



Design Standard Guideline - New Construction Residential

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. To provide the most efficient service, it is important that the applicant provide all the information necessary for the review. The following guideline 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 highlights many 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: _____ Property Address: _____

BUILDING PERMIT REQUIRED SUBMITTAL DOCUMENTS - MUST BE SUBMITTED AT TIME OF PERMIT APPLICATION

	YES	NO	N/A
Completed Residential New Construction Application. Address and/or parcel identification number included, and all applicable sections/fields completed. Contractor's information on file with system must be current. B105.3			
Complete set of Building Plans signed and sealed by a Florida Registered Architect or Engineer. Signed and Sealed Structural drawings. Architectural drawings. Engineer Certification Letter (if mastered plans). All plan pages must have an Address Block containing street address, block, and lot. If paper plans, 2 copies required. If digital plans, only 1 required. See also General Plan Requirements section.			
Manufacturer's truss layout with specific uplift/reaction list and Engineer of Record acknowledgement.			
Energy Form Package, signed and sealed, including Florida Energy Efficiency Code Building Construction Form 405 (or other approved form), one(1) copy of manual "J" form (F403.7), and one (1) copy of the Cover Sheet. If paper plans, 2 copies required. If digital plans, only 1 required. The front sheets shall contain the signature of the person who performed the calculations and the signature of the owner/agent. FBC-EC R103			
Site Plan w/drainage information (with preexisting conditions & proposed post-development information). If paper plans, provide 3 copies. If digital, only 1 copy required.			
Sealed survey (less than 1 year old). If paper plans, 3 copies. If digital plans, only 1 required.			
Product Approval Worksheets (or same information included in plans) for doors, windows, garage door, shutters, siding, soffits, and other components such as roofing material, skylights, and roof vents. Exterior windows and doors must meet the design wind load pressures. F.S. 553.842			
Impervious Surface Calculation Sheet (or information included on stamped plans). Fully completed, to include printed full name, signature and date.			
Burrowing owl/gopher tortoise affidavit.			
Owner/builder affidavit (if applicable). Owner/Agent and Contractor/Qualifier signature notarized. Complete information must be provided. F.S. 489.103(7)			
Seawall Affidavit (if applicable).			
Notice of Commencement (NOC) required to be received by Cape Coral Building Division before first inspection can be scheduled.			
Warranty Deed (if applicable)			
If on Septic or is a bedroom and/or bathroom addition to a septic property, approved septic permit receipt from Lee County Department of Health showing permit number.			
If on Well and in a current utility expansion area, both Hold Harmless/Notice to Owner (Utility Connection Agreement) required.			
All application related agencies signed off. B105.3			
Soil Report (optional if property located in a flood zone beginning with "A", mandatory for V-zone w/new or additional pilings). FBC R401.4			
Substantial Improvement or Substantial Damage Package (FEMA Packet) required if the project is a <u>repair, renovation, or addition</u> and the total of the job value and all other repairs/renovations/addition over a 5-year period is greater than 25% of the structure current market value before construction began. Note: "Under Construction" Elevation Certificate (EC) must be provided after Floor Slab inspection but before Tie Beam inspection. See also Special Flood Hazard Area section.			
City of Cape Coral Hold Harmless Letter (required only if proposing limited PUE encroachment per LDC 5.1.6.) recorded on the public records of Lee County at the property owners expense and a copy supplied with the building permit application. See also Zoning Section.			

ZONING (LDC)

