

**TOWN OF INDIAN RIVER SHORES  
BUILDING DEPARTMENT  
PERMIT & PLAN REVIEW SUBMITTAL**

**Florida Building Code 2017 (6<sup>th</sup> Edition)  
NEC 2014**

- \_\_\_ 1. Completed building and land clearing applications.
- \_\_\_ 2. Signed & sealed plans by design professional. Min 18"x24" and Max 24"x 36".  
Residential-(2) sets Commercial-(3) sets  
No loose sheets. See plan specifications attached.
- \_\_\_ 3. Two (3) copies of Certified Survey with trees.  
*(to accompany all building, and land clearing and NPDES applications).*
- \_\_\_ 4. Site plan with **conceptual drainage**.
- \_\_\_ 5. NPDES Permit & Required Documentation.
- \_\_\_ 6. Recorded Warranty Deed
- \_\_\_ 7. Recorded Notice of Commencement.
- \_\_\_ 8. Signed owner contract.
- \_\_\_ 8. Soil Analysis Reports (new construction/addition/pools) signed & sealed by engineer.
- \_\_\_ 9. Energy code, completed information and signed.
- \_\_\_ 10. HVAC sizing calculations/Manual J.
- \_\_\_ 11. Code Compliance Certification for 2017 FBC 6<sup>th</sup> Edition.
- \_\_\_ 13. Windows/Doors/Garage door/Shutters/Roof - Product Approval Summary Sheet
- \_\_\_ 14. Oceanfront property: DEP permit approval and Turtle Lighting Plan by engineer.
- \_\_\_ 15. Property Owners Association Approval
- \_\_\_ 16. Health Department (For Septic)
- \_\_\_ 17. FEMA Substantial Improvement (See building permit application).  
If applicable must provide copy of property appraisal.

*EFFECTIVE 01/1/2018*

## **PLAN SPECIFICATIONS**

\*\* This information is intended to be a guideline and does not necessarily indicate all details required to determine code compliance. \*\*

**Plans submitted must certify compliance with The FLORIDA BUILDING CODE 2017 6<sup>th</sup> Edition.**

CODE COMPLIANCE: PLANS SHALL BE SIGNED AND SEALED BY AN ENGINEER OR ARCHITECT registered in the state of Florida, who shall state that the design submitted has been analyzed and/or designed by the Engineer or Architect to meet requirements of the FBC.

### **SITE PLAN:**

- \* Flood zone classification.
- \* Show proposed finished floor elevation. Minimum FFE (finished floor elevation) is to be 1 foot above the base flood elevation in the town flood map or 20" above crown of road in non-flood locations. Maximum FFE is 20" above base flood elevation or 20" above crown of road in non-flood locations.
- \* Certified boundary survey.
- \* Show all streets and rights of way.
- \* North direction indication.
- \* Front, rear and side setbacks of proposed dwelling.
- \* Show proposed finished floor elevation.
- \* Location and elevation of benchmark.
- \* Show conceptual drainage plan.
- \* Tree Survey.
- \* Driveway description.
- \* Lot coverage and landscape percentage calculations.
- \* Elevations in NAVD.

### **FOUNDATION PLAN:**

- \* Indicate foundation type and dimensions.
- \* Width, depth and location of all bearing footers.
- \* Size and number of reinforcement bars, designate corner bends.
- \* CBS construction shall show size and location of vertical steel.
- \* Show location of shear wall segments and reinforcing requirements.
- \* Slab depth and specifications, vapor barrier and termite treatment.
- \* Footings on fill require a soil analysis report by a qualified engineer.

### **ELEVATIONS:**

- \* Show all four views of the structure including building heights.
- \* Roof height in accordance with LDC definitions.

## **FLOOR PLAN:**

- \* Exterior and interior dimensions showing all room sizes.
- \* Show all window, door and misc openings with sizes, locations.
- \* Show bearing and non-bearing walls and partitions.
- \* Show window and door header specifications and sizes.
- \* Specify engineered header type on plans and truss layout.
- \* Show attic access location(s) (minimum size 24" x 36").
- \* Plumbing fixtures and all fixed items - cabinets, counters, etc.
- \* Plumbing isometric diagram.
- \* Location of proposed electric meter, main disconnect, and distribution panels.
- \* Location of all electrical outlets, switches and fixtures.
- \* Provide electrical riser diagram, panel schedule and load calculations.
- \* Show all smoke detector and emergency egress locations
- \* Show sizes and locations of all A/C-heat equipment, ducts and registers.
- \* Show & identify accessible bath.

## **TYPICAL WALL SECTIONS:**

- \* Footing types and sizes indicated.
- \* Show wall type and sizes for specified materials.
- \* Vertical details (frame or block wall) with all anchoring details.
- \* Show tie beam/column details and truss anchors or connectors.
- \* Detail tie beam elevation transitions and reinforcing steel.
- \* Specify manufacturer and product ID. with values for connectors.
- \* Specify continuous load path components for code compliance.
- \* Show interior/exterior wall finishes and specifications.
- \* Roof type, sheathing and nailing schedule, roof coverings and finish.
- \* Detail connection of masonry to wood frame construction.

## **ROOF CONSTRUCTION:**

### **CONVENTIONAL FRAME:**

- \* Framing plan detailing bearing walls, headers and connectors
- \* Show lumber grade, size and species.
- \* Detail gable end framing where applicable.
- \* Specify connector mfg. / product Id. or equivalent.
- \* Specify type, grade, thickness of roof sheathing and nail pattern.
- \* Detail ceiling joist material and all mechanical connections.

### **PRE-ENGINEERED TRUSSES:**

- \* Submit mfg. truss layout with all trusses identified clearly.
- \* Submit connector schedule for uplift requirements.
- \* Identify point loading on truss layout when applicable.
- \* Specify type, grade, thickness of roof sheathing and nail pattern.
- \* Show ceiling diaphragm and blocking if applicable.
- \* Show roof underlayments and finish coverings.