



THE TOWN OF *INDIAN RIVER SHORES*

RESIDENTIAL SINGLE FAMILY PLAN REVIEW CHECKLIST

8th Ed (2023) FLORIDA RESIDENTIAL CODE

MANDATORY REQUIREMENTS

A. through V. must be addressed

- _____ A. Product Approval Affidavit
- _____ B. Energy Code Appendix C Prescriptive/Performance Calculations R405
- _____ C. Manual "J"- 90 summer/47winter - WPB area weather, equip. size, & type
- _____ D. Health Department permit or Utilities verification
- _____ E. Zero Lot Line homes must meet fire and opening protection requirements.
- _____ F. 1. Additions need flood zone verification if appear to be close to a 50% increase in value (FEMA requirements)
2. Additions, repairs, alterations per 8th Ed (2023) F.B.C./Existing Building Code
3. Lowest floor slab elevation
- _____ G. Foundation Plan:
 - _____ 1. Footing sizes and reinforcing steel
 - _____ 2. Interior bearing wall footings
 - _____ 3. Porch footings/pads
 - _____ 4. Column pads
 - _____ 5. Posts/columns locations and vertical reinforcement
 - _____ 6. Frame construction – min. 18" deep footings.
 - _____ 7. Structural concrete subject to salt spray (min. 5000 psi) - ACI 318-14
- _____ H. Roof Framing Plan
- _____ I. Truss Connector Schedule-address girders
- _____ J. Roof assembly described: type, materials, fasteners, flashing, wind resistance rating
- _____ K. Exterior Wall Section
- _____ L. Interior Bearing Wall Section
- _____ M. Exterior elevations – all sides
- _____ N. Design Pressures – check exposure and end zones
- _____ O. Gable End Detail
- _____ P. Lintel/Header/Beam schedule-sizes/bearing, filled, reinforcing?
- _____ Q. Porch Framing-post and beam connectors, top & bottom
- _____ R. Correct Codes listed
- _____ S. Floor framing plan
- _____ T. Design wind load information:
 - _____ 1. Basic wind speed – verify
 - _____ 2. Exposure – verify
 - _____ 2. Internal pressure coefficient
- _____ U. Tile roof installation
- _____ V. Rated separation between residence and garage.
- _____ W. Engineered truss plans/shop drawings (roof/floor)
- _____ X. Attic Live Load – Note additional live loads required for attic storage
- _____ Y. Soffit Design Per 8th Ed (2023) FBC Residential R704

ALL TRUSS ENGINEERING/SHOP DRAWINGS MUST BE SUBMITTED & APPROVED PRIOR TO INSTALLATION AS PER 8th Ed (2023) FBC R802.10.1

STANDARD COMMENTS

Floor Plans

- _____ 1. Egress Windows must be labeled on plan
- _____ 2. Handicap Bathroom Door 2'-8" swing type or 2' 5" pocket
- _____ 3. Water Heater- on pan, bollard, relief line cannot be trapped
- _____ 4. Attic Access- minimum 22"x30" unless roof peak < 30"
- _____ 5. Safety Glass- hazardous locations

Details

- _____ 1. Roof and wall sheathing – nailing zone pattern
- _____ 2. Buck details- windows, doors, and garage doors
- _____ 3. Chimney/Fireplace/Dormer- construction details
- _____ 4. Stair details- tread and riser, handrails and balcony railing
- _____ 5. Butt glass- engineering details
- _____ 6. Glass block details
- _____ 7. Window head, jamb & sill details (Shutter attachment and substructure for fasteners)
- _____ 8. Frame to masonry connection details
- _____ 9. Exit / Escape door
- _____ 10. Impact Protection (Impact resistant glazing or approved shutters)
- _____ 11. Window/Door Flashing
- _____ 12. Weepscreed Detail (wood construction on masonry/concrete)

Electric Plans

- _____ 1. Bathroom – G.F.I. receptacles
- _____ 2. Kitchen – G.F.I. receptacles at counters
- _____ 3. Garage – Min. 1 G.F.I. receptacle, if more all G.F.I.
- _____ 4. Electric Panel Location
- _____ 5. Electric Riser Diagram
- _____ 6. Receptacles – spacing and location
- _____ 7. Outside receptacles – One G.F.I. / W.P. front and rear of house
- _____ 8. Switches location
- _____ 9. Smoke detectors per code – bedroom (sleeping) areas & stairs
- _____ 10. U.F.E.R. ground required
- _____ 11. Attic access light w/pull chain or switch
- _____ 12. Disconnects at Water Heater & A.C. Units
- _____ 13. Branch circuit arc-fault protection in bedrooms
- _____ 14. Toilet rooms (interior) shall be mechanically ventilated
- _____ 15. Electrical load calcs
- _____ 16. Stair lighting - switch controlled at top & bottom of stairs
- _____ 17. Carbon-monoxide detectors

Mechanical

- _____ AC duct layout with:
- _____ 1. Balanced return air
- _____ 2. Access to equipment in attic
- _____ 3. Duct work protection in garage
- _____ 4. Plumbing riser diagram

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