Using GIS: Confirm plans have correct Lot Size, Zoning, species zone designation (note eagle status Y or N), and Flood Zone. Cape Coral GIS System			
Zoning use by district. Structure is a permitted use: Single-family permitted in R-1, RML, RE, and A. Duplex allowed in RML, SF Semi-detached permitted with standards in RML or RMM). LDC Table 4.1.6.			
Site drainage plan with required information. See also Site Plan section.			
SFR, Duplex, or SF Semi-detached in Special Flood Hazard Area: max. fill under foundation is 12" (12 inches). LDC 5.1.13			
Special Flood Hazard Area (SFHA): lowest floor living area elevation is min BFE + 1' (1 foot). V zones have more requirements--route to Floodplain Coordinator.			
SFHA: Substantial Damage/Improvement of existing: cumulative repairs/improvements over last 5 years must not exceed 50% of structure market value.			
SFHA: Floodplain management records (Min. Under Construction and Final Elevation Certificate will be required). LDC 9.2.9			
SFHA: Structure lowest floor living area elevation is min. BFE + 1'. Enclosures with lowest floor below BFE + 1' (e.g. garages) have min. 2 flood vents on different walls. R322.			
All parcels: top of garage floor is min. 1' above the crown of the road. EDS Page L-4			
Permit Restrictions reviewed (eagle/gopher tortoise/burrowing owls require Planning Species review)			
Max. Density or # of Units: 4.4/acre for R-1, 1.1/acre for RE. Table 4.1.3.A			
SFR, Duplex, or SF Semi-detached Minimum Lot Area = 7,500. LDC 8.2.2.(D)			
All duplexes or single-family <u>semi-detached</u> dwellings on parcels less than 20,000 sq. ft. in area must be served by public water and sewer. LDC 5.10.3			
SF Semi-detached have special parking area design requirements. LDC 5.10.3			
SFR, Duplex, or SF Semi-detached on a collector or higher roadway (parkways, boulevards, and other selected roadways) requires circular driveway. LDC 6.1.8.			
Impervious Surfaces Calculation Sheet fully completed and showing less than 60% coverage. LDC Table 4.1.3.B			
Minimum setbacks to property lines in R-1 (Front: 25, Front Cul-de-Sac: 18 (Except hammerhead), Side: 7.5, Rear: 20 primary structure/10 pool cage, Corner lot side: 10).			
Minimum setbacks to property lines for Duplexes in RML (Front: 33/30, Front Cul-de-Sac: N/A, Side: 7.5, Rear: 20 primary/10 pool cage, Corner lot side: 10). LDC Table 4.1.3.B			
PUE and Building Setbacks (certain development allowed up to 18" into side PUE, with conditions). If PUE encroachment is proposed, a City of Cape Coral Hold Harmless Letter, must be recorded on the public records of Lee County at the property owners expense and a copy supplied with the building permit application. LDC 5.1.6			
Maximum Height: 38' (R-1, RE, A), 50' (RML). LDC Table 4.1.3.B.			
Min. Housing Unit Sizes: 1800 riverfront, 1400 golf or across from riverfront/saltwater front lots, 1100 all others. Table 4.1.3.C			
Setback Encroachments: Recorded Hold Harmless Agreement included if applicable. Table 4.1.5. and LDC 5.1.6.			
Structure is a permitted use for proposed zoning district: Single-family permitted in R-1, RML, RE, and A. Duplex allowed in RML. Table 4.1.6.			
Visibility triangles: Unobstructed visibility between 30 inches and 8 feet at intersecting streets, driveways, etc. LDC 5.1.7, see also EDS			
Sidewalks required along street frontages if new residential subdivision or PUD of 20 or more lots. LDC 5.1.8. (G)			
Only 1 SFR per parcel in A, R1, & RE zoning districts. LDC 5.1.13.			
Ornamental walls no more than 4' tall outside of roof overhang and into side setback. No wall over 30" tall in front yard.			
Accessory buildings with separation distance and location only in back yard or as listed in LDC 5.2.1.			
Garages of SFR, SF Semi-detached, and duplexes have minimum interior dimensions and unobstructed space of 14' x 20'. LDC 5.2.4.			
Garage is attached if: a) shares 5' common wall with principal structure; or b) connected to principal structure w/min. 4'x8' roofed breezeway. LDC 5.2.4			
Attached garages have compliant roofed breezeway, min. 4' x 8', other stipulations. Breezeway review routed to Planning Division.			
Attached garages require access doorways into house and garage. LDC 5.2.4.			
Garage lowest floor elevation (top of garage slab) is min. BFE + 1' or has flood vents.			
Garage has operable garage door capable of providing vehicular access, and compliant driveway. LDC 5.2.4.			
Garage not used as living quarters (unless another garage exists prior to conversion) and no plumbing except one toilet and one sink.			
Garage exterior building materials conform to exterior building materials of principal structure.			
Garage height not more than 14 feet, and only one detached garage permitted.			
Living quarters or any habitable space not permitted in accessory structure. LDC 5.2.4.(B)(6)			
Detached or attached garages not allowed when setback is more than 115' from front property line. LDC 5.2.4 (B)(11)			
Fences/walls no more than 6 feet tall, approved materials and location in side or back yard only, and separate permit required. LDC 5.2.4.			

