

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

**Florida Building Code 2014 (5th Edition)
NEC 2011**

- ___ 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 (2) copies of Certified Survey with trees.
(to accompany building application and land clearing application).
- ___ 4. Site plan with **conceptual drainage**.
- ___ 5. Recorded Warranty Deed
- ___ 6. Recorded Notice of Commencement.
- ___ 7. 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 2014 FBC 5th Edition.
- ___ 12. Certification compliance Flood Hazard, (if app.)
- ___ 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

EFFECTIVE 10-3-16

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 2014 5th 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.

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.
- * Mean roof height.

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.