT		Required glazed openings open directly onto a street or public alley, or a yard or court or comply with roofed porches or sunroom exceptions. (R303.9) COMMENTS:
OK	N/A	DEFICIENT		Minimum room areas, dimensions and ceiling heights. (R304.1, R304.2, R304.3, R305) COMMENTS:

**SANITATION (R306 & R307)**

OK	N/A	DEFICIENT		Dwelling unit provided with toilet facilities (water closet, lavatory, and a bathtub or shower) and kitchen area (provided with a sink). (R306.1, R306.2) COMMENTS:
OK	N/A	DEFICIENT		Plumbing fixtures connected to a sanitary sewer or to an approved private sewage disposal system. (R306.3) COMMENTS:
OK	N/A	DEFICIENT		Water supply to fixtures: All plumbing fixtures connected to an approved water supply. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets provided with hot and cold water. (R306.4) COMMENTS:

**GLAZING (R308)**

OK	N/A	DEFICIENT		Human impact loads, hazardous locations. (R308.3, R308.4) COMMENTS:
OK	N/A	DEFICIENT		Skylights and sloped glazing. (R308.6) COMMENTS:

**GARAGES AND CARPORTS (R302 & R309)**

OK	N/A	DEFICIENT		No opening between garage and sleeping room, duct and other penetrations protected. (R302.5) COMMENTS:
OK	N/A	DEFICIENT		Garage-dwelling separation; 1/2" gypsum board on garage side, except 5/8" Type X required below habitable rooms, 1 3/8" solid wood doors, 20-minute fire-rated doors. Detached garages < 3' from dwelling require protection. (R302.6) COMMENTS:
OK	N/A	DEFICIENT		Floor surface noncombustible; sloped floor. (R309.1) COMMENTS:

OK	N/A	DEFICIENT		Carport: open two sides; noncombustible floors; sloped floor. (R309.2) COMMENTS:
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EGRESS (R310 through R312)				
OK	N/A	DEFICIENT		Sleeping room window for emergency escape: opening 5.7 square feet (grade floor, 5 square feet), 24" net clear height, 20" net clear width; maximum sill height = 44" . Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way (screen enclosure exception). (R310.1, R310.2, R310.4, R310.5) COMMENTS:
OK	N/A	DEFICIENT		Enclosed accessible space under stairs have walls, under stair surface and any soffits protected on the enclosed side with ½-inch (13 mm) gypsum board. (R302.7) COMMENTS:
OK	N/A	DEFICIENT		Exit access or hallway ≥ 3' (R311.6) COMMENTS:
OK	N/A	DEFICIENT		One exit from each dwelling unit (door ≥ (3'0" × 6'8")), floor or landing on each side of each exterior door ( <i>Where a stairway of two or fewer risers is located on the exterior side of a door, a landing is not required for the exterior side of the door, provided the door is in-swinging.</i> ). (R311.2, R311.3) COMMENTS:
OK	N/A	DEFICIENT		Stairways; minimum width = 3'0"; maximum stair rise = 7 3/4"; minimum tread depth = 10 inches; minimum headroom = 6'8". (R311.7) COMMENTS:
OK	N/A	DEFICIENT		Landings for stairways: floor or landing at the top and bottom of each stairway ( <i>A door at the top of a stair shall be permitted to open directly at a stair, provided the door does not swing over the stair.</i> ), Width of each landing shall not be less than the stairway served. Every landing has a minimum dimension of 36 inches in the direction of travel. (R311.7.6) COMMENTS:
OK	N/A	DEFICIENT		Special stairways (R311.7.10) COMMENTS:
OK	N/A	DEFICIENT		Ramp slope (1:12 maximum, 1:8 if technically infeasible), ramp handrails; one required if slope > 1:12. (R311.8) COMMENTS:
OK	N/A	DEFICIENT		Handrails; required on one side of stair for stairs with 4 or more risers; handrail height = 34" to 38"; Type I or Type II grip. (R311.7.8.1 through R311.7.8.4) COMMENTS:
OK	N/A	DEFICIENT		Guards; required for porches, balconies, open sides of stairs, ramps or raised floor surfaces > 30" above floor; 34" minimum guard height at open side of stair or ramp; 36" minimum guard height at porches, balconies, landings; opening limitations. (R312) COMMENTS:

