

Residential Plan Review Checklist

2010 Florida Building Code

This checklist is being provided as a guide for designers to understand what is required to be shown on the Construction Documents. All items may not pertain to your project.

This list may not be all-inclusive for your particular project and compliance with the 2010 Florida Building Code is required.

TITLE, SCOPE AND PURPOSE (R101)			
OK	N/A	DEFICIENT	Applies to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade in height with a separate means of egress and their accessory structures ≤ 3000SF. 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	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, 107.3.5 FBC-B) COMMENTS:
OK	N/A	DEFICIENT	Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1. Projections beyond the exterior wall shall not extend more than 12 inches into the areas where openings are prohibited. (R302) COMMENTS:

ROOM PLANNING REQUIREMENTS (R303 through R305)						
Use	Area (ft ²)	Width	Average ceiling	Minimum ceiling	Natural * light	Natural ventilation*
Living	120	7'-0"	7'-0"	5'-0"	8% floor area	4% floor area
Dining	70	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	70	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 & R303.3 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, R303.8) COMMENTS:			

OK	N/A	DEFICIENT	Outdoor intake openings exhaust openings and outside opening protection. (R303.4, R303.5) 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. (R303.6) COMMENTS:
OK	N/A	DEFICIENT	Required glazed openings open directly onto a street or public alley, or a yard or court or comply w/ roofed porches or sunroom exceptions (R303.7) 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:

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 through R310.1.5) 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. (R311.7.5) COMMENTS:
OK	N/A	DEFICIENT		Special stairways (R311.7.9) 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 (R311.7.7.1 through R311.7.7.4) 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:
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SMOKE and CARBON MONOXIDE ALARMS (R313)

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:

FOAM PLASTIC, WALL AND CEILING FINISH, INSULATION (R316)

OK	N/A	DEFICIENT		Surface burning, thermal barrier, specific approval, Flame spread, Smoke-developed index (R316) COMMENTS:
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DWELLING UNIT SEPARATION (R302)

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

DECAY AND TERMITE AREAS (R317 & R318)

OK	N/A	DEFICIENT		Protection required, protection against termites (<i>pre-treat shown on plans</i>); (R317, R318) COMMENTS:
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ACCESSIBILITY (R320)

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:
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FOUNDATIONS, FOOTINGS, Foundation Walls (R401, R403, R404)

OK	N/A	DEFICIENT		Fill soil, questionable soils, soil bearing value (R401.2, R401.4, T R401.4.1) COMMENTS:
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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:

UNDER-FLOOR SPACE (R408)

OK	N/A	DEFICIENT		Ventilation, openings, unvented crawl space, access, debris removal, finished grade (R408.1 – R408.7) COMMENTS:
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STRUCTURAL REQUIREMENTS (CHAPTERS 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, T 301.2(2)) Note: Product Approval Form needs to be completed & attached to plans. COMMENTS:
OK	N/A	DEFICIENT		Elevation views; all four; (R101.2.1, 106.3.5 FBC-B) COMMENTS:
OK	N/A	DEFICIENT		Lumber grade and species (R502, 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. (R612.1) COMMENTS:
OK	N/A	DEFICIENT		Roof framing plan (conventional) or truss package engineering (wind speed, building height, proper exposure category, loads @ open porches); (R101.2.1, 106.3.5 FBC-B, R 301.2, R802) NOTE: CHECK FOUNDATION PLAN FOR INTERIOR BEARING REQUIREMENTS. COMMENTS:
OK	N/A	DEFICIENT		Permanent truss bracing details; (R502.1.3.2; R802.1.6.3) COMMENTS:
OK	N/A	DEFICIENT		Gable bracing detail; (R101.2.1, 106.3.5 FBC-B, R301.2, R802.1.6.3) COMMENTS:
OK	N/A	DEFICIENT		Valley framing plan/detail including connection details; (R101.2.1, 106.3.5 FBC-B, R301.2) COMMENTS:

