

Plan Review Checklist - New Construction Commercial

City of Cape Coral Building Division

Applicable Codes: 2020 Florida Building Code (FBC), 2017 National Electrical Code (NEC), Cape Coral Land Development Code (LDC), Cape Coral Engineering Design Standards (EDS), Cape Coral Code of Ordinances (CCCOO), Federal Floodplain Management Regulations

Revised: 09/02/21

The Plans Examiners at the City of Cape Coral Building Division strive to provide a thorough and timely plan review process based on the current adopted Codes and Ordinances. In order for us to provide the most efficient service, it is important that the applicant provide all the information necessary for the review. The following checklist includes general items that are expected when submitting applications and plans for review. Each project is unique and may require more information, however, the following list provides the minimum requirements.

The following list is an abbreviated guide of common rejection reasons and is not all-encompassing. Every effort has been made to identify code violations during reviews and inspections. No oversight by the reviewer or inspector shall be considered as authority to violate, set aside, cancel, or alter any applicable codes or ordinances. The review and permit should not be considered a warranty or guarantee.

Plan Reviewer's Name:	Permit #:	Date:			
ITEM			ОК	N/A	Rejection
Chapter 1: Administration					
105.1 Permits (Required): 107 Construction Do	cuments, ASCE 24-14 Flood openings				
105.12 Work starting before permit issuance ap	pproved by BO				
107.1[A]Submittal Documents 107.2.1 Sufficie	nt clarity				
107.2[A] Roof Assemblies Manufacturer's truss	layout.				
107.1[A] Design Professional required (F.S. Cha	pter 471)				
107.3.4.3 Certification Wind load 160 mph - Va	sp124 mph Cat. II Exp. B		,		
107.3.11 Site Drawings* Residential Min. Plan F	Review Requirement		,		
110.3 Notice of Termite Protection and 1816.1	Foundations		,		
Smoke Detector Locations			,		
315.1 Carbon monoxide alarms required (attac	hed garage)		,		
107.3.5 Wall Section From Foundation Through	Roof* Residential		,		
Chapter 3: Occupancy Classification			,		
302.1.8 and 310.1 Occupancy or Use Categories	5		,		
Chapter 4: Fixtures, Faucets & Fixture Fittings	(Florida Plumbing Code)				
Drainage Requirements - min 3/4" in 12' (2% gr	ade)				
403.7.7[P] Privacy/Bathrooms (doors)					
417.4.1[P] Shower wall areas shall be waterpro	of to 6' above room floor level and not less than 70" me	easured from floor drain (no windows) and			
not less than 70" measured from floor drain (no	a windows)		1		

454.2.2 FBC Private swimming pools (water 24" or deeper) see Definition Pool finere: 48" high, self Cosing with locking latch @ 54" above bottom of gate 428.4 Manufactured Buildings review 428.4 Manufactured Buildings review 504.3504.4 Height (Table 503) 505.2 Mezanines - Aggregate area = 1/3 of room size Chapter 5: General Building Umitations 504.3504.4 Height (Table 503) 505.2 Mezanines - Aggregate area = 1/3 of room size Chapter 6: Construction Types 602.1-602.5 Classification By Type of Construction (Table 601 & 602) Chapter 7: Fire Resistant Materials and Construction 101.1 Bels R30.2 6. Garage celling with habitable space above - 5/8" Type X 709.1 Fire Partition (Rating 709.3 Tenant Separation 1 hr Ut detail 717.2.5.1 Factory-Built Immery/firelates ULIO3 ULI27 Chapter 15: Roof Assemblies and Rooftop Structures 8005.2.7 Applats Bhingles (5.212 up to 4.12) Underlayment R805.2.7 (Ice Barrier) 8005.2.7 Applats Bhingles (5.212 up to 4.12) Underlayment R805.2.7 (Ice Barrier) 8005.3.3.1 Underlayment (5.215.2 Uninimum) 8005.3.3.1 Underlayment (5.215.2 Up to 4.12) Underlayment R805.2 (Ice Barrier) 8005.3.3.1 Underlayment (5.215.2 Up to 4.12) Underlayment R805.3.1 (Ice Barrier) 8005.3.3.1 Underlayment (5.215.2 Up to 4.12) Underlayment R805.2 (Ice Barrier) 8005.3.3.1 Underlayment (5.215.2 Unin) 8005.3.3.1 Underlayment (5.215.2			
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R320.1.1 Residential Bldg, Bath, Grade Level, Door/Clear opening not less than 29" wide	, , , , , , , , , , , , , , , , , , , ,		
	Chapter 11: Florida Accessibility (See Accessibility Code)		
Chapter 12: Interior Environment	R320.1.1 Residential Bldg, Bath, Grade Level, Door/Clear opening not less than 29" wide		
	Chapter 12: Interior Environment		

