



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	OK	N/A	Rejection
Chapter 1: Administration			
105.1 Permits (Required): 107 Construction Documents, ASCE 24-14 Flood openings			
105.12 Work starting before permit issuance approved by BO			
107.1[A] Submittal Documents 107.2.1 Sufficient clarity			
107.2[A] Roof Assemblies Manufacturer's truss layout.			
107.1[A] Design Professional required (F.S. Chapter 471)			
107.3.4.3 Certification Wind load 160 mph - Vasp124 mph Cat. II Exp. B			
107.3.11 Site Drawings* Residential Min. Plan Review Requirement			
110.3 Notice of Termite Protection and 1816.1 Foundations			
Smoke Detector Locations			
315.1 Carbon monoxide alarms required (attached 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			
Chapter 4: Fixtures, Faucets & Fixture Fittings (Florida Plumbing Code)			
Drainage Requirements - min 3/4" in 12' (2% grade)			
403.7.7[P] Privacy/Bathrooms (doors)			
417.4.1[P] Shower wall areas shall be waterproof to 6' above room floor level and not less than 70" measured from floor drain (no windows) and not less than 70" measured from floor drain (no windows)			

454.2.2 FBC Private swimming pools (water 24" or deeper) see Definition			
Pool fence: 48" high, self closing with locking latch @ 54" above bottom of gate			
428.4 Manufactured Buildings review			
427.1 Existing buildings			
Chapter 5: General Building Limitations			
504.3/504.4 Height (Table 503)			
505.2 Mezzanines - 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			
Table R302.6 Garage ceiling with habitable space above - 5/8" Type X			
709.1 Fire Partition (Rating 709.3 Tenant Separation 1 hr UL detail			
717.2.5.1 Factory-Built chimneys/fireplaces UL103 UL127			
Chapter 15: Roof Assemblies and Rooftop Structures			
R905.2.2 Roof Coverings w/Slopes 2:12 or Greater, R803.2.3.1 6" max o.c. nail spacing on roof			
R905.2.7 Asphalt Shingles (2.5:12 up to 4:12) Underlayment R905.2.7 (Ice Barrier)			
R905.3 Clay and Concrete Tile (2.5:12 Minimum)			
R905.3.3.1 Underlayment (2.5:12 up to 4:12, two layers applied)			
R802.1.1 Wood roof framing R803.1 Sheathing			
R905.7 Wood shingles (3:12)			
R905.4.2 Metal shingles (3:12 min)			
R905.13 Thermoplastic Single-Ply Roofing (.25:12 min)			
R905.11 Bitumen Roofing (.25:12 min)			
Chapter 10: Means of Egress			
1004 Occupant Load 1003 Means of Egress Capacity			
1020.2 Corridor (Width), Travel Distance			
1029.2 Emergency Escape & Rescue Openings R310.1.2 (20"x24") landing at bottom 48"			
1029.5 Windows (First, Second, Third Story)			
1009.1 Stairway Const. Min. width 44" Residential 36" Handrail 1012.2, 1009.1 FBC Accessibility			
1009.4 Tread depth (min 9") Riser ht. (Max 7.75") Landing 48" min.			
1009.2 80" headroom Spiral R311.7.9.1 78" headroom			
1008.1.4.6 Doors R311.2 Egress Doors shall be 3'-0" side-hinged swinging 32" clear min.			
1008.1.1 Size of Doors Clear Openings Not Less Than 32" Wide 1013.1 Egress			
1013.1 42" Guardrail; 36" residential 50 plf and 200# conc. Loads 1607.7			
R312.1 (34"-38" guardrail) walking surface 30" above fin. Grade (24" horizontal)			
R326.1 A17-1 Residential Elevator Requirements, Swimming Pool Ref.			
Chapter 11: Florida Accessibility (See Accessibility Code)			
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: Fenestrations (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)			

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			