OK	N/A	DEFICIENT	Floor framing plan (conventional) or truss package engineering; (R101.2.1, 106.3.5 FBC-B, R301.2, R502.1) COMMENTS:
OK	N/A	DEFICIENT	Connector schedule/table (R301.2, R802.1.6.5) NOTE: SPECIAL LOADS ADDRESSED; NEED TO DEMONSTRATE LOADPATH FROM FOUNDATION THRU ROOF SYSTEM @ POINT UPLIFT LOADS COMMENTS:
OK	N/A	DEFICIENT	Foundation plan including interior bearing footings, footing dowels/vertical reinforced downpour locations (R101.2.1, 106.3.5 FBC-B) NOTE: CAN BE SHOWN ON FLOOR PLAN COMMENTS:
OK	N/A	DEFICIENT	Lintel information; masonry, concrete, steel, wood; (R101.2.1, 106.3.5 FBC-B, R502.2, R606.10) NOTE: REVIEW LINTELS & BEAMS FOR GRAVITY & 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. COMMENTS:
OK	N/A	DEFICIENT	Structural wall section(s) from foundation through roof assembly for each different type of construction; (R101.2.1, 106.3.5 FBC-B, R301.2) <i>I.E.: EXTERIOR BEARING WALLS, INTERIOR BEARING WALLS, EXTERIOR NON-BEARING WALLS, COLUMNS AT PORCHES & ENTRY, AND 2ND STORY FRAME WALL BEARING ON BEAM/GIRDER</i> NOTE: IF SUFFICIENT INFORMATION IS PRESENTED ELSEWHERE ON PLANS TO SHOW CONSTRUCTION METHOD & DETERMINE MINIMUM CODE COMPLIANCE, THE REQUIREMENT FOR INDIVIDUAL SECTIONS SHOULD BE WAIVED COMMENTS:
OK	N/A	DEFICIENT	Nailing pattern(s) for wall & roof sheathing; (R101.2.1, 106.3.5 FBC-B, R301.2, R803.2.3.1) COMMENTS:
OK	N/A	DEFICIENT	Tile & metal roofing (R101.2.1, 106.3.5 FBC-B, R905, Rule 9B-72) NOTE: VERIFY PRODUCT APPROVAL & INSTALLATION INFORMATION, ATTACH SAME TO PLANS COMMENTS:
OK	N/A	DEFICIENT	Arch window framing details, buck attachment details for fenestration products requiring 2x bucks; (R101.2.1, 106.3.5 FBC-B, R301.2) NOTE: ONLY REQUIRED FOR MASONRY CONSTRUCTION COMMENTS:
OK	N/A	DEFICIENT	Frame to block connection detail; (R101.2.1, 106.3.5 FBC-B, 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, 106.3.5 FBC-B, R301.2, R1001, R1002, R1003, R1004, R1005) NOTE: CHIMNEY BOX DETAIL ONLY REQUIRED IF SHOWN ON ELEVATION VIEWS COMMENTS:

INSULATING CONCRETE FORM WALL CONSTRUCTION (R613)				
OK	N/A	DEFICIENT		General design, applicability limits (R613.1) COMMENTS:

MASONRY CONSTRUCTION (R606 through R610)				
OK	N/A	DEFICIENT		General requirements (R606 – R610) COMMENTS:

EXTERIOR WALL COVERING (R703)				
OK	N/A	DEFICIENT		Weather-resistant envelope, drained wall assembly, stucco, bond break, flashing (R703.1, R703.2, R703.6, R703.6.3, R703.7, R703.8) COMMENTS:

ROOF VENTILATION (R806)				
OK	N/A	DEFICIENT		Ventilation requirements; (R806.1, R806.2) COMMENTS:

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

ENERGY EFFICIENCY (2010 FBC Energy Conservation)				
OK	N/A	DEFICIENT		Energy forms, EPL Display Card;(Energy Code 401, 401.2, 401.3) <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) (Energy Code 403.6.1) <i>Note: Review for gross errors only</i> COMMENTS:
OK	N/A	DEFICIENT		Glazing orientations, area, overhang depth and separation. (Energy Code 405.5) 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, 106.1.1 FBC-B, M1301.1) 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 (2008 NEC)				
OK	N/A	DEFICIENT		Service equipment disconnecting means and location (Article 230) COMMENTS:
OK	N/A	DEFICIENT		Required lighting and receptacle outlets (Article 210.70, Article 210.52) 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. (Article 210.12(B)) COMMENTS:
OK	N/A	DEFICIENT		Service calculations provided in accordance with Parts III or IV of NEC Article 220 COMMENTS:

Plan Review Information Sheet (2010 FBC RESIDENTIAL, 2008 NEC)

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.

PLEASE REVIEW ALL ITEM NUMBERS REDLINED ON PLANS AND RELATED CODE SECTIONS TO ENSURE COMPLIANCE.