1203.1 Light and Ventilation 8% R303.1 1205 Patio door light / NEC 210.70(A)2(B)		
1209.2 Attic Access 20"x30" min. opening		
1203.4.2.1 Bathrooms shall be mech. ventilated (exhaust fans), Under floor ventilation 1203A		
1208.1 Min. habitable spaces 7' in any plan dimension		
1208.2 Min. ceiling height = 7'6" R305.1 min. ceiling height = 7'0"		
R302.6 Sheathing: 5/8" ply 7/16", 1/2"		
Chapter 13: Energy Efficiency (Energy Conservation Code)		
Form R402-2017 Remodels: Form R402-2017		
Conditioned Floor Area (Square Footage) = plans living space		
Definitions: Fenetrations (Glazing) T101.4.1 Additions or increase of energy use must comply		
402.2.4 Walls (wall insulation) > BTE RES/402 Bldg envelope Table R402.1.2		
402.2 Ceiling Insulation (Ceiling types)		
Table B-1.1.2 Ref. Std. Cooling Efficiency Elec. Unit: 14 SEER		
Chapter 16: Structural Loads		
1609.1.1 Wind Loads Figure 1609A, 1609.3(2)/1609.3(3)		
R301.1.3 Anchorage against overturning, uplift and sliding, complete load path		
Uplifts states and supported by * Design Prof., Reactions and connector tables shall be provided		
R301.2.1.2 and 1609.1.2 Protection of openings (shutters or wood panels)		
Windows, Ext. Doors, and Overhead doors (make/model/series) must be state or city approved		
Table R301.2(2) Component + cladding		
T1604.5 Design Criteria Certify 160 mph wind speed, Risk Cat. II Exp. B		
1604.8.2 Anchorage of roof framing to masonry walls 2110.3		
Table 1607.1 Live loads 1610 FEMA R301.2.4 Floodplain Const.		
1604.8.2 Openings in shear walls/adjustment factors		
Chapter 17: Structural Tests and Inspections		
1715.5.1 Anchorage Methods (windows) engineered or manufacturers		
1715.9.1 Soffit product approval info required		
1715.5.3 Anchorage Method per manufacturer's (overhead doors label)		
Chapter 18: Foundations and Retaining Walls		
1805 Footings and Foundations 1803.5 Compacted fill report for approval		
1805.2 Bottom of footing: 12" below finished grade		
R404.1.6 Fin floor above grade min. 4" (masonry), 4" (veneer), 6" otherwise		
R401.2 Requirements 1804 Soil bearing values		
1817.1 Angle of repose R401.3 Drainage req. 3/4"=12' Grade slope CC EDS L-5		
R609.3.3.A Wall vertical reinforcing steel, section 1817 reserved		
Chapter 19: Concrete		
R403.1 table R402.2 Concrete (2500 minimum strength)		
Figure R403.1(1) Footing Details and Reinforcement		
1907 Laps and splices (ACI 318)		

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1907 Column-4 bars w/hoops (ACI 530) Spray in place shot-crete (ACI506)			
1918.1 ICF wall construction as per ACI 318-08 design references R404.5, 1918 RESERVED			
1910.1 Minimum concrete slab thickness (3-1/2")			
1910.1 Vapor retarder (6 mil vapor barrier)			
1918.3.2 Gable end walls R609.3.3A Wall verti. Reinf. Steel dowels			
Chapter 20: Aluminum			
2002.3.3 Acrylic Wall panels and windows to be removed at 75mph			
Chapter 21: Masonry			
2104.1 Mortar and grout			
2403.2 Mitered glass shop drawings by design professional			
2113.8 Chimney construction additional load			
2111.14.1 Fireplaces/Factory-Built R1004.1			
2115.1.2 Gable end walls			
Chapter 23: Wood			
2304.11 Protection against decay and termites			
2308.1 Vertical framing ("P-Hook" engineering for sliding glass doors)			
2304.8 Floor and roof sheathing 4409.9			
2304.3.4 Cathedral end walls			
1203.2 Ventilation of attic space			
2304.8.3.2 Nailing pattern			
2304.10.1 Fastening schedule			
1405 Wall coverings			
2303.4.1.2 Truss design drawings			
Chapter 30: Elevators ASME A17-1 F.S. 9B-3-047			
Additional Inspections (if applicable):			
Certificate of Elevation (COE) // R322.3.5 FEMA finished floor above DFE			
Elevation requirements & Enclosed Areas Below DFE R322.2.1, R322.2.2			
Foundations: (momo / stem wall)			
Porch: (posts / slabs)			
Tub set / Shower pan (2nd story)			
90# inspection (tile roof)			
Firewall (duplex or condo)			
Pilings			
Building Retaining Wall Foundation and Cap			
Final Survey / Drainage Design			
Soffit 1710.9.1 Testing, 1609.1 Wind Compliance			
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