Guest houses only allowed in Residential Estate (RE) districts, 1 story (14 ft) height max, 30% sq. ft of primary structure or 800 sq ft max. LDC 5.2.11.			
Landscape requirements (SFR/Duplex/SF Semi-detached: Min. 3 canopy trees per Table 5.5.12.A, 20 three-gallon shrubs with 10 in front yard, etc.). LDC 5.5.12.			

SPECIAL FLOOD HAZARD AREA (IF STRUCTURES ARE LOCATED IN FLOOD ZONES BEGINNING WITH AN A OR V.

Flood Protection: Flood Damage Control Regulations and minimum standards under the National Flood Insurance Program require new construction, substantial improvements, and remodeling projects to be protected from flood damage. Pursuant to these regulations, the following information must be included with plans submitted for approval for structures built within the Special Flood Hazard Area: verification of grade and structural related elevations; certification of materials, ventilation, and flood proofing techniques where applicable, area identified for remodeling and the value of construction (labor and materials); and added engineer certifications for construction within a floodway or velocity zone (V-zone).

Is any portion of the structure located in a SFHA? If so, the entire structure is located in the SFHA and must meet all floodplain management requirements.			
Indicate flood zone, compliance with FBC-R R322, and floor elevation of all living areas, garages, and mechanical/plumbing/electrical systems servicing the building (e.g. water heaters, HVAC condensing units), in NAVD (North American Vertical Datum) Units of Elevation, which must be at BFE + 1' elevation.			
A zones: Elevation requirement: BFE + 1' minimum to lowest floor elevation (top of floor) for all living areas and all mechanical/plumbing/electrical systems.			
A zones: Flood vents required for all enclosed spaces (e.g. garages) with lowest floor elevation (<u>top of lowest floor</u>) below BFE + 1' elevation. Indicate flood vent locations and specs. Square inch flow-through per vent calculation required for non-engineered vents. R322			
V Zones: Elevation requirement: BFE + 1' minimum to <u>bottom of lowest horizontal structural member</u> (parallel orientation).			
V zones: Walls below BFE + 1' elevation have special requirements. FBC-R322			
Enclosed areas below the design flood elevation (BFE + 1') shall be used solely for parking of vehicles, building access, or storage.			
Flood resistant materials required below BFE + 1' elevation.			
Subst. Improvement/Damage Package (FEMA Packet) required if the project is a repair, renovation, or addition and the total of the job value and all other repairs/renovations/addition over a 5-year period is greater than 25% of the structure current market value before construction began. Note: "Under Construction" Elevation Certificate (EC) must be provided after Floor Slab inspection but before Tie Beam inspection. On EC: NFIP Name is Cape Coral, FL. Community number is 125095.			