<b>SMOKE and CARBON MONOXIDE ALARMS (R314 &amp; R315)</b>				
OK	N/A	DEFICIENT		UL 217, location and interconnection or household system per NFPA 72, power source, CO alarm within 10' of sleeping rooms (attached garage, fuel burning heater, appliance or fireplace). (R314; R315) COMMENTS:
OK	N/A	DEFICIENT		Every building for which a permit for new construction is issued having a fossil-fuel-burning appliance, fireplace, or an attached garage shall have a CO detector installed within 10' of each sleeping room. (R315) COMMENTS:

<b>FOAM PLASTIC, WALL AND CEILING FINISH, INSULATION (R316)</b>				
OK	N/A	DEFICIENT		Surface burning, thermal barrier, specific approval, Flame spread, Smoke-developed index. (R316) COMMENTS:

<b>DWELLING UNIT SEPARATION (R302)</b>				
OK	N/A	DEFICIENT		Two-family dwellings: 1-hour fire-resistance rating, supporting construction. (R302.3) COMMENTS:
OK	N/A	DEFICIENT		Townhouse 2 hour exception, continuity, parapet, townhouse structural independence, rated penetrations. (R302.2) COMMENTS:

<b>DECAY AND TERMITE AREAS (R317 &amp; R318)</b>				
OK	N/A	DEFICIENT		Protection required, protection against termites ( <i>pre-treat shown on plans</i> ). (R317, R318) COMMENTS:

<b>ACCESSIBILITY (R320)</b>				
OK	N/A	DEFICIENT		One bathroom shall be provided on habitable grade levels, with a door that has a 29" clear opening. If only a toilet room is provided on grade level, it shall be provided with the 29" clear opening. (R320) COMMENTS:

<b>FOUNDATIONS, FOOTINGS, Foundation Walls (R401, R403, R404)</b>				
OK	N/A	DEFICIENT		Fill soil, questionable soils, soil bearing value. (R401.2, R401.4, Table R401.4.1) COMMENTS:
OK	N/A	DEFICIENT		Footing width, 12" below grade, adjacent to slopes. (R403.1, R403.1.4, R403.1.7) COMMENTS:
OK	N/A	DEFICIENT		Masonry and concrete foundation walls. (R404.1.1, R404.1.2) COMMENTS:

<b>UNDER-FLOOR SPACE (R408)</b>				
OK	N/A	DEFICIENT		Ventilation, openings, unvented crawl space, access, debris removal, finished grade. (R408.1 – R408.7) COMMENTS:

STRUCTURAL REQUIREMENTS (CHAPTERS 3,5,6,8,9,10)				
OK	N/A	DEFICIENT		Design by Florida registered architect or engineer (ASCE 7 or 1609 FBC-B) or FBC-R accepted prescriptive compliance method. (R301.2.1.1, R301.1.3) COMMENTS:
OK	N/A	DEFICIENT		Components and cladding; design wind pressures in terms of PSF, to be used for the design of exterior component and cladding materials (doors, windows, garage doors, skylights etc...) not specifically designed by the registered design professional (R 301.2, Table 301.2(2)) <b>Note: Product Approval Form needs to be completed &amp; attached to plans.</b> COMMENTS:
OK	N/A	DEFICIENT		Elevation views; all four. (R 101.2.1, SCC Ch.40 App.A 106.3.5) COMMENTS:
OK	N/A	DEFICIENT		Lumber grade and species. (R 502, R602, R802) COMMENTS:
OK	N/A	DEFICIENT		Operable windows located more than 72" above surface below shall have the lowest portion of window clear opening a minimum of 24" above the finished floor being served. (R312.2) COMMENTS:
OK	N/A	DEFICIENT		Roof framing plan (conventional) or truss package engineering (110 or 120 mph wind speed, building height, proper exposure category, loads @ open porches); (R101.2.1, SCC Ch.40 App. A 106.3.5, R301.2, R802.1.7) <b>NOTE: CHECK FOUNDATION PLAN FOR INTERIOR BEARING REQUIREMENTS.</b> COMMENTS:
OK	N/A	DEFICIENT		Permanent truss bracing details. (R502.1.10.2; R802.1.7.3) COMMENTS:
OK	N/A	DEFICIENT		Gable bracing detail. (R101.2.1, SCC Ch.40 App. A 106.3.5, R301.2, R802.1.7.3) COMMENTS:
OK	N/A	DEFICIENT		Valley framing plan/detail including connection details. (R101.2.1, SCC Ch.40 App. A 106.3.5, R301.2) COMMENTS:
OK	N/A	DEFICIENT		Floor framing plan (conventional) or truss package engineering. (R101.2.1, SCC Ch.40 App. A 106.3.5, R301.2, R501.2, R502.1.4) COMMENTS:
OK	N/A	DEFICIENT		Connector schedule/table. (R301.1, R802.11) <b>NOTE: SPECIAL LOADS ADDRESSED; NEED TO DEMONSTRATE LOADPATH FROM FOUNDATION THRU ROOF SYSTEM @ POINT UPLIFT LOADS</b> COMMENTS:
OK	N/A	DEFICIENT		Foundation plan including interior bearing footings, footing dowels/vertical reinforced downpour locations. (R101.2.1, SCC Ch.40 App. A 106.3.5) <b>NOTE: CAN BE SHOWN ON FLOOR PLAN</b> COMMENTS:

OK	N/A	DEFICIENT		Lintel information; masonry, concrete, steel, wood. (R101.2.1, SCC Ch.40 App. A 106.3.5, R601.2, R606.1) <b>NOTE: REVIEW LINTELS &amp; BEAMS FOR GRAVITY &amp; UPLIFT CAPACITY IN QUESTIONABLE AREAS (I.E. POINT LOADING OF GIRDERS, EXCESSIVE SPANS, 2 STORY BEARING/EXCESSIVE SPANS). REQUEST CUT SHEETS FOR ENGINEERED LUMBER (LVL, GLUELAM ETC...) IF NOT DIMENSIONED ON PLANS.</b> COMMENTS:
OK	N/A	DEFICIENT		Structural wall section(s) from foundation through roof assembly for each different type of construction. (R101.2.1, SCC Ch.40 App. A 106.3.5, R301.2) <i>I.E.:</i> EXTERIOR BEARING WALLS, INTERIOR BEARING WALLS, EXTERIOR NON-BEARING WALLS, COLUMNS AT PORCHES & ENTRY, AND 2 <sup>ND</sup> STORY FRAME WALL BEARING ON BEAM/GIRDER <b>NOTE: IF SUFFICIENT INFORMATION IS PRESENTED ELSEWHERE ON PLANS TO SHOW CONSTRUCTION METHOD &amp; DETERMINE MINIMUM CODE COMPLIANCE, THE REQUIREMENT FOR INDIVIDUAL SECTIONS SHOULD BE WAIVED</b> COMMENTS:
OK	N/A	DEFICIENT		Nailing pattern(s) for wall & roof sheathing. (R101.2.1, SCC Ch.40 App. A 106.3.5, R301.2, R604.3, Table R703.3(1), R803.2.3.1) COMMENTS:
OK	N/A	DEFICIENT		Tile & metal roofing. (R101.2.1, SCC Ch.40 App. A 106.3.5, R905, Rule 9B-72) <b>NOTE: VERIFY PRODUCT APPROVAL &amp; INSTALLATION INFORMATION, ATTACH SAME TO PLANS</b> COMMENTS:
OK	N/A	DEFICIENT		Arch window framing details, buck attachment details for fenestration products requiring 2x bucks. (R101.2.1, SCC Ch.40 App. A 106.3.5, R301.2) <b>NOTE: ONLY REQUIRED FOR MASONRY CONSTRUCTION</b> COMMENTS:
OK	N/A	DEFICIENT		Frame to block connection detail. (R101.2.1, SCC Ch.40 App. A 106.3.5, R301.2) COMMENTS:
OK	N/A	DEFICIENT		Fireplace detail/section (masonry) or chimney box construction ( <i>pre-fab</i> ) outside air for both. (R101.2.1, SCC Ch.40 App. A 106.3.5, R301.2, R1001, R1002, R1003, R1004, R1005, R1006) <b>NOTE: CHIMNEY BOX DETAIL ONLY REQUIRED IF SHOWN ON ELEVATION VIEWS</b> COMMENTS:

#### INSULATING CONCRETE FORM WALL CONSTRUCTION (R613)

OK	N/A	DEFICIENT		General design, applicability limits. (R610) COMMENTS:
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#### MASONRY CONSTRUCTION (R606 through R610)

OK	N/A	DEFICIENT		General requirements. (R606 – R608) COMMENTS:
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#### EXTERIOR WALL COVERING (R703)

OK	N/A	DEFICIENT		Weather-resistant envelope, drained wall assembly, stucco, bond break, flashing. (R703.1, R703.2, R703.3, R703.4, R703.5, R703.6, R703.6.3, R703.7, R703.8) COMMENTS:
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ROOF VENTILATION (R806)				
OK	N/A	DEFICIENT		Ventilation requirements. (R806.1 thru R806.5) COMMENTS:

ATTIC ACCESS (R807)				
OK	N/A	DEFICIENT		Access to <i>all</i> areas. (R807.1) <b>NOTE: SCUTTLE FOR INSULATION INSTALLATION &amp; INSPECTION</b> COMMENTS:

ENERGY EFFICIENCY (5 <sup>th</sup> Edition FBC Energy Conservation)				
OK	N/A	DEFICIENT		Energy forms, EPL Display Card. (R401.1, R401.2, R401.3) <i>Note: Review for gross errors only</i> COMMENTS:
OK	N/A	DEFICIENT		HVAC sizing calculations. (ACCA Manual J or N or ASHRAE Cooling and Heating Manual, Second Edition) (R403.7) <i>Note: Review for gross errors only</i> COMMENTS:
OK	N/A	DEFICIENT		Glazing orientations, area, overhang depth and separation. (R405.5.3) COMMENTS:

MECHANICAL (Chapters 12-23)				
OK	N/A	DEFICIENT		Plans to show location(s) for heating unit, air handler, compressor, refrigerator, exhaust fans, dryer & vent, range & hood. (R101.2.1, SCC Ch.40 App. A 106.1.1, M1301.1, M1401.1) COMMENTS:
OK	N/A	DEFICIENT		Chimney and vent location and terminations. (Chapter 10 and Chapter 18) COMMENTS:

FUEL-GAS (Chapter 24)				
OK	N/A	DEFICIENT		Appliance location, clearances, type of gas, delivery pressure, number of outlets, pipe sizing. (Chapter 24) COMMENTS:

PLUMBING (Chapters 25-33)				
OK	N/A	DEFICIENT		Plumbing fixtures, water heater. (Chapters 27, 28) COMMENTS:

ELECTRICAL (Chapters 34-43)				
OK	N/A	DEFICIENT		Service equipment disconnecting means and location. (E3601.6) COMMENTS:
OK	N/A	DEFICIENT		Required lighting and receptacle outlets. (E3901, E3903) COMMENTS:
OK	N/A	DEFICIENT		Arc-fault circuit interrupter provided in all family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms. (E3902.15 thru 17) COMMENTS:

OK	N/A	DEFICIENT		Service calculations provided in accordance with (E3602) COMMENTS:
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**Plan Review Information Sheet (6<sup>th</sup> Edition 2017 FBC RESIDENTIAL)**

**GENERAL REQUIREMENTS**

◆	CONSTRUCTION IN A FLOOD HAZARD ZONE: AS-BUILT ELEVATION CERTIFICATE REQUIRED PRIOR TO NEXT INSPECTION, FINAL ELEVATION CERTIFICATE REQUIRED PRIOR TO FINAL INSPECTION (FEMA FORM ONLY)
◆	FACTORY BUILT FIREPLACE SPECIFICATIONS TO BE ON SITE FOR BOTH FRAMING & FINAL INSPECTIONS
◆	TEMPORARY ELECTRIC SERVICE INSPECTIONS NOT SCHEDULED WITH A REQUIRED INSPECTION ARE SUBJECT TO AN ADDITIONAL INSPECTION FEE
◆	BUILDING ADDRESS NUMBERS TO BE INSTALLED PRIOR TO FINAL INSPECTION
◆	CERTIFICATE OF FINAL TERMITE TREATMENT TO BE ON SITE PRIOR TO FINAL INSPECTION (R 320.1)
◆	INSTALLATION SPECIFICATIONS FOR ALL ITEMS ON PRODUCT APPROVAL FORM TO BE ON SITE FOR INSPECTIONS.