2010 FLORIDA BUILDING CODE - RESIDENTIAL

1B	SMOKE & CARBON MONOXIDE DETECTORS	R314, R315
2B	EXIT DOOR - SIDE SWING 3'0"x6'8"; (DOUBLE MINIMUM 32" CLEAR OPENING (SINGLE LEAF))	R311.2
3B	EMERGENCY ESCAPE - SLEEPING ROOM WINDOW (MAXIMUM 44" SILL HEIGHT, NET CLEAR OPENING: MINIMUM 20" WIDE, 24" HIGH, 5 SF 1ST FLOOR, 5.7 2 ND & 3 RD FLOORS)	R310.1
4B	STAIRS (TREADS & RISERS)	R311.7.4
5B	STAIRS (HANDRAILS)	R311.7.7
6B	GUARDRAILS (DECKS, LANDINGS, BALCONIES ETC...)	R312.
7B	ACCESSIBILITY - TOILET ROOMS AT GRADE LEVEL (DOOR MINIMUM 29" CLEAR OPENING)	R320.1
8B	TOILET ROOM VENTILATION	R303.3, M1507.1-.3, TM1507.3
9B	ENERGY EFFICIENCY – AIR INFILTRATION	FEC 402.4.1
10B	BRICK VENEER – SUPPORT ON WOOD, FLASHING, WEEP HOLES, TERMITE REQUIREMENTS	R703.7, R704
11B	ROOF ASSEMBLY – PRODUCT APPROVAL (UNDERLAYMENT: ASTM D 226, TYPE 1 or 4869,	R905.2.2-.5, R905.2.7.2,

	TYPE 1, SHINGLES: ASTM D 225 or 3462, FASTENERS ASTM D 3161 OR PA 107-95	R905.2.8.1
12B	FOUNDATION (MINIMUM 12" BELOW GRADE)	R403.1.4
13B	MASONRY CHIMNEYS & FIREPLACES, EXTERIOR AIR SUPPLY FACTORY BUILT CHIMNEYS & FIREPLACES, EXTERIOR SUPPLY	R1001, R1003, R1005 R1002, R1004, R1005
14B	WOOD SIDING, SHEATHING & STRUCTURAL ELEMENTS, STUCCO OVER WOOD FRAMING (MINIMUM 6" ABOVE GRADE, MINIMUM 6" CLEARANCE STUCCO TO GRADE)	R703.5, R704
15B	ATTIC ACCESS (PRIMARY: MINIMUM 20" X 36"; SECONDARY: MINIMUM 2'X2')	R807
16B	ATTIC VENTILATION	R806
17B	GLAZING - HAZARDOUS LOCATIONS (DOORS, NEAR DOORS, NEAR WALKING SURFACES, RAILINGS, NEAR POOLS)	R308.4.1-.4, .6-.11
18B	GLAZING - HAZARDOUS LOCATIONS (DOORS & WALLS OF ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, & SHOWERS)	R308.4.5
19B	DRAFTSTOPPING - FLOOR/CEILING ASSMEBLIES (MAXIMUM 1000 SF AREAS)	R302.12
20B	PERMANENT TRUSS BRACING	R502.1.3.2, R802.1.6.3

2008 NATIONAL ELECTRIC CODE

1E	ELECTRICAL OUTLETS - GENERAL PROVISIONS FOR DWELLING UNITS	210.52
2E	LIGHTING OUTLETS - GENERAL REQUIREMENTS	210.70
3E	GROUND-FAULT CIRCUIT-INTERRUPTER (BATHROOMS TO BE ON SEPARATE CIRCUIT)	210.8, 210.11, 3401.7 FBC
4E	ARC-FAULT CIRCUIT INTERRUPTER	210.12
5E	LIGHT SWITCHES-READILY ACCESSIBLE	404.8
6E	LIGHTING FIXTURES IN CLOSETS - PROPER CLEARANCES	410.8
7E	SPAS AND HOT TUBS	680 PART IV

2007 FLORIDA BUILDING CODE – RESIDENTIAL (MECHANICAL)

1M	APPLIANCES IN ATTIC (ACCESS, SERVICE SPACE, ELECTRICAL, AUXILLARY DRAIN PANS, SECONDARY DRAIN SYSTEM, & AIR HANDLER (FBC requirements & notice))	M1305.1.3, M1305.1.3.1 M1305.1.3.2
2M	BALANCED RETURN AIR, RETURN AIR PLENUMS (NO COMBUSTIBLES)	M1602.4
3M	EXHAUST DUCTING – BATHROOM, DRYER, RANGE HOOD (PROPER TERMINATION)	M1506, M1501, M1502
4M	CARBON MONOXIDE ALARM WITHIN 10' OF SLEEPING ROOMS (DETACHED GARAGE, FUEL BURNING HEATER, APPLIANCE OR FIREPLACE; PERMITTED AFTER 7/1/2008)	R315.1

2007 FLORIDA BUILDING CODE – RESIDENTIAL (PLUMBING)

1P	WHIRLPOOL BATH PUMP ACCESS (FOR REPAIR OR REPLACING)	P2720.1
2P	SHOWER TEMPERATURE CONTROL DEVICES	P2708.3
3P	WATER HEATER THERMAL EXPANSION	P2803.1
4P	WELL PUMPS, MINIMUM WELL PUMP SIZE, PRESSURE TANKS & PIPING	614

**FOR INFORMATIONAL PURPOSES ONLY. THIS DOES NOT GRANT PERMISSION TO VIOLATE ANY APPLICABLE
LAW, CODE OR ORDINANCE.**