GENERAL PLAN REQUIREMENTS AND SPECIFICATIONS

Plans shall include a minimum of Flood Plan, Foundation Plan, Roof Framing Plan, Floor Framing Plans (if applicable), Elevation Views, Site Plan, Complete Wall Section Detail, and all supporting details and/or sectional views to support the design and construction of the structure. B107.2.1, 107.3.5			
Impervious surfaces coverage on site (home, sidewalks, driveway, etc.) shown to be less than 60% on Impervious Surface Calculation Sheet or in stamped plans.			
All drawings, specifications, and accompanying data shall bear the name and signature of the person/persons responsible for the design. B107.1			
Paper plans: each required page signed and sealed by authorized design professional. Digital plan: pdf file must be digitally sealed by authorized design professional, with digital certificate obtained from a certificate authority (e.g. Cosign, DocuSign, Entrust, GlobalSign, Verisign, DigiCert). These authorities provide digital signatures (not self-signed digital certificates/electronic signatures) which utilize the hash algorithms that meet the F.A.C. requirement for validating document integrity. One digitally signed file, per signer. Digitally signed documents must not be "locked" or "restricted" which prevents the reviewers from stamping it for approval. B107.1			
Verify construction address matches the Permit Application on each submitted form.			
The following information related to wind loads shall be shown on the construction plans:			
Structural design criteria clearly indicated (i.e. wind loading, floor and live and dead loads). B107, R301, R301.2.1			
Design professional certification that project has been designed to meet currently FBC, Residential 7th Edition (2020) and 2017 NEC.			
Basic wind speed: 160 MPH or as calculated (https://hazards.atcouncil.org/#/). R301.2.1			
Building Risk Category II. FBC Table 1604.5			
Wind exposure category (B, C, or D). If > one (1) category is utilized, the wind exposure category and applicable wind direction shall be indicated. R301.2.1.4.3.			
Internal pressure coefficient (+/- .18 Fully Enclosed, +/- .55 Partially Enclosed, 0.0 Open). FBC 1603.1.4, ASCE 7-16 Table 26.11.1			
Components and Cladding. The design wind pressures in terms of PSF to be used for the design of exterior component and cladding materials not specifically designed by the registered design professional. Provide pressures for Roof Zones 1, 2, & 3, Wall Zones 4 & 5, and Roof Overhang Zones 2 & 3. FBC R301.2.1, FBC Table R301.2(2)			
Plans that include multiple options: only those options for the building being considered for permit shall be identified. All others shall be removed or crossed out.			
Area sq./ft. breakdown: enclosed conditioned/unconditioned space, unenclosed space			

Size, height, dimensions, and arrangement of all rooms/spaces labeled with intended use			
Location of all plumbing fixtures			
Location of all required GFCI/AFI and waterproof receptacles.			
New structures only: One Bath/Toilet room with a 29" minimum clear access, on the lower floor. R320			
Egress doors/paths meet minimum width and height requirements. R311			
Floors and landings required at all exterior doors. R311.3			
Location of air handler shown.			
Location of exhaust fans. R303.5			
Location of appliances, elevation above floor and impact protection (when applicable). M1307			

SITE PLAN

Plan is dimensioned to scale, with scale specified and north arrow indicated. B107.2.5			
Building footprint and orientation (must be the same on all floor plans).			
Locations of proposed additions/buildings/utilities, dimensions of property lines, street in front of property and easements identified.			
Location and dimensions of existing and proposed sidewalks, driveway(s), parking spaces, if required spaces are not within garage & landscape structures.			
Dimensions from property lines to A/C pad, pool, decks, fencing, accessory structures, and ancillary equipment locations.			
Existing and proposed grade elevations and Finished Floor Elevations of living area, enclosures such as garages or storage areas, porch, equipment servicing building (e.g. water heaters), corner of lot elevations, abutting properties, and rights-of-way.			
Proposed drainage plan and cross section showing maximum 12" of fill below foundation in Special Flood Hazard Area and maximum 4:1 slope.			
Direction of surface water flow indicated.			
Protected tree locations (if applicable) to remain as shown on approved development plan.			
Landscape and irrigation drawings (if applicable).			
Private well and septic system locations (if applicable)			

EXTERIOR ELEVATIONS (Architectural)

Windows, doors, roof slopes, exterior finish materials on all sides, final grade line and chimneys.			
Dimensions from grade to finished floor, grade to beginning of roofline and grade to roof peak.			
Floor to floor height(s) or plate to plate heights(s) indicated.			
Fenestration and glazing calculations for each elevation.			

