

## RESIDENTIAL PLAN REVIEWER CHECKLIST

<b>Application #</b>		Address.			Date:	
PARCEL #:				Garage:	Direction	
Bedrooms:	Bathrooms:	Stories:	Permit:	Plans		

**Check for Required Documents: New 2017 6<sup>th</sup> Edition Code Checklist Revised**

Permit Application – Correct permit # / address / applicant signature / lot # / setbacks **Property Line**

- Flood zone wind zone approval verified required. Wind Zone: Flood Zone\_\_
- Geo Tec Report / Engineer’s seal letter/ Address. (R401.4)
- Energy Calculations – Signed / address / builder / Minimum R values / jurisdiction GAS ELECT\_\_
- Energy Calculations – Check db inside /outside, house direction –**LIVING SF**  
HVAC Sizing calculations. (FBC-EC 503.2.1)
- NOA’s and FPA’s (Notice of Acceptance and Florida Product Approval)
- Construction Plans: Sealed / Floor plans / Foundation plan / Exterior elevations. (FBC 107.3.5)
- Floor framing and roof framing plan. If applicable. (FBC 107.3.5)

Check Engineer seal and current active license

**Begin Plan Review:**

- Check for proximity to lot line. (Assumed property lines)(Easements for 0 lot line overhangs) (FBC 107.3.5)

**Check Exterior Walls and Projections from Lot Line Minimum 5 ft. (R302.1) CHANGE**

- Check for fire resistant construction. Two family separations. (FBC 107.3.5) (R302.1, R302.2, R302.3)
- Check for Flood hazard construction requirements. (Raised equipment, etc.)**BFE\_\_ FFE\_\_**page
- Verify that the floor plan matches the site plan.
- Check for minimum room sizes. (R304) **CHANGE**
- Check for minimum ceiling height. (R305) **CHANGE**
- Check egress at least one 36” x 80” wide. (R311.2) (FBC107.3.5)
- Check for attic access location(s) and size(s) (R807)
- Verify safety glazing locations as needed. (R308.4) **(R308.4.2) (R308.4.5) CHANGE**
- Check hall widths. Min 36”. (R311.6)

Bedroom windows egress sizes and locations. (FBC 107.3.5)(R310.1)

- Check for 29” min clear (2’-8” door) ADA clear opening at least one bathroom. (FBC 107.3.5) (R320.1.1)

Check for lighting & ventilation in bedrooms / **Window area 8 percent of floor area of habitable rooms.**

(R303)

Check garage door metal/solid core/fire door. No direct access to a bedroom. (R302.5.1) **CHANGE- no self-**

## closing

- Stair widths, handrails/minimum headroom riser heights and tread depths, guards, rails. (FBC (107.3.5)

**(311.7.5.1) (R311.7.3) (R311.7.6) (311.7.3) Max stair height 147 “CHANGE**

**Glazing Adjacent to Stair and Ramps, glazing less than 36” above plane of walking surface (R308.4.6) (R308.4.7) CHANGE**

Window sill heights for sills higher than 6’ above grade. (R 312.2) **Minimum 24” above finish floor or 4” sphere rule (R312.2.1) (R312.1.2) CHANGE**

- Under stair protection details. (R302.7)

**Floor Assemblies fire protect of floors/ ½ “drywall or 5/8” wood structural panel (R302.13)**

## LOCATION CHANGE

- Check garage separation details in relationship to interior or living space above. R302.6, R302.5
- Stucco details over wood sheathing. (R703, R703.4, R703.6.3) ASTM C926/ ASTM C1063
- Check for smoke detector locations. (FBC 107.3.5) **R314 CHANGE**
- Check for carbon monoxide detector locations. R315
- Check bathrooms/toilet rooms for light & ventilation requirements / **windows not less than 3sf / ½ is openable.** (R303.3)
- Check for **gas / electric** water heater protection in garage. (G2408.3)
- Check for flashing details. (FBC 107.3.5)(R703.7.5, R703.8, R903.2, R905)
- Check for attic ventilation calculations / (R806)
- Check for 2014 code statement including wind design. (150 mph)
- Check S-1 Pages, headers, lintels, pre-casts, anchorage, nailing, general notes and specifications,
- Garage floor pitch. (R309.1)
- Under slab vapor barrier. (Min 6 mil)(R506.2.3)
- Foundation, footing, pads, slab, slab thickness, reinforcement size and location
- \* Check exterior masonry openings larger than 2’-0” requires a rebar and filled cell on both sides.

**See tables R609.3.3A-1 (TABLE REMOVED)**

- Check for Wind requirements / structural calculations. (If required) (FBC 107.3.5)(R301.2.1)
- Concrete strengths
- Bearing walls in proper locations? (If 2 stories check for proper alignment)
- Bond beam details
- Check for wall section from foundation to roof. (FBC 107.3.5)
- Check for continuous load paths
- Check for Assembly and materials connector tables. (FBC 107.3.5)
- Check for roof sheathing nailing specification.

- Window and door buck details. (R612.10)
- Check for all fenestration penetrations. (FBC 107.3.5) (Impact glazing / panels)

## **NOA's / FPA's**

- Check components and cladding list with FPA's. (Impact resistant coverings or systems)(FBC 107.3.5)

\_\_\_\_\_ Roof Vents / Gable Vents / Ridge Vents

\_\_\_\_\_ Roof Covering / Roof Underlayment / Roof Tiles / Shingles

\_\_\_\_\_ Fascias

\_\_\_\_\_ Windows

\_\_\_\_\_ Mullions

\_\_\_\_\_ Slider Doors

\_\_\_\_\_ Hinged doors

\_\_\_\_\_ Garage doors

\_\_\_\_\_ Uplift Connectors

\_\_\_\_\_ Concrete Lintels

\_\_\_\_\_ B Vents

\_\_\_\_\_ Louvers

\_\_\_\_\_ Fixed Windows

\_\_\_\_\_ Siding

\_\_\_\_\_ Trusses

\_\_\_\_\_ Glass Block

\_\_\_\_\_ Storm Shutters / Panels

\_\_\_\_\_ Solid Soffit

\_\_\_\_\_ Vented Soffit

\_\_\_\_\_

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\_\_\_\_\_ Outdoor Fireplaces (G2450)