PROJECT INFORMATION (Architectural)

Wall section(s) from foundation through roof incl. wall assembly (exterior and interior) materials.			
Insulation information indicated. R-values and type of insulation must match energy forms.			
Fire-resistant rated projection details provided, when required. R302			
Verify all applicable fire/separation walls identified. Provide details for dwelling-garage fire separation, opening, and penetration protection. R302			
Fireblocking/Draftstopping locations identified, as applicable. R302.11, R302.12			
Area of all enclosed conditioned space, and all enclosed unconditioned space.			
Sleeping rooms have adequate windows/doors size and proper location meeting emergency escape & rescue opening requirements. R310			
Verify glazing in hazardous glass locations meet the requirements for safety glazing. R308.4			
Attic access located with opening dimensions. R807			
Provide Roof Ventilation Calculations. Attic Ventilation per code requirements (min net free ventilating area in energy calcs is 1/150 of area of vented space. If 1/300 is listed, show off-ridge vents on plans and provide roof ventilation calculations. R806.2			
Provide protection from impact in garages for Ductwork and Appliances. M1307, M603.15, FG 303.4			
Stair construction details indicate proper tread/riser relationship, handrail locations/heights and maximum open rail spacing indicated. R311.7, R312.1			

Flashing details at ext. window/door openings, chimneys/masonry/wall/roof intersections, projecting wood trim, ext. decks/porches/stairs, veneers, etc. R703.4			
Smoke detectors and carbon monoxide detectors (if applicable) located. R314, R315			
Under-stair surface and any soffits protected on the enclosed side with 1/2 inch. R302.7			
Provide location of all required GFCI/AFCI and waterproof receptacles. E3901, E4002			
Provide minimum 75% High-Efficacy lighting. FBC-EC R404			
Location of required venting for all fuel-burning appliances, including fireplaces. R Chap 24			

STRUCTURAL FLOOR PLANS and DETAILS

Drawings signed and sealed by the Florida Engineer or Architect of Record.			
Wind zone location or wind speed indicated. R301.2.1			
Exposure category R301.2.1.4			
Building Risk Category. B Table 1604.5			
Design loads (gravity and lateral) provided.			
Components and cladding pressures (psf) provided. R Fig R301.2(7)			

FOUNDATION PLAN & SLABS

Interior and exterior footing/grade beams, size and reinforcement. R403			
Foundation with reinforcement. Bottom of all footings are at least 12" below finish grade. R403.1.4			
Requirements for lapping of reinforcement. R403			
Location and specification of foundation dowels and vertical steel. R404			
Column pad sizes and reinforcement. R403			
Piling composition, dimensions, embedment, height and method of installation. B1810			
Crawl space access identified with dimensions. R408.4			
Crawl space beams, support pads, and columns identified and dimensioned. R502.2			
Crawl space ventilation requirements and method of compliance on plans. R408.1			
All wood in contact with concrete/masonry is identified and approved. R317			
Anchor bolt sized and locations. R403.1.6			
Termite treatment of soil under slabs. R318			
6 mil. Vapor barrier under slabs. R506.2.3			
Wire mesh or fiber additive in slabs. R506.2.4.2.			
Clean compacted fill under all slabs (soil compaction tests may also be required. R506.2			
Minimum slab thickness and concrete strength requirements specified. R506.1			
Indicate flood zone, elevation, and compliance with R322, if in Flood Hazard Area.			
Wetlands, preservation area boundaries (if applicable).			
Shear walls indicated.			
Framing details and Gable end bracing details provided.			
Beams, lintels, and headers are sized and indicated.			
Connectors or clips schedule provided.			
Wall and Roof sheathing nailing pattern indicated.			
Conventional roof framing details provided, if required.			
Attachment for garage door bucks; Attachment for window/door bucks in masonry openings.			
Masonry construction details indicated when applicable. R606, R607			
Masonry filled cells with reinforcing bars indicated when applicable. R606			
Factory-Built chimneys/fireplaces. R1004 UL103 UL127			

GARAGE AREAS (BUILDING CODE)

Garage door does not open into any sleeping area.			
Dwelling/garage opening/penetration protection and dwelling/garage separation. R302.5-7			
Permitted openings between the garage & residence equipped with 1 3/8" thick solid wood doors, solid or honeycomb core steel, or 20 min. fire rated doors. R302.5.1			
The garage is separated from the residence and its attic by not less than 1/2" gypsum board applied to garage side. FBC Table R302.6			

WALL SECTIONS - GENERAL

Wall height for each floor identified. R305			
Masonry wall to frame wall connection requirements specified. R602			
One typical wall section for each type of wall construction applicable to the structure. B107.3.5.			
Continuous load path indicated to transmit applicable uplift forces from the roof assembly to the foundation. R301.2.1			

WALL SECTIONS - FIRST FLOOR, WOOD FRAME WALLS

Pressure treated plate with anchor bolt size (minimum 1/2" diameter), spacing, embedment, and washer size or approved alternate anchor. R403.1.6.			
Size, grade, and species of all structural lumber. R602.1			
Stud size and spacing, top and bottom connection for bearing walls. R602.3., R301.2.1.			
Minimum inspection area above grade for termite protection (see exceptions). R318.7			
Minimum wall insulation to meet requirements of the Energy Form. EC R103.2, R402			
Interior wall covering material, minimum thickness. R702			
Exterior covering requirements including water resistances (R703.1.1.), wind resistances (R703.1.2.), materials and thickness. If brick or brick veneer is specified, specify additional footing width, tie schedule, and flashing (R703.7). If "stucco" finish on sheeting, indicate water resistant barrier (R703.7.3.) and lath (R703.7.1) with 7/8" minimum "stucco" thickness (703.7.2., Table 702.1(1), R703)			

WALL SECTIONS (CONT.) - FIRST FLOOR MASONRY WALLS R606

Foundation/Retaining Wall/Stem Wall reinforcement. R404, R404.1.3.2.			
Size of vertical reinforcement showing lap dimensions and embedment into footing, and bond beam. R606.11			
Bond beam size, type, location and size reinforcement. Reinforcement to be continuous in multistory construction and terminate in a hook. R606.11			
Lintel type dimensions and reinforcement. R606.10			
Size and grade of top plates, including dimensions, and spacing of anchor bolts and washers. R606.11, 606.4.2			
Indicate all ext. finishes and wall coverings. If brick or brick veneer is specified, specify additional footing width, tie schedule and flashing. If stucco, indicate 1/2" minimum stucco thickness. R703, Table R702.1(1)			
Minimum wall insulation to meet the requirements of the Energy Form. EC R103.2, EC R402			
Interior wall covering material, minimum thickness. R702			

WALL SECTIONS (CONT) - TWO/THREE/FOUR STORIES

All of the one-story information, plus:			
Floor system including material, size of joints, spacing of joints, band joists, blocking, floor sheathing. R501.2, R502			
Verify wall insulation specified as required by the Energy Form. EC R103.2, EC R402			
Connections to wall above and below. R301.2.1			
Continuous load path from the roof truss to the foundation. R301.2.1, R802.11, R801.2			

WALL SECTIONS (CONT) - CEILING/ROOF SECTIONS

Indicate conventional framing FBC 802.1 or pre-engineered roof trusses. R802.10			
Indicate roof anchoring to top of walls. R802.11			
Roof sheathing material. R803.2			
Roof underlayment material. R905.1.1			
Roof covering material. R905			
Soffit design, material, and method of venting. R806			
Ceiling insulation complies with energy form. EC R103.2, EC R402			
Ceiling covering specified. R805.1, ref R702			

INTERIOR BEARING WALLS

Specify design of bearing walls. R601.2, ref R301			
Specify and show all foundations, connections to foundation, and connections to ceiling structure. R107, R301, R601.2			
Indicate on floor plans the location of interior bearing walls. B107, R301, R601.2			

OTHER WALL TYPES

For IFC walls reference R608			
For SIP walls reference R610			
Exterior windows and doors R609			

GABLE END SUPPORT

All sheathing, nailing schedules for sheathing (R604), lateral bracing (R802.10.3), and connections to wall below. R802.11			
Connections for uplift and lateral load. R301.2.1, 801.2			

POSTS, COLUMNS, AND BEAMS

All wood post/column materials and connections at top and bottom specified, with anchorage and connection details. R301.2.1, 601.2			
All wood beam/header materials specified and connections at each end specified with anchorage and connection details. R301.2.1, 601.2			
All masonry/concrete post/column materials, reinforcement and fill material specified, and connections at top and bottom specified with anchorage/connection details.			
All masonry/concrete beam/lintel materials, reinforcement and fill material specified, and connections at each end specified with anchorage/connection details. R601.2			

FIRST/SECOND/THIRD STORY FLOOR FRAMING

Type and size or pre-engineered members and/or size, grade, and species of conventional framing. R502, 502.11			
Direction, span, and spacing of floor structural members. R502			
Required hangers, connectors, and fasteners of structural members. R502, 502.9			
Type and thickness of floor sheathing including nailing schedule. R503			

CEILING FRAMING (CONVENTIONAL FRAMING)

Type and size or pre-engineering members and/or size, grade, and species of conventional framing. R802, 802.10 roof trusses			
Direction, span, and spacing of ceiling structural members. R802, 802.10.1 roof trusses			
Type and thickness of ceiling covering. R805, ref R702			

ROOF FRAMING

Direction, span and spacing of roof structure. R802, 802.10 roof trusses			
Size, grade, and species of lumber for all framing including rafters, hip rafters, ridge boards, ridge beams and any boxed openings. R802, Roof Trusses 802.1C			

Type and thickness of roof sheathing including nailing schedule. R803.2			
Roof framing layout plan indicating truss locations, specifications of connectors (manufacturer's designation). R802.10, 802.11			

ROOF ASSEMBLIES

Specify underlayment for roof deck. R905.1.1 Table R905.1.1			
Specify roof covering. R905.2-905.12 Shingles 905.2, Tile 905.3, Metal shingles 905.4			
Photovoltaic Systems. FBC 905.16-905.15			

ENERGY CALC PACKAGE

Project info header (property address/builder name/jurisdiction no.) completed			
Number of bedrooms matches the floor plans.			
If it is a "worst case," indicate building orientation on the Manual J.			
Conditioned floor area, glass area, and floor/wall/attic insulation R-values match values provided in architectural drawings.			
PREPARED BY & OWNER/AGENT certification block completed. Print name & date.			
Check off all applicable components on the Code Compliance Checklist.			
Energy Performance Level (EPL) Display Card page certification information completed.			
Air barrier and insulation inspection checklist. FBC-Energy R402.4.1.1, Table 402.4.1.1			
Provide Duct Sizing (Manual D, or other approved method) and Layout. Energy R103.2			
Form 405 based on the ACCA Manual J. Energy FBC-EC R403.7.1			
The equipment's Total Cooling should be within 80-115% of the project's required cooling load. If the Manual J does not contain equipment information, provide two copies of an Equipment Summary Sheet (manufacturer, tonnage, model no., total cooling, SEER, and HSPF/AFUE). Energy R403.7.1			

PREFABRICATED ROOF AND FLOOR TRUSSES

Truss engineering signed/sealed by a Florida engineer. R802.10. Engineer of Record's (EOR) name and address information also indicated on the cover sheet.			
The EOR has approved the truss package. The Shop Drawing Review Disposition stamp has been applied on to the Truss profiles package & Truss layout plans.			
Truss Layout Plan has same footprint and orientation as the Foundation and Floor Plan. Confirm roof lines with Exterior Elevations (gable, hip).			
Truss bearing points match the Foundation Plan footing locations. R802.10			

RESUBMITS/REVISIONS

Provide written narrative response listing rejection comments and explaining/delineating all changes.			
Clearly identify all revisions by clouding on drawings.			
Submit only the sheets (signed and sealed) that are being revised (2 sets) and one set of the original sheets removed.			
Provide application number and address